

**Manchester City Council
Report For Resolution**

Report to	Planning and Highways Committee – 17 January 2013
Subject	100589/VO/2012/C2 - CITY COUNCIL DEVELOPMENT Reconfiguration and redesign of St Peter's Square public realm and surrounding area comprising resurfacing works, provision of street furniture, trees and other planting and alterations to the highway.
Location	St Peter's Square, Manchester.
Applicant	Manchester City Council
Agent	Miss Katie Webb, Nathaniel Litchfield and Partners, Third Floor, One St James, Manchester, M2 6DN
Report of	Head Of Planning

Purpose of report

To describe the above application for planning permission and the issues involved and to put forward recommendations.

Recommendation

The Head of Planning recommends that the Committee **APPROVE** planning application ref no 100589/VO/2012/C1 for the reasons set out in this report and subject to the conditions set out in section 8.2 of this report

Financial Consequences for the Revenue Budget

None

Financial Consequences for the Capital Budget

None

Contact Officer(s)

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Background Documents

Planning application documents

National Planning Policy Framework sections 4, 7, 8, 11 and 12

North West of England Plan Regional Spatial Strategy (RSS) to 2021.

Adopted Core Strategy Development Plan

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007)

Saved policies of the Unitary Development Plan (UDP) for Manchester

Responses of:

United Utilities (Electricity Services)

Natural England

The Environment Agency

Greater Manchester Archaeological Advisory Service

Greater Manchester Police (Design for Security)

Transport for Greater Manchester

Head of Regulatory and Enforcement Services (Environmental Health)

Head of Manchester City Galleries

Manchester Historic Buildings and Conservation Areas Panel

Manchester Women's Design Group

The Arboricultural Officer

Head of Regulatory and Enforcement Services (Contaminated Land)

Submitted Documents

In addition to the planning application forms, certificates, notices and drawings, the following documents have been submitted in support of the application:

Design and Access Statement

Maintenance Regime

Environmental Statement

Environmental Site Assessment

Community Consultation Statement

Flood Risk Statement

Transport Assessment

Transport Statement

Transport Statement Addendum

Planning Statement

Construction Management Plan

Publicity and Third Party Consultations:

The proposals have been advertised in the Manchester Evening News and site notices have been erected around the site as the application affects the character and appearance of 2no. Conservation Areas and surrounding listed buildings, affects a right of way, requires the submission of an Environmental Statement and is of public interest.

344 residents, businesses and other third parties in the area were notified of the application. It is customary for these lists to be included in the report to Committee, however given the number of pages that a list would extend to in this instance the full list has been placed on the application files and not included in this report. A plan has been attached which shows the extent of notification.

The following parties were consulted:

English Heritage
Twentieth Century Society
Ancient Monuments Society
Victorian Society
Georgian Group
Society for the Protection of Ancient Buildings
Council for British Archaeology
United Utilities
Head of Neighbourhood Services
Wildlife Trust
Head of Highway Services
Head of Corporate Property
Head of Regulatory and Enforcement Services (Environmental Health)
Head of Regulatory and Enforcement Services (Contaminated Land)
The Arboricultural Officer
City Centre Regeneration
Head of Manchester City Galleries
The Environment Agency
Transport for Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Ecology Unit
The Lutyens Trust
Natural England
North West Development Agency
The Dean, Manchester Cathedral
The Bishop of Manchester
The Inter-Faith Advisor, Manchester Cathedral
The Rector of St Ann's Church
Manchester Women's Design Group
The National Planning Casework Unit
The Design Council

Wards affected

City Centre Ward

Implications for:

Anti-poverty	Equal Opportunities	Environment	Employment
No	Yes	Yes	No

1.0 INTRODUCTION

1.1 The City Council and its partners have developed a bold, ambitious and exciting regeneration initiative for the Civic Quarter based around an outstanding collection of public buildings and spaces in one of the city centre's most accessible locations. The project is driven by a public sector investment programme which aims to establish the area as a prime destination for new investment and development at the very heart of the city centre. The vision is to deliver a new vibrant commercial quarter around St. Peter's Square where significant new office based activities will be brought forward during the next 5 to 10 years. This would establish the area as a major commercial destination alongside the revitalised civic buildings. The first phase at No1 St Peters Square is now underway.

1.2 The creation of a redefined public realm to create a public space of international quality, scale and significance is a key part of this initiative. It would provide the focus for ongoing investment by the private sector providing the next generation of high quality mixed-use buildings in the City Centre. The transformation of the public realm would improve pedestrian permeability and increase connectivity between the city core, Manchester Central and the Southern Gateway. The integration of a new Metrolink interchange as part of the expansion of the network and the provision of a new Second City Crossing (2CC) is a key component of this work.

A report to the Executive on 19th September 2012 presented an updated Framework comprising specific proposals that are critical to the comprehensive delivery of this wider vision. It identified a range of individual proposals as part of a coherent strategy and explained how crucial they are to the future of the square and its capacity to support growth and new development. on the widest scale.

These individual proposals are identified as being the essential ingredients necessary to achieve the success of the whole vision and would improve the functioning, amenity provision, and employment potential of this area. The specific proposals identified were

- New public realm improvements
- The relocation of the Cenotaph & Memorial Cross
- Redefining the Peace Gardens
- The creation of the Library Walk Link building
- Peterloo memorial (siting to be agreed)
- Expansion of the Metrolink stop & infrastructure
- New Development Opportunities:
 - Number 1 St Peters Square (on site)
 - Number 2 St Peters Square [formerly 81, 83, 85, 87-89 Mosley St & Century House]
 - Peterloo House (planning approved)
 - Former Odeon Cinema

The Executive endorsed the strategy and requested that it is taken into account by the Planning and Highways Committee when determining future detailed planning applications relating to this area.

1.3 At the Neighbourhood Scrutiny meeting on 16th October 2012, it was resolved to endorse the decision of the Executive regarding St Peter's Square.

1.4 The application within this report is a critical part of this regeneration process.

2.0 DESCRIPTION OF SITE

2.1 The application relates to an area that includes St Peter's Square, Lloyd Street, Cooper Street, Library Walk, Mount Street, Peter Street, Dickinson Street, Oxford Street and George Street. The part of St Peter's Square that includes the Metrolink tracks, and the current location of the Cenotaph and St Peter's Cross are excluded from the application and a planning application would be submitted for this area once a decision has been made on the proposals for this part of the Square.

2.2 The site is located within both the Albert Square Conservation Area and the St Peter's Square Conservation Area and is adjacent to the George Street Conservation Area. The site is situated in an area of the City Centre known as the Civic Quarter and surrounding uses include offices, hotels and financial and professional services along with restaurants, bars and cafes. The Grade I Listed Town Hall and Grade II* Listed Town Hall Extension, Central Library, City Art Gallery and Midland Hotel are adjacent to St Peter's Square.

2.3 The Town Hall Complex includes St Peter's Square, the Grade I Listed Town Hall, the Grade II* Listed Central Library and Town Hall Extension, Albert Square and Library Walk. The Town Hall Extension and Central Library are currently undergoing a programme of extensive refurbishment, which will enable continued occupation by Manchester City Council. These refurbishment works were approved as part of applications referenced 093975/FO/2010/C1, 093976/LO/2010/C1, 093977/FO/2010/C1 and 093978/LO/2010/C1 on 1st December 2010 and Manchester City Council will reoccupy the buildings in 2013. Some of St Peter's Square excluding the Cenotaph, St Peter's Cross, Peace Gardens, roads and Metrolink tracks is currently within the construction boundary for these developments.

2.4 Application reference 099491/VO/2012/C1 was approved on 22nd November 2012 and included the levelling of the Peace Gardens, extension of the construction boundary to include the Peace Gardens and creation of a new site access to support the above developments and allow the redevelopment of St Peter's Square.

2.5 St Peter's Square was disjointed and dominated by bus, car and Metrolink traffic and contained a car park outside Central Library. It was further disjointed by add hoc additions such as the Peace Gardens and Children's Play Area. The Grade II* Listed Cenotaph and Grade II Listed St Peter's Cross are separated from the main square due to the location of vehicular routes

through the square and the Metrolink platforms. The Grade II Listed 'Adrift' statue and the Grade II Listed phone boxes were removed from the area within the construction boundary to allow the creation of the construction zone and protect them from damage.

2.6 The Transformation Programme would allow the full redesign of St Peter's Square and will sympathetically restore the Central Library and Town Hall Extension, and as part of a wider package of works, will transform the way services are delivered to customers and the way in which Council staff work.

2.7 Other applications that are relevant to this application are:

- Planning and Listed Building Consent (applications ref: 100120/VO/2012/C1 and 100121/LO/2012/C1) were minded to approve at the Planning and Highways Committee on 22nd November 2012 and were approved on 3rd December 2012 by the Secretary of State. These applications permitted the temporary removal, storage and reinstallation of St Peter's Cross within the footprint of St Peter's Church.
- Planning and Listed Building Consent (applications ref: 100118/VO/2012/C1 and 100119/LO/2012/C1) were minded to approve at the Planning and Highways Committee on 22nd November 2012 and were approved on 3rd December 2012 by the Secretary of State. These applications permitted the relocation of the Grade II* Listed Cenotaph within St Peter's Square and the construction of a new setting.
- Conservation Area Consent (reference 100123/CC/2012/C1) was minded to approve at the Planning and Highways Committee on 22nd November 2012 and was approved on 3rd December 2012 by the Secretary of State. This application permitted the dismantling, removal and temporary storage, pending relocation, of the Memorial walls and benches that are located around the Cenotaph.
- Planning Permission and Listed Building Consent (applications ref: 099532/VO/2012/C1, 099533/LO/2012/C1 and 099534/LO/2012/C1) were minded to approved at Committee on 25th October 2012 and were approved on 14th December 2012 by the Secretary of State. These applications permitted the construction of a link building on Library Walk to provide direct access between the customer service centres at the Town Hall Extension and Central Library.
- Listed Building Consent referenced 094699/LO/2010/C1 was approved by the Secretary of State on 16th February 2011 and permitted the temporary removal of the 'Adrift' statue from its existing location in St Peters Square to allow the refurbishment of the Town Hall Complex to commence and reinstatement of the statue in St Peters Square on completion of the works.
- Listed Building Consent referenced 094700/LO/2010/C1 was approved by the Secretary of State on 11th March 2011 and permitted the temporary removal of 2no. Grade II Listed telephone boxes from existing locations in St Peters Square to allow the

refurbishment of the Town Hall Complex to commence and refurbishment and reinstatement of the telephone boxes in St Peters Square on completion of the works.

- Conservation Area Consent referenced 094701/CC/2010/C1 was approved by the Secretary of State on 16th February 2012 permitted the demolition of the existing children's play area structure.
- Planning Permission and Conservation Area Consent (applications ref: 091571/FO/2009/C2 and 091752/CC/2009/C2) were approved at Committee on 11th February 2010 and permitted the demolition of Elisabeth House and the construction of a 14 storey building containing offices uses on the upper floors, café, restaurant and bar uses on the ground floor, basement car parking and landscaping works.

3.0 DESCRIPTION OF PROPOSALS

3.1 Planning Permission is sought for the reconfiguration and redesign of St Peter's Square, comprising the following:

- The closure of Mosley Street between Oxford Street and Princess Street to all through traffic;
- The narrowing of Peter Street to one carriageway in each direction between Mount Street and Lower Mosley Street to widen the pedestrian area and enhance the public realm;
- The narrowing of Oxford Street to one carriageway in each direction between Lower Mosley Street and St James Street to widen the pedestrian area and enhance the public realm;
- The closure of the west end of Dickenson Street between St Peter's Square and Back George Street to become pedestrianised and part of St Peter's Square;
- Reversing the flow of traffic on Back George Street to run one way from George Street to Princess Street to widen the footpath;
- The introduction of a loading bay on Mount Street;
- Reversing the flow of traffic on Lloyd Street;
- The installation of bollards/traffic lights to control the access and exit of Lloyd Street;
- Changes to junctions to improve access and legibility for disabled people while respecting the character and appearance of the conservation areas;
- The provision of an open and accessible environment with reduced clutter;
- The relocation of all disabled parking bays from the front of the Central Library to Mount Street;
- The provision of a Yorkstone surface with inclusions of different shades and colours on the surface and an edge treatment;
- The use of natural stone of contrasting colours for tactile paving;
- The installation of a scattering of paving stones with a Mancunian logo visible during the day and a glow at night;
- The reinstatement of trees in the square and avoiding the planting of species that have a dense crown to maintain open views of the buildings;
- The provision of a flower garden;

- The installation of coordinated furniture including hard wood, natural stone and coated steel benches and powder coated dark coloured steel bollards, bins and cycle racks;
- The implementation of a maintenance strategy;
- The integration of energy efficient LED lighting into objects within the square and on building facades to reduce clutter;
- A site investigation of the existing ground;
- A strategy for drainage and utilities;
- Sustainable design and management;
- Provision of a secure and safe environment, including the maintenance of the existing level of CCTV coverage with additional coverage of the Cenotaph.

3.2 The area containing the proposed Second City Crossing, which is the subject of a public inquiry due to take place in January 2013 is excluded from this application - Significant changes are proposed to take place within St Peter's Square as a result of the expansion of the Metrolink System and the provision of a second crossing through the City Centre (2CC). The 2CC is an essential component of the expansion of the Metrolink system and would provide the following:

- increased operational capacity;
- improved reliability; and;
- Improved resilience including reduced disruption resulting from maintenance and renewals or when a route is obstructed.

This would reinforce and enhance the effectiveness of the Metrolink System in supporting the economic growth of the Regional Centre.

The 2CC scheme is fully funded through the Greater Manchester Transport Fund through prudential borrowing and local transport programmes.

Although the area of the Second City Crossing is not included in this application it is included in the Masterplan for St Peter's Square and the following measures are included in the Masterplan to better integrate the Metrolink:

- A carpet treatment of Yorkstone paving with the characteristic edge treatment;
- A continuous grove of scattered light trees;
- A common design of modern unobtrusive street furniture;
- A common concept of integrated lighting.

3.3 In support of the overall proposals, the applicants have stated the following:

- The City Council and its partners have developed a bold, ambitious and exciting regeneration initiative for the Civic Quarter based on an

outstanding collection of public buildings and spaces in one of the most accessible areas of the City Centre. The proposals would be a catalyst for the implementation of this initiative by allowing the creation of a redefined public realm. Creating a public space of international quality, scale and significance would provide the focus for ongoing investment by the private sector providing the next generation of high quality mixed-use buildings in the City Centre and would allow a vibrant new commercial quarter to be delivered.

- The transformation of the public realm would improve pedestrian permeability and increase connectivity between the City Core, Manchester Central and the Southern Gateway.
- St Peter's Square is one of Manchester's most significant urban spaces and provides a key gateway to the City Centre, however it is currently dominated by bus and car traffic, which along with the tram platform and wall around the memorial gardens forms a barrier to pedestrian movement. The removal of vehicular traffic from the square is part of a planned approach to transport change, which will improve pedestrian connections and increase activity between key public spaces and areas identified for strategic intervention. Approval has also been received for the removal of the memorial gardens, which would further improve accessibility.
- The proposals have been designed to recognise the significant civic, architectural and heritage values of the Town Hall Complex, including the refurbishment schemes that are currently ongoing. The key design principles (inclusivity, identity, traffic reduction and activities) will:
 - o create a wide, welcoming, accessible entrance to Central Library and Library Walk;
 - o Restore the urban and heritage prominence of St Peter's Cross;
 - o Give the relocated Cenotaph a new setting;
 - o Establish an important axis between the Central Library/Peter Street and the new Cenotaph area and create a vibrant pedestrian dominated space;
 - o Establish legible, direct routes from the proposed tram interchange to Central Library and Library Walk and to bus stops on Princess Street;
 - o Provide the largest, most flexible layout for markets, alongside the civic buildings.
- A number of characterising and integrative elements will be used throughout the scheme to create a unique character and establish St Peter's Square as a destination.
- Although the proposals for Transport for Greater Manchester's Second City Crossing scheme are not included in this application they will allow St Peter's Square to become a focal point through the relocation of the tram stop and the use of integrative elements including Yorkstone paving, the establishment of Princess trees, bespoke seating structures and simple ambient lighting to match that used in the wider St Peter's Square.
- The final scheme has been developed following consultation with relevant stakeholders and interested parties, whose views have been taken into consideration.

- The application is supported by an Environmental Statement, which considers the scheme in its historic context. This concludes that the scheme will have an effect of major beneficial significance on the setting of the heritage assets and the character of the conservation areas, as a result of reducing the current cluttered appearance of the square, opening up the public space to pedestrians and visitors and discernibly changing the surroundings.
- Design features, in particular the use of Yorkstone paving throughout the square will provide a unifying element between the listed buildings and structures and other historic buildings.
- The proposed lighting strategy will illuminate and highlight the principle historic buildings.
- The existing character of St Peter's Square as a memorial space will be retained through the approved relocation of the Grade II Listed St Peter's Cross, which will continue to mark the location of St Peter's Church. The scheme will also provide a sympathetic setting for the relocated Cenotaph and facilitate public gathering and memorial events.
- The proposals have been designed to integrate with strategic transport improvement across Manchester City Centre including the Cross City Bus and Second City Crossing, minimising the need for future alterations to the square.
- The transport assessment submitted with the application demonstrates that the proposals will not have a negative impact on the highway network in the wider City Centre, even when the Second City Crossing and Cross City Bus service are in operation.
- St Peter's Square will continue to benefit from excellent transport links. The increased permeability will also provide much improved access to surrounding bus stops and train services.
- Although there will be a reduction in on-street parking, there is a significant amount of on and off street parking available in the vicinity of the site and the disabled parking bays will become more accessible;
- The adoption of inclusive design features, in particular the use of Yorkstone tactile paving (blister, cycleway and hazard paving) will allow pedestrians to use the square safely.
- The Environmental Statement submitted with the application assesses the environmental impact of the proposals in respect of archaeology and built heritage, townscape and visual amenity, air quality and noise and vibration and along with other studies prepared in relation to flood risk and ground contamination confirm that no adverse environmental impacts were identified as a result of the proposals.

3.5 The City Council has a land ownership interest in the site and Members are reminded that in considering and determining these applications they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land ownership interest.

4.0 **CONSULTATIONS**

4.1 **Local residents and Businesses** – 2no. objections have been received and are summarised as follows:

The first is summarised as follows:

- The proposals seriously affect the character of St Peter's Square;
- The extension of the tram lines is currently subject of a public enquiry;
- The development should not be granted permission and the City Council should instead complete the excessive refurbishment of the Town Hall Extension and Central Library as soon as possible and restore St Peter's Square to its original state;
- The City Council should stop wasting tax payers and rate payers money on works they haven't asked for.

The second is summarised as follows:

- Requested an explanation of the dates on the City Council's website;
- The proposed landscaping is located directly in front of the business entrance to One St Peter's Square preventing a clear vista, providing a barrier to legibility. The landscaping would be directly in front of the entrance to the building reducing views from within, obscuring the restaurant within the ground floor and confusing customers. This is in conflict with previous information provided by Latz and Partners;
- The aim to replicate the Memorial Gardens in terms of providing a restful area for contemplation and seating is not achieved as the seating is in close proximity to and faces the trams;
- The landscaping is too close to the business entrance of the building and people will inevitably gather there, including people visiting the restaurant and using the tram leading to congestion directly outside this entrance and the reception area within;
- It would be more logical to situate the landscaping on the Central Library side of the tracks, which gets significantly more sunlight and would provide more opportunity for people to interact with the tram;
- There are concerns that the landscaping will not be properly maintained due to budget constraints leading to dead plants and the draining of the water feature between Autumn and Spring would be less than ideal;
- The design is not in keeping with the formal nature of the square and the continuity of the character being created;
- The landscaping works are against the opening up of the square;
- The landscaping constrains the space and does not facilitate ease of movement;
- The landscaping compromises the formal contribution that One St Peter's Square makes to the square;
- The serious concerns raised by this occupier of the building at pre application stage have been ignored, which is contrary to the information within the NPPF (paragraph 66).

4.2 **English Heritage** – No comments received

- 4.3 **Twentieth Century Society** – No comments received
- 4.4 **The Ancient Monuments Society** – No comments received
- 4.5 **The Victorian Society** – No comments received
- 4.6 **The Georgian Group** – No comments received
- 4.7 **The Society for the Protection of Ancient Buildings** – No comments received
- 4.8 **The Council for British Archaeology** – No comments received
- 4.9 **The Lutyens Trust** – No comments received
- 4.10 **United Utilities (Electricity Services)** – Provided information to be sent to the applicant to provide guidance that would ensure that the electrical network and apparatus and any personnel working in its vicinity are protected.
- 4.11 **The Wildlife Trust** – No comments received
- 4.12 **Natural England** – Confirmed that the LPA is expected to assess the impact on protected species, local wildlife sites, biodiversity enhancements, local landscape
- 4.13 **The North West Development Agency** – No comments received
- 4.14 **The National Planning Casework Unit** – No comments received
- 4.15 **The Design Council** – No comments received
- 4.16 **The Environment Agency** – Confirmed no objection in principle, but recommended conditions relating to contamination and surface water drainage and provided information on a sustainable drainage approach to surface water management (SUDS)
- 4.17 **Greater Manchester Archaeological Advisory Service** - Recommended a condition to require the implementation of a programme of archaeological works to be undertaken in accordance with a written scheme of investigation that has been submitted to and approved in writing by the City Council as local planning authority
- 4.18 **Greater Manchester Police (Design for Security)** – Advised that pre application discussions have taken place and confirmed no objection.
- 4.19 **Greater Manchester Ecology Unit** – No comments received
- 4.20 **Transport for Greater Manchester** – Recommended conditions to require the submission and agreement of a construction management plan and coordinates and confirmed their commitment to continued liaison with Manchester City Council regarding works relating to the Second City Crossing

