MANCHESTER CITY COUNCIL

Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Part 11 Prior notification: Demolition

Part 1 – Particulars of the application

Proposal:

Prior Approval for the demolition of the Main Building, Site Security Building and associated subsidiary buildings, with removal to slab level and restoration of the site to hardstanding.

Location:

Wythenshawe Labs Main Building Site Security Building & Subsidiary Buildings Timpson Road Manchester M23 9TJ

Application reference:

NOT-2026-001463

Applicant:

Mrs Michelle Campbell-Robson EDF Energy Nuclear Generation Limited

Date of application:

26 August 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that prior approval is required and has been **granted** for the details of the application referred to in Part 1 for the following reason(s):

1) The City Council is satisfied that the demolition works in this case are satisfactory and will not have a significant impact on the environment. This decision is based on the following documents, received on 26 August 2026:

a) Bat Survey Report (Seeker Ecology Ltd)

b) Asbestos Demolition Survey Report (Lucion Services Ltd)

c) Risk Assessment and Method Statement (Wring Group Ltd)

d) Construction Phase Plan (Wring Group Ltd)

e) Community Engagement Plan (EDF)

f) Aerial and Site Photographs

g) Location Plans (ref. PLAN-WYTHENSHAWE-03 REV 0 and PLAN-WYTHENSHAWE-04)

Condition(s) attached to this decision

1) If demolition/clearance works do not commence within 24 months of the date of the approved updated bat survey, dated October 2025, a further survey and addendum shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to works, and the development shall proceed in accordance with the updated measures.

Reason - In the interests of protected species that may be present on the site and if there is a delay in demolition works taking place, pursuant to Policy EN15 of the Manchester Core Strategy and the NPPF.

2) Prior to the commencement of demolition, a Demolition Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Sheeting of construction vehicles.

The demolition shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to Policies SP1, EN19 and DM1 of the Manchester Core Strategy.

Informatives

Network Rail Informative (Basic Asset Protection Agreement)

Network Rail Informative (Basic Asset Protection Agreement) - The applicant is advised to contact Network Rail prior to commencing demolition works, given the proximity of the site to a live railway line. Early engagement is essential to ensure compliance with Network Rail's asset protection requirements and to agree any necessary protective provisions, such as:

· Asset Protection Agreement (APA): A formal agreement may be required to safeguard railway infrastructure during demolition works.

· Risk Assessment and Method Statements (RAMS): Detailed documentation must be submitted to Network Rail for review and approval before works begin.

· Physical Safeguards: Measures such as hoardings, exclusion zones, and vibration monitoring may be necessary to prevent damage or disruption to the operational railway.

· Notification Periods: Adequate notice must be provided to Network Rail for any activities that could affect the railway.

Failure to engage with Network Rail at an early stage could result in delays or enforcement action. Contact details and guidance can be found on Network Rail's Asset Protection and Optimisation webpage: https://www.networkrail.co.uk/our-work/looking-after-the-railway/asset-protection-and optimisation/

Ecology Informative (Protected Species and Nesting Birds)

Ecology Informative (Protected Species and Nesting Birds) - The applicant is advised that the granting of planning permission does not remove the requirement to comply with wildlife legislation. Protected species can occur in unexpected locations and if, during the course of development, evidence of protected species (such as bats) is found or suspected, works should cease immediately in the affected area and advice should be sought from a suitably qualified ecologist. Where necessary, any required licences or consents must be obtained before works recommence.

The applicant is further advised that works affecting vegetation, buildings, or other habitats that may support nesting birds should avoid the main bird nesting season (March to August inclusive). Where works are proposed during this period, a suitably qualified ecologist should undertake a survey immediately prior to commencement to confirm the absence of active nests. If active nests are identified, an appropriate buffer should be established and maintained until the young have fledged and the nest is no longer in use.

Highway Services Informative

Highway Services Informative - a) The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

b) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 22 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA