MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application to determine if prior approval is required for a proposed: Demolition of Buildings

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Wythenshawe Labs Main Building Site Security Building & Subsidiary Buildings

Address Line 1

Timpson Road

Address Line 2

Wythenshawe

Address Line 3

Town/city

Manchester

Postcode

M23 9TJ

Description of site location must be completed if postcode is not known:

Easting (x)

380354

Northing (y)

389142

Description

Applicant Details

Name/Company

Title

Mrs.

First name

Michelle

Surname

Campbell-Robson

Company Name

EDF Energy Nuclear Generation, Limited.

Address

Address line 1

Building 1420, Charlton Court

Address line 2

Gloucester Business Park

Address line 3

Town/City

Gloucester

County

Gloucestershire

Country

England

Postcode

GL3 4AE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Proposed Demolition Works

Please describe the building(s) to be demolished

The building to be demolished is the main building of the site, a series of subsidiary buildings and security office, situated to the north end, adjacent to Timpson Road.

Please state the reasons why demolition needs to take place

The buildings are considered “relevant demolition” under Section 196D of the Town and Country Planning Act 1990, as the site is not within a conservation area and the buildings are not subject to Section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990. demolition is urgent and necessary from a health and safety perspective due to the age and deterioration of the buildings and to minimise the risk of antisocial behaviour at the site.

Please describe the proposed method of demolition

Prior to any works, services will be isolated/terminated to the main building of the site. Crash deck and protective scaffolding to be erected to provide safe access/egress and protective measures in order to commence soft stripping of the building. This will include responsible asbestos removal (in line with legislation) of which separate risk assessments and method statements (RAMS) are provided as part of this submission.

With the site office and stores area cleared of Asbestos and soft stripped, a 360 degree demolition rig will be utilised, with a variety of attachments, to process the outer wall and roof section which will be carefully removed in line with existing building structure.

How and where would spoil/rubble be disposed of?

Soft stripping will occur to maximise use reuse and recycling of materials. To assist the removal of waste streams from the building and to keep dust managed and contained, an opening is to be created in the rear of the building that will allow waste bins to be located within the building footprint.
Waste streams will be segregated and removed to licensed waste facilities.

Please provide details of the proposed restoration of the site

The buildings will be removed down to slab level and the limited services capped off. The site is to be left clear. Options for redevelopment of the site are in discussion with a prospective developers

When do you expect the works to commence (date must be post application submission)?

31/08/2026

When do you expect the works to be completed (date must be post application submission)?

16/09/2026

Are there any public Rights of Way within the site or immediately adjoining the site?

- [x] Yes
- [ ] No

Is redevelopment or rebuilding proposed at a later date?

- [x] Yes
- [ ] No

Does the proposal involve the felling or pruning of any tree(s)?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Prior Approval: Demolition of building as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Laura Cherry

Date

26/08/2026