- 4.21 **The Dean of Manchester, Manchester Cathedral** – No comments received
- 4.22 **The Bishop of Manchester** – No comments received
- 4.23 **The Inter-Faith Advisor, Manchester Cathedral** – No comments received
- 4.24 **The Rector of St Ann's Church** – No comments received
- 4.25 **Manchester Women's Design Group** – Confirmed no objection in principle, however made comments in relation to trees, use, amount and layout, landscape and access. These are summarised as follows:
- Additional soft landscaping should be included in the redesign to replace that lost in the removal of the Peace Gardens and Memorial Gardens previously approved;
 - The proposal to make St Peter's Square a 24/7 usable space is supported and the plans create better permeability;
 - A condition should be applied to the application to require that direct and safe routes across the public realm (including Metrolink tracks) are clearly identified and defined from points of origin to destination with appropriate tactile marking and dropped kerbs;
 - Public seating should be provided with armrests and with a variation in height to provide ease of access for disabled and elderly people;
 - More play space should be provided for children as it is a large urban space that is likely to be used by families;
 - Crossing points and an optimum route should be identified and well defined;
 - The requirements for visually impaired people should be met to ensure no shadowing or glare and provide a place where people feel safe to access day and night;
 - A condition should be placed on the application to require name plates to be set in the pavements and used to define pedestrian walkways to reflect the history of the Square including relocated monuments, memorial plaques and statues;
 - The recommendations of the ecological assessment by TEP should be implemented including the provision of a mix of wildlife friendly planting and the provision of bat and bird boxes;
 - The installation of a water feature is supported, but consideration should be given to minimising spray on passers by;
 - The installation of cycle stands is welcomed and clear signage is requested to identify cycle routes and that routes are marked to ensure safety for passers by;
 - Any level differences should be distinguished for disabled people;
 - The Princess species of tree is prone to broken branches and regular maintenance is recommended.
- 4.26 **Head of Regulatory and Enforcement Services (Contaminated Land)** – Advised that historical information relating to this site indicates the possible

presence of significant levels of contamination and recommended that a condition be attached to any approval given to require further information to be submitted and agreed prior to development commencing.

- 4.27 **Head of Regulatory and Enforcement Services (Environmental Health)** – Made recommendations in relation to construction works.
- 4.28 **The Head of Neighbourhood Services (Highway Services)** – No comments received.
- 4.29 **Head of Neighbourhood Services (Public Realm)** – No comments received
- 4.30 **Head of Neighbourhood Services (Green Spaces)** – No comments received
- 4.31 **Head of Manchester City Galleries** – Requested definitive confirmation of the proposals for Adrift.
- 4.32 **The City Arboriculturist** – Made the following comments:

The tree pits are of a high standard and are acceptable for the site.

Trees -

Paulownia tomentosa -

This is a very attractive ornamental tree. It is very fast growing in its early years.

New growth can succumb to frost damage in cold temperatures.

The tree has very large leaves which will need to be removed from the site as quickly as possible following leaf fall to prevent the possibility of slippage.

Quercus palustris (Pin Oak)

This is a large pyramidal tree with very good autumn colour.

Will not tolerate chalk or lime soil or water run off (There have been problems with this tree near central library).

Sophora japonica (Japanese Pagoda Tree).

This is a medium to large rounded tree which produces panicles of yellow-white, pea like flowers.

This is a heat loving tree which can struggle in cold weather.

Platanus acerifolia (London Plane).

This is a large majestic tree.

It will tolerate most conditions and hard pruning.

The trees on this site will require regular maintenance due to the proximity of the metro line.

- 4.33 **Manchester Historic Buildings and Conservation Areas Panel** - Commented as follows:

The panel expressed concern over a number of elements relating to the proposals.

The Panel reinforced the importance of the procurement route to ensure a tight control over design quality and that any procurement should pin down high quality detailed design and materials, which should not be left as a vaguely worded condition.

Concern was expressed at the number of trees being introduced into the square and along Oxford Street, which will obscure views of the Central Library and Town Hall Extension. The Panel advised that the civic buildings create the heritage prominence of the square and that the introduction of a high number of large trees will affect key views towards the principle buildings and undermine the heritage significance of St Peter's Square. The Panel also expressed concern over the introduction of trees on the platforms, stating that they would add further clutter and cause a hazard especially in the autumn when the leaves fall. Panel requested that the number of trees should be limited and the location of trees carefully considered in the context of the principle listed buildings. They advised that St Peter's Square should retain an openness that would enhance its heritage value.

The Panel raised a query over the robustness of the street furniture and the proposed finish and suggested careful consideration over the quality and durability of the materials being used. They advised that the quality of public realm schemes can look good on immediate completion but are soon let down by badly conceived and specified street furniture that doesn't last and is poorly maintained – this then results in the subsequent introduction of standardised items which undermines the quality of the design.

The Panel requested that some reference be made to St Peters Church, and that suitable recognition perhaps in the form of an information panel should be introduced that recognises the importance of this building in this location.

The Panel also expressed concern that the design of the Second City Crossing elements should not be a standardised solution and that TfGM look towards a bespoke treatment to the columns and cables in this area so that their impact is minimised. An approach that minimises clutter should be pursued. The Panel also expressed concern over the impact of the new platforms and shelters and again advised that a bespoke and well considered design should be developed rather than a standardised solution.

5.0 ISSUES

5.1 **The National Planning Policy Framework** – The NPPF sets out the Government's planning policies for England and how these are expected to apply. The proposed developments comply with the following policies or parts thereof:

Section 4 Promoting Sustainable Transport – St Peter's Square would continue to be easily accessed by sustainable transport methods, including all forms of public transport, walking and cycling. Access through the square and to surrounding public transport services would be improved as a result of the proposed redesign.

Section 7 Requiring Good Design - The proposals would result in public realm of a high quality. The development would improve connections with local communities and be integrated into the natural, built and historic environment.

Section 11 Conserving and enhancing the natural environment – The proposals involve the planting of 53 new trees throughout the square and on surrounding streets.

It is recommended that the condition specified by the Head of Regulatory and Enforcement Services (Contaminated Land) is applied to the application if approved.

Section 12 Conserving and enhancing the historic environment – Conservation areas and listed buildings and structures are designated Heritage Assets and the harm to the Conservation Area and the setting of the surrounding listed buildings and structures which may be caused by the reconfiguration and redesign of the public realm needs to be assessed

Paragraph 128 – advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected.

Paragraph 131 – advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 – Advises that any harm to a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional.

Paragraph 133 – Advises that local planning authorities should refuse consent to proposals that will lead to substantial harm to of the significance of a designated heritage asset, , unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This is essentially a matter of judgement and will depend on the weight that is attached by decision makers and consultees to the various issues.

Paragraph 134 – Advises that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 141 - Provides advice on the requirements for building recording and publication of information.

The character and appearance of the St Peter's Square, Albert Square and George Street Conservation Areas and the setting of surrounding listed buildings and structures are considered to be improved and enhanced by the completed scheme. This enhancement would be achieved through the introduction of high quality paving, the use of coordinating features, the consistency of treatment through the square and on surrounding routes, the integration of lighting into street furniture and the removal of vehicular traffic from St Peter's Square.

