Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

EDF/NDCT/025:

26th August 2026
Submitted on Planning Portal only

Dear Sir/Madam

Subject: Prior Notification of the Proposed Demolition of Remaining Buildings at Wythenshawe Labs - Notice of intended Demolition Works under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Schedule 2, Part 11, Class B

On behalf of EDF Energy Estates Team please find enclosed an application for prior notification in relation to the demolition of existing buildings located at the former Wythenshawe Labs site on Timpson Road, Wythenshawe, Manchester M23 9TJ (80362 89141). The buildings are located in the south of the site and are referred to as the Main Building, Site Security Building & a series of Subsidiary Buildings. The demolition of the buildings identified on the attached plan is urgent and necessary from a health and safety perspective due to the risk of antisocial behaviour at the site and health and safety risks. Phase 1 of the demolition works was undertaken in 2025 (planning reference: 144446/DEM/2025).

This application seeks a determination as to whether prior approval of the Local Planning Authority will be required as to the method of demolition and any proposed restoration for the buildings marked with red border on drawing reference [Drawing Number PLAN-WYTHENSHAWE-03], entitled Wythenshawe-03.

Supporting Plans and Documents

- Application forms and Fee (The required fee of £249.00 + £91.00 service charge has been paid via the Planning Portal).
- Aerial Photograph of the site Google Maps 21st August 2026
- Site Location Plan 2026, entitled Wythenshawe-03 [Drawing Number PLAN-WYTHENSHAWE-03]
- Demolition Area 2026, entitled Wythenshawe-04 [Drawing Number PLAN-WYTHENSHAWE -04]
- Wythenshawe– Bat Survey Report by Seeker Ecology Ltd (Note all buildings on site were surveyed for bats including the buildings demolished in 2025 and buildings that will be demolished under this application. The report has been confirmed as still valid by EDF Biodiversity Team).
- Lucion 731342 EDF Wythenshawe Laboratories Survey Pre-Demolition 2026-06-29; Asbestos Demolition Survey Report.
- Demolition Risk Assessment and Method Statement (RAMS) presented in the document entitled J16633 EDF Wythenshawe Phase 2 RAMs prepared by Wring Group
- Construction Phase Plan entitled J16633 EDF Wythenshawe Phase 2 CPP prepared by Wring Group
- Site Notice Display Statement with Photographs – In accordance with the requirements of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended) - Schedule 2, Part 11, Class B a site notice has been placed on or near the site in three locations and will be left in place for not less than 21 days in the period of 28 days beginning with today's date (the date on which the application is being submitted to the Local Planning Authority).
- Community Consultation Part 2 July 2026

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Background and proposals

The Wythenshawe labs site (the Site) is approximately 1.95ha and the area of the site where demolition (the demolition site) will take place is approximately 0.3ha in the northern area of the site (refer to Existing Site Plan). The demolition site includes the footprint of the buildings to be demolished, the working area, waste storage before removal off site, office and welfare and site parking. The proposed layout for the demolition site is shown on the Wythenshawe Risk Assessment and Method Statement on page 12. The demolition site is bounded by the main Wythenshawe Labs site to the south, beyond which is Timpson Road and north a Tescos Supermarket, a railway line to the south and other industrial style units with parking to the east and west. The site is within the ownership of Manchester City Council under a long-term lease to EDF Energy Limited. The site including the demolition site is occupied by buildings associated with the Wythenshawe Boiler Rig which was the UKs largest thermal hydraulics test facility which has been operational since its first test in 1979.

The buildings within scope for demolition are standalone buildings in very poor condition. The demolition site is accessed through the main securely gated entrance on Timpson Road and the demolition site is not visible from any public right of way due to existing buildings and vegetation. The buildings for demolition are situated within an industrial setting and will be demolished to slab level, with the footprint of the buildings returned to hardstanding and the limited services capped. The demolition works will be undertaken by Wring Group, a suitably qualified and experienced demolition contractor under the supervision of Dalkia a contract partner of EDF. The demolition works are expected to take around 10 weeks to complete.

All demolition wastes will be managed in accordance with the waste hierarchy and in accordance with the Demolition Method Statement and Risk Assessment. The site will be returned to slab-level hardstanding.

During and following the proposed demolition works the following security measures are in place and will be maintained at the site

- The site is secured by a 2.4m steel palisade perimeter fence topped with anticlimb features,
- The access point to the site is secured by an electric steel gate operated by site staff,
- The site will be closed off to members of the public and only approved individuals will be allowed access through the main security manned gate by prior approval,
- The site is monitored 24/7 by an external security contractor using CCTV. On site security guards are available to monitor access to the site Monday to Friday 6pm to 6pm and are in place in the evenings and at night 6pm to 6am and 24 hours over the weekend to secure the site premises

Supporting documentation

Environmental Impact Assessment (EIA) Screening Request

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 specifies that certain types of development require an Environmental Impact Assessment (EIA) to be undertaken. The proposal type is listed in category 10 (b) Urban Development Projects of Schedule 2 of the Regulations with a threshold exceeding 1 hectare of development other than a dwellinghouse and as such the proposed demolition works are not defined as a development likely to have significant effects on the environment by virtue of factors such as its nature, size or location. It should be noted that the proposed demolition works will have some short-term minor impacts on the surrounding area in terms of noise, traffic, dust and emissions. However, the demolition process will generate impacts which are temporary, predictable and of no more than local significance particularly based on the well planned and controlled nature of the works as described in the demolition method statement. In addition, sufficient mitigation which is well tested standard practice at demolition sites will be put in place to ensure that there are no significant environmental impacts that would warrant consideration by an EIA. On this basis, it has been judged that the proposed demolition and associated impacts are not significant, and a formal Environmental Impact Assessment is not warranted.

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Asbestos removal

An Asbestos Survey Report prepared by Lucion Services Limited is included in the submission. This report identifies Asbestos Containing Materials (ACM) and location within the demolition area. Consistent with the Phase 1 works the ACM will be cleared from the demolition site before demolition works begin and will be removed, handled and disposed of in accordance with the relevant legislation.

Bat survey of the Buildings

A Bat Survey of the buildings and use of the wider site by bats has been undertaken in the report submitted as part of the application it is concluded that there is an absence of bat roosts in the buildings on site and that no further surveys are necessary. Individual bats were recorded using the area particularly the southern railway corridor at the south of the site for foraging and commuting. Any potential impacts will be avoided or mitigated through standard demolition practices and good working methods. The RAMS also identified ecological protection measures for vegetation within the vicinity of the demolition works. In the highly unlikely event that during demolition of the buildings bats are encountered works will stop and a qualified ecologist will be contacted for support.

Consultations

During the definition of the proposed demolition works, consultation has been held with Manchester City Council Estates Department as owner of the site, Manchester City Council Building Control Department (with subsequent issue of the Section 81 Notice for demolition reference (DEM-26-0023)) and with the near neighbours of the site.

Summary

The proposed demolition of the buildings in the southern area of the Wythenshawe Labs site is necessary from a health and safety perspective and to minimise the risk of anti-social behaviour on site. The demolition method statement outlines the proposed demolition will take place in a safe and controlled manner and will not give rise to adverse impacts.

I trust the submitted information is sufficient to enable the prompt validation of the application, however, should you have any questions or require any further information, please do not hesitate to contact me.

Yours faithfully,

Michelle Campbell-Robson
Environmental Consents Officer
Nuclear Decommissioning

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