There would be a temporary negative impact on the setting of the listed buildings and the character of the conservation areas during the construction works, however this would be temporary and justified by the benefits of the proposals.

The construction works also have the potential to have adverse impacts on archaeological remains, however mitigation measures would be in place should material of archaeological interest be found.

Relevant Regional Policy

- 5.2 **The Regional Spatial Strategy (RSS) for North West England** - The Regional Spatial Strategy (RSS) for North West England was adopted in September 2008 and provides a framework for development and investment in the region over the next fifteen to twenty years. The policies of the RSS that are relevant to this proposal are as follows:

Policy DP2 - Promote Sustainable Communities – The proposals would meet the diverse needs of existing and future users and visitors of the City Centre and contribute to a high quality of life, by improving access throughout the area and improving its character and appearance.

Policy DP3 - Promote Sustainable Economic Development - The proposals would contribute to sustainable economic growth through attracting private sector investment into the surrounding area and improving access to City Council services.

Policy DP5 - Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility – St Peter's Square can already be easily accessed by sustainable transport methods, including walking, cycling, buses and the Metrolink system and is within walking distance of two train stations. The proposals have been designed to integrate with strategic transport

improvement across Manchester City Centre including the Cross City Bus and Second City Crossing and the increased permeability would allow improved access to the existing and planned services.

Policy DP7 – Promote Environmental Quality – The proposals would enhance the setting of the surrounding listed buildings and improve the character of the three conservation areas. There would be a significant improvement to environmental quality.

Policy RT9 – Walking and Cycling - The proposals would create an attractive and safe route for pedestrians to council services.

Policy RDF1 – Spatial Priorities – The proposals accord with this policy as they represent improvements to the regional centre of Manchester, which is identified as one of two first priorities for development.

Policy MCR2 – Regional Centre and Inner Areas of Manchester City Region – The proposals would attract investment into this area of the City Centre assisting the continued development of the Regional Centre as the primary economic driver.

Policy L1 – Health, Sport, Recreation, Cultural and Education Services Provision - The proposals would allow improved space for recreational and cultural facilities by removing traffic from St Peter's Square, improving accessibility throughout the square, to council services and to memorials and improving access to public transport.

Relevant Local Policies

- 5.3 **Adopted Core Strategy** – The proposal is consistent with the following policies within the Adopted Core Strategy for the City of Manchester and specifically:

Policy SP 1 – Spatial Principles – St Peter's Square would continue to be easily accessible by walking, cycling and public transport. The proposals have been designed to integrate with strategic transport improvement across Manchester City Centre including the Cross City Bus and Second City Crossing and the increased permeability would allow improved access to the existing and planned services.

The development would also make a positive contribution to the surrounding area by creating a well designed place, making a positive contribution to the safety and wellbeing of residents, considering the needs of the community and improving access to services and education.

Policy CC1 – Primary Economic Development Focus: City Centre and Fringe – The proposals would provide an improved leisure, cultural and tourism facility. In addition to the improved quality of open space and improved accessibility there will also be space available for street markets.

Policy CC4 – Visitors, tourism, culture and leisure - The proposals would allow improvements to facilities for visitors to the City Centre, including residents and business visitors by providing improved access to council services, improved access to public transport, an improved quality of public space and space for additional tourist facilities, including street markets.

Policy CC5 – Transport – The proposals include the removal of cars and buses from St Peter's Square and will allow improvements to accessibility and the creation of a safe pedestrianised environment. The proposals have been designed to integrate with strategic transport improvements across Manchester City Centre including the Cross City Bus and Second City Crossing, minimising the need for future alterations to the square.

Policy CC9 – Design and Heritage – The proposals would allow the enhanced setting of the Cenotaph, St Peter's Cross, the Town Hall, Town Hall Extension, Central Library, Midland Hotel and other surrounding listed and historic buildings. They would also enhance the character and appearance of the St Peter's Square Conservation Area, Albert Square Conservation Area and George Street Conservation Area. This enhancement would be achieved through the introduction of high quality paving, the use of coordinating features, the consistency of treatment through the square and on surrounding routes, the integration of lighting into street furniture and the removal of vehicular traffic from St Peter's Square.

There would be a temporary negative impact on the setting of the listed buildings and the character of the conservation areas during the construction works; however this would be temporary and justified by the benefits of the proposals.

Policy CC10 - A Place for Everyone – The proposals would allow continuation of works to improve access to a wide range of City Council services and therefore appeal to a wide range of residents and visitors. They would also support the aim to appeal to a wide range of residents by allowing Improvements to access to the Cenotaph and throughout St Peter's Square.

Policy T1 – Sustainable Transport – The proposal would improve pedestrian routes and the pedestrian environment and would improve access to surrounding public transport services through improved accessibility and permeability.

Policy T2 - Accessible Areas of Opportunity and Need – St Peter's Square can already be easily accessed by sustainable transport methods, including walking, cycling, buses and the Metrolink system and is within walking distance of two train stations. The proposals have been designed to integrate with strategic transport improvement across Manchester City Centre including the Cross City Bus and Second City Crossing and the increased permeability would allow improved access to the existing and planned services. Access throughout the square and to City Council services would also be improved.

Policy EN1 - Design Principles and Strategic Character Areas - The proposal would allow the continuation of works to enhance the overall image of Manchester. The City's heritage has been fully considered in the development of the proposals and the proposals would allow works that would contribute positively to the experience of all at street level, enhance the existing open space and improve the City's permeability.

Policy EN 3 – Heritage – The proposals would allow the enhanced setting of the Cenotaph, St Peter's Cross, the Town Hall, Town Hall Extension, Central Library, Midland Hotel and other surrounding listed and historic buildings. They would also enhance the character and appearance of the St Peter's Square and Albert Square Conservation Areas. This enhancement would be achieved through the introduction of high quality paving, the use of coordinating features, the consistency of treatment through the square and on surrounding routes, the integration of lighting into street furniture and the removal of vehicular traffic from St Peter's Square.

There would be a temporary negative impact on the setting of the listed buildings and the character of the conservation areas during the construction works; however this would be temporary and justified by the benefits of the proposals.

The construction works also have the potential to have adverse impacts on archaeological remains; however mitigation measures would be in place should material of archaeological interest be found. The condition recommended by Greater Manchester Archaeological Advisory Service is recommended to be applied to the application if approved.

Policy EN15 – Biodiversity and Geodiversity - The proposals involve the planting of 53 new trees throughout the square and on surrounding streets.

Policy EN17 – Water Quality – The development would minimise surface run off and maximise the use of appropriate sustainable drainage systems.

Policy EN18 – Contaminated Land and Ground Stability – It is recommended that the condition specified by the Head of Regulatory and Enforcement Services (Contaminated Land) is applied to the application if approved.

Policy DM1 - Development Management – The proposals would comply with this policy for the following reasons

- The siting, layout, scale, form, massing, materials and detail of the proposals would be appropriate;
- The proposals would allow enhancement of the setting of St Peter's Cross, the Cenotaph, the Town Hall, Town Hall Extension, Central Library and other surrounding listed and historic buildings and the St Peters Square, Albert Square and George Street Conservation Areas having a positive impact on these heritage assets;

- The proposals would represent improvements in terms of residential and visual amenity;
- Accessibility throughout St Peter's Square would be improved and the site would continue to be accessible by sustainable transport modes and access would be improved to the Cenotaph and City Council Services as a result of these works.
- Would be acceptable in relation to community safety and crime prevention.

5.4 **Unitary Development Plan** -The following saved policies of the Unitary Development Plan for the City of Manchester (UDP) are of relevance to these applications:

Saved Policy DC18.1 – Conservation Areas - The proposals would allow the enhanced setting of the character and appearance of the St Peter's Square and Albert Square Conservation Areas. This enhancement would be achieved through the introduction of high quality paving, the use of coordinating features, the consistency of treatment through the square and on surrounding routes, the integration of lighting into street furniture and the removal of vehicular traffic from St Peter's Square.

There would be a temporary negative impact on the character of the conservation areas during the construction works, however this would be temporary and justified by the above benefits of the proposals.

Saved Policy DC19.1 – Listed Buildings - The proposals would allow the enhanced setting of the Cenotaph, St Peter's Cross, the Town Hall, Town Hall Extension, Central Library, Midland Hotel and other surrounding listed and historic buildings through the improvements described above.

There would be a temporary negative impact on the setting of the listed buildings during the construction works; however this would be temporary and justified by the benefits of the proposals.

5.5 **The Guide to Development in Manchester SPD** – This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

5.6 **Manchester City Centre Strategic Plan**- The Manchester City Centre Strategic Plan (published in 2009) presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2009 – 2012. This document remains relevant until superseded by a new strategic plan for the City Centre.

The Plan considers the contribution to be made towards achieving the overall vision by each of the district components of the City Centre and recognises the key role of Manchester City Centre in providing a positive image and framework for inward investment and explains that its continued strong

economic performance within a high quality urban environment will be fundamental to the prosperity of both Manchester and its city region.

The site of the applications falls within the area designated as the Central Business District, which is the focus for the largest regional concentration of financial and professional services and is along with Spinningfields and the Central Spine crucial to providing a diverse commercial product within the City Centre.

One of the priorities is the strengthening of the commercial positioning of St Peter's Square, which would be strengthened by the creation of better public realm and the critical examination of the role and function of existing traffic in the area. The plan states that further improvements will enhance the environmental quality of the area in a way that improves its identity and functionality and ensure that the district remains a destination for investors.

St Peter's Square Conservation Area declaration:

St Peter's Square conservation area is situated in Manchester city centre. It is an area which contains a mixture of commercial, cultural and civic buildings. The name derives from St. Peter's Church, which stood in the centre of St Peter's Square from 1788 to 1907.

The main characteristic of St Peter's Square conservation area is primarily one of civic grandeur, but it also contains some commercial property. The earliest building in the conservation area is the Friends' Meeting House on Mount Street, designed by Richard Lane and completed in 1830. It is in Greek Classical style with Ionic pedimented portico and replicates the Temple of Ilissus in Attica, a province of Greece. The area also contains a number of other listed buildings, including the Midland Hotel (Grade II* Listed), which is the epitome of the grand style in late Victorian architecture.

When opened in 1934 by King George V, the Central Library (Grade II* Listed) was the largest public library in the country. It is a Classical-style building in Portland Stone which takes inspiration from the Pantheon in Rome, with its circular plan and the central lantern light at the top of the dome. Its huge portico, supported by six Corinthian columns, emphasises the importance of St Peter's Square.

The Central Library and the Town Hall Extension were designed at the same time, and together they form a single composition with a walkway between them.

Scope for improvements in St Peter's square is limited to refurbishment of listed buildings and redevelopment of the others. Any proposals should relate to the existing building context in form, scale, height, massing and material, and be complementary to the character of adjacent listed buildings.

New and refurbished buildings in the area should be neither diluted nor superficial reflections of historic buildings but should have a vitality of their own. Bland copies would make no positive contribution but would simply devalue the historic character of the area.

Albert Square Conservation Area declaration:

The Albert Square contains many listed buildings, including the Grade I Listed Town Hall, but also contains a number of more recent buildings such as Heron House. There is much variety in the building materials used in Albert Square. Generally buildings on the eastern side of the Square are built of yellow stone whilst those on the west side, opposite the Town Hall, are finished in red brick. This helps to emphasise the civic importance of the Town Hall. The principal characteristic of the conservation area is the view looking east along Brazenose Street which focuses on the dominant tower of the Town Hall, framed by commercial buildings on either side.

A large amount of the Conservation Area in particular around the Town Hall and on Brazenose Street is pedestrianised.

The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Albert Square area and its use in new developments will therefore be encouraged.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built.

George Street Conservation Area Declaration

George Street conservation area is bounded by Mosley Street, Charlotte Street, Portland Street, Oxford Street, George Street and Dickinson Street. The area was designated in June 1985 and effectively consolidated several conservation areas by linking those of Whitworth Street, St Peter's Square, Albert Square and Upper King Street.

The Italian Palazzo style of architecture is very much in evidence in Charlotte Street, where most of the warehouses on one side of the street were designed by one architect, Edward Walters, in the mid-19th century. Late-19th century buildings may be seen on Princess Street, where the tall chimneys along the frontage reflect the insurance requirements at the time, which demanded that open fires be located at the front of buildings with some small scale Georgian buildings remaining on Portland Street and Princess Street.

The City Art Gallery and Athenaeum on Mosley Street were designed by Sir Charles Barry, who later designed the Houses of Parliament. The City Art

Gallery is regarded as one of Manchester's finest buildings, being one of only twelve Grade I listed buildings in the City.

The conservation area is principally a busy commercial district but the range of uses has recently expanded to include shops, restaurants, banks and housing and the area is best known as the location of Manchester's China Town.

As with all new development, new proposals are considered in their context. This may mean preparing designs which relate to an entire street, or to long vistas seen from the junction of two streets, rather than evolving a design which could be located anywhere in Manchester or indeed in any other city.

St Peter's Square Manchester "A Framework for Regeneration"

On 19th September 2012 the Executive adopted a regeneration framework for St Peter's Square which outlines a vision for a wholly integrated Square. The framework identifies five key components of physical change that are essential in achieving the vision. The public realm improvements included in this application are an essential ingredient identified as being necessary to achieve this.

Legislative requirements

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Environmental Impact Assessment

The applicant has submitted an Environmental Statement in accordance with the Town and Country Planning (Environmental Impact Assessment)

(England and Wales) Regulations 2011 and Circular 2/99 ('The Regulations').

During the EIA process the applicant has considered an extensive range of potential environmental effects in consultation with relevant consultees and it is considered that the issues that could give rise to significant impact are:

- Archaeology and cultural heritage;
- Townscape and visual amenity;
- Air Quality;
- Noise and vibration;
- Cumulative and combined effects;

It is considered that the environmental statement has provided the Local Planning Authority with sufficient information to understand the likely environmental effects of the proposals and any required mitigation.

Impact on Townscape

A full visual impact assessment was carried out as part of the Environmental Impact Assessment. It assessed the likely townscape impacts of the proposals upon the existing City Centre townscape and features. The assessment indicates that the completed scheme will have significant beneficial effects on four townscape character areas, eight townscape features and 27 visual receptors.

Given the above, the proposals are considered to be in accordance with sections 7 and 12 of the National Planning Policy Framework, policy DP7 of the Regional Spatial Strategy for the North West, policies SP1, DM1, CC9, EN1 and EN3 of the adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

Effects on Local Environment

This examines, amongst other things, the impact the scheme would have on nearby and adjoining residents. It includes the consideration of issues such as impact on noise and vibration, air quality and wind.

The air quality assessment carried out as part of the Environmental Impact Assessment concluded that the effects of the construction on air quality were not considered to represent a significant effect.

The noise and vibration assessment carried out as part of the Environmental Impact Assessment concluded that construction noise is likely to be significantly adverse and that negligible adverse vibration effects could occur during this period. The information in relation to construction timing and noise

levels provided by Head of Regulatory and Enforcement Services (Environmental Health) is recommended to be applied to the application as an informative.

The impact of the completed development on noise levels is considered to be of minor significance and minor diverse at worst.

Given the above, the proposals are considered to be in accordance with policies SP1 and DM1 of the adopted Core Strategy for the City of Manchester.

5.7 The Scheme's contribution to regeneration

Regeneration is an important planning consideration. The NPPF (para. 7) provides that the planning system needs to contribute to building a strong and responsive competitive economy, to support strong and vibrant communities and to contribute to protecting and enhancing the built and historic environment. Over the past fifteen years the City Council has implemented high quality successful regeneration schemes at the City Centre Renewal Area, Piccadilly, Spinningfields, Manchester Central, Northern Quarter and Castlefield. However, much remains to be done if the City Centre is to remain competitive and it will be important to ensure that investment in Manchester continues.

The regeneration of the Civic Quarter is one of the City Councils key objectives for the City Centre and the objective is to create a new, grade A commercial destination here. The significant levels of public sector investment that has been committed to this area will create a new destination and provide the platform and catalyst for this moving forward. The new development at No1 St Peters Sq is the first phase of private sector investment in the area.

The application site includes the Town Hall Extension and Central Library, which are currently undergoing extensive refurbishment, improving the appearance and functionality of the buildings and in turn contributing to regeneration within this part of the City Centre and encouraging investment in the local area.

At present, St Peter's Square has a dated appearance and is disjointed by uncoordinated design and dominated by vehicular traffic. The redesign and reconfiguration of the public realm in this area would allow a consistent and high quality treatment of St Peter's Square and the surrounding streets and the removal of vehicular traffic from St Peter's Square would not only improve the character and appearance of the area, but would also allow a more permeable and fully accessible environment.

For these reasons the proposals would contribute to the objectives of the Civic Quarter Initiative and the City Centre Strategic Plan 2008-2012, which aims to improve the functionality of the Central Business District. The proposals would also fulfil the objectives of the St Peter's Square

Regeneration Framework (September 2012) and would be in accordance with Section 4 of the National Planning Policy Framework, Policies DP2, DP3, RDF1 and MCR2 of the Regional Spatial Strategy for the North West and Policies SP1, CC1 and CC4 of the Adopted Core Strategy for the City of Manchester.

5.8 Impact on the significance of the conservation areas and setting of the surrounding listed buildings and structures

Sections 66 and 72 of the Listed Buildings Act require members to give special consideration to the desirability of preserving the setting of listed buildings and to the desirability of preserving or enhancing the character or appearance of conservation areas.

Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

The NPPF requires that applications that cause substantial harm ought to provide "clear and convincing justification" for the harm. Substantial harm to Grade II* buildings should be wholly exceptional (paragraph 132). If substantial harm is caused then consent should be refused unless the proposals are necessary to achieve substantial public benefits which outweigh the harm. Where development will lead to less than substantial harm to the significance of heritage asset, should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The Square is located on the site of St Peter's Field and the former St Peters Church. As described above it currently accommodates the Grade II* Listed Cenotaph and Grade II Listed St Peter's Cross and previously accommodated the Grade II Listed Adrift and 2no. Grade II Listed phone boxes, which are currently in storage pending completion of the refurbishment of the Town Hall Extension and Central Library.

The current appearance of St Peter's Square is disjointed, cluttered and uncoordinated as the result of a number of later additions and does not make an important or original contribution to the setting of the associated listed monuments and surrounding listed buildings. The location of the Cenotaph and St Peter's Cross would not be affected by this application having already been granted approval.

It is intended to reinstall Adrift and the phone boxes within St Peter's Square and a condition regarding their reinstatement was applied to the approval of these applications. It is recommended that conditions requiring full details of the proposed locations are also applied to this application to ensure that all matters relating to the reinstallation are fully dealt with.

The redesign and reconfiguration would significantly change the appearance

of St Peter's Square and surrounding routes by removing the current clutter, improving access and permeability and would better respect the history of the area and enhance the character of the conservation areas and setting of surrounding listed buildings.

The works would give the square a consistent and coordinated appearance with unifying design of street furniture. Although the application does not include the area of 2CC it does set principles for the continuation of the treatment included in this application to ensure consistency of appearance and minimise the impact of the associated equipment and platforms.

It is proposed to plant 53 new trees within the square and on surrounding streets. It is recommended that a condition be applied to require the further assessment and agreement of the type, location and number of trees to be located within the site to ensure that views of the buildings are not obstructed to the extent that appreciation of them would be harmed.

The materials would be high quality and a maintenance strategy has been submitted with the application to ensure that the quality of design is maintained. The proposed redesign would also involve the resurfacing of surrounding streets improving the setting of additional listed and historic buildings and other parts of the conservation areas. The proposed lighting scheme would make use of existing street furniture minimising clutter and visibility of the equipment.

A strategy dealing with the relocation of plaques previously located in the peace gardens was approved as part of the application referenced 099491/VO/2012/C1, which included approval for the removal and infilling of the Peace Gardens.

The proposed works represent a huge improvement to visual amenity in the locality and would enhance the conservation areas and the setting of the surrounding listed buildings and associated listed structures.

Given the above, the proposals are considered to be in accordance with section 12 of the National Planning Policy Framework, Policy DP7 of the Regional Spatial Strategy for the North West, Policies SP1, CC9, EN1, EN3 and DM1, the Design principle of the Guide to Development in Manchester SPD and Saved Policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5.9 Public Benefit

A well-designed public realm can contribute significantly to the quality of the built environment and play a key role in the creation of sustainable, inclusive, mixed communities.

The transformation of the public realm would have many public benefits due to the increase in pedestrianised area and improved environment.

Pedestrian permeability would be improved as part of the proposals and connectivity would also be increased between the City Core, Manchester Central and the Southern Gateway providing more direct access to facilities in the City Centre in addition to City Council services.

St Peter's Square is currently dominated by bus and car traffic, which together with the tram platform and wall around the Memorial Gardens, form a significant barrier to pedestrian movement and create unnecessary obstacles for pedestrians including those who are visually impaired. The removal of vehicular traffic from the square and the removal of the Memorial Gardens would improve pedestrian connections and increase activity between key public spaces and areas identified for strategic intervention. The removal of traffic would also create a more pleasant and safe environment for pedestrians and encourage increased use of the square.

The transport assessment submitted with the application demonstrates that the proposals would not have a negative impact on the highway network in the wider City Centre, even if the Second City Crossing and Cross City Bus service are in operation and St Peter's Square would continue to benefit from excellent transport links. The increased permeability would also provide much improved access to surrounding bus stops and train services.

Although there would be a reduction in on-street parking, there is a significant amount of on and off street parking available in the vicinity of the site and access to the disabled parking bays would be improved.

The adoption of inclusive design features, in particular the use of Yorkstone tactile paving (blister, platform edge, cycleway and hazard paving) would allow pedestrians to use the square safely and would greatly improve accessibility.

Given the above, the proposals are considered to be in accordance with sections 4 and 7 of the National Planning Policy Framework, DP2, DP3, DP5, RT9, RDF1, MCR2 and L1 of the Regional Spatial Strategy for the North West, policies SP1, CC1, CC5, CC10, T1, T2, EN1 and DM1, the Design principle of the Guide to Development in Manchester SPD and Saved Policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5.10 Access

The proposals have been designed to provide a fully accessible environment to allow St Peter's Square to be used by everyone and the aim is to provide a welcoming urban environment where clutter is reduced to an absolute minimum. The following measures are proposed to achieve a fully accessible environment:

- A continuous, flush hard paved surface with only a minimum of level changes that follows the existing gradient from Princess Street down to Peter Street;
- Towards Peter Street/Oxford Street, Mount Street and Princess Street a standard high kerb (125mm) would be used to form a clear raised pedestrianised area. Arrival points to the square at signalled crossings would be marked with tactile paving (blistered York Stone); at these points the 125mm kerb would be dropped;
- The tram track crossings would be marked by tactile paving in a contrasting coloured natural stone with the same treatment to the foot area of ramps and stairs. The designated tram crossing areas would also feature contrasting paving of natural stone slab to mark them out for people with visual impairments;
- The numbers of accessible parking spaces that are currently provided in Lloyd Street and at the Central Library would be retained. Those that were previously in front of Central Library would be accommodated in Mount Street and by narrowing Peter Street;
- Tactile and demarcation paving in York Stone will be used to assist visually impaired pedestrians by providing them with a specific detectable sensory indication of crossing points, potential hazards, and safe routes for travel;
- Blister paving would be used to identify the location of a drop kerb and an appropriate place to cross;
- Blister surface is felt underfoot by blind people and colours can be detected by the people with visually impairment;
- Red units could be used at controlled crossing points and buff units at uncontrolled crossing points, but natural and charcoal units may be used due to the conservation area designation;
- Hazard Warning/Corduroy paving would be used to warn visually impaired people of a hazard and to proceed with caution. This would be used at the bottom of steps, along level crossings and at intersections of shared cycle/pedestrian routes and installed at 90 degrees and 400mm away from the hazard;
- All tactile elements would be in complete accordance with The Disabled Persons Act 1981 and DDA 2004;
- Various seating heights are proposed and some would have backs and armrests to give people a choice. They would also be arranged in a series of sections to allow people using wheelchairs to sit with a group;
- The lighting scheme would consider the needs of all users to ensure no problems are caused to people with visual impairment.

All products would be compliant with relevant European standards and the public realm would be designed in accordance with The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance Adopted April 2007 (Manchester City Council) and Design for Access 2 (Manchester City Council);

Workshops with the Access groups were held on a regular basis and would be ongoing throughout the further design process.

A condition is recommended to require the final proposals for disabled access to be submitted and agreed.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, policies DP2 and DP5 of the Regional Spatial Strategy for the North West, policies SP1, CC4, CC5, CC10, T2 and DM1 of the Core Strategy for the City of Manchester and the Design and Accessibility principles of the Guide to Development in Manchester SPD.

5.12 Safety and security

Greater Manchester Police have advised that they have been involved in the development of the proposals and have confirmed their support for the application.

Given the above the proposals are considered to be in accordance with policy RT9 of the Regional Spatial Strategy for the North West, policy DM1 of the Core Strategy for the City of Manchester and the Community Safety and Crime Prevention Principle of the Guide to Development in Manchester SPD.

5.13 Transport Issues / Relationship to Transport Infrastructure

The site would continue to be well served by a variety of sustainable modes of transport, including walking, cycling, buses and the Metrolink system. The proposals have also been designed so that future improvements to public transport can be easily accommodated and they would not prevent the implementation of 2CC or the Cross City Bus Service. This would minimise the need for future alterations to the Square.

The transport assessment submitted with the application demonstrates that the proposals would not have a negative impact on the highway network in the wider City Centre, even if the Second City Crossing and Cross City Bus service are in operation. The increased permeability would also provide much improved access to surrounding bus stops and train services.

It is recommended that the condition relating to a Construction Management Plan specified by Transport for Greater Manchester is applied to the application if approved. The additional condition specified by Transport for Greater Manchester relates to works outside of the current red line boundary so cannot be applied to this application.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, Policy DP5 and RT9 of the Regional Spatial Strategy for the North West, Policies SP1, CC4, CC5, CC10, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the Design Principle of the Guide to Development in Manchester SPD.

5.14 Impact on Biodiversity

53 New trees are proposed as part of this application, which restore a large amount of the greenery that previously existed in St Peter's Square and a condition is recommended to require the applicant to assess the possibility of incorporating biodiversity enhancements.

Given the comments made by The City Arboriculturist it is recommended that a condition is applied to the application if approved to require the agreement of the species of trees to be planted and the maintenance of the approved tree species.

There are no known protected species or local wildlife sites.

Given the above the proposals are considered to be in accordance with Section 11 of the National Planning Policy Framework and policies EN3 and EN15 of the Core Strategy for the City of Manchester.

5.15 Ground Contamination Issues

It is recommended that the condition specified by the Head of Regulatory and Enforcement Services (Contaminated Land) is applied to the application.

Given the above the proposals are considered to be in accordance with Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy for the City of Manchester.

5.16 Soft Landscaping

The proposed landscaping element is a raised garden which includes seating and a shallow water feature. The garden would not obstruct views as the surrounding wall has an average height of 500mm above ground and the planting comprises planting of not more than 900mm. At eye level there would be full visibility in all directions; the area of the water feature would be entirely flat and would not obstruct views between Central Library and One St Peter's Square.

The garden has been influenced by other design elements of the St Peter's Square scheme, including One St Peter's Square. Its size and form pays reference to the former Memorial Garden, but is in keeping with the modern design of the proposed St Peter's Square.

The location was given careful consideration and is the result of an extensive exercise performed during the International Design Competition. The aim is to find a balance between the different elements and sub-characters within St Peter's Square and the landscaping could not be relocated to outside Central Library as suggested by the objector without destroying this balance.

As Central Library is one of the buildings which characterises St. Peter's Square, it is considered a priority that the area in front of the building up to the tram lines is kept clear of all structures.

It is not considered that the location of the landscaping will impact on the accessibility of the business entrance to One St. Peter's Square, due to the desire lines that have been assessed. The double doors to the public foyer to the south and the entrance to the restaurant to the north are directly accessible and visible.

The area between the garden and the business entrance is relatively wide (9.20m between the garden and the colonnade and another 6.70m of the colonnade) so no congestion is expected. The entrances to One St Peter's Square are integrated into the colonnade of the building which is more than 11m high and it is therefore not anticipated that the location of the garden would cause confusion for visitors.

The open layout of St. Peter's Square discourages anti-social behaviour and the natural surveillance created by the ground floor restaurant in One St Peter's Square would provide additional surveillance.

The garden and water feature is included in the submitted maintenance regime. The proposed water feature was discussed and reviewed with the City Council's maintenance contractor in terms of its design, future maintenance and daily use at the development stage and there would be a period of maintenance included in its warranty.

The garden would also contribute to improved safety as it would be used to guide people towards the designated crossing points of the tram tracks.

Given the above, the proposals are considered to be in accordance with sections 7 and 12 of the National Planning Policy Framework, Policies DP2, DP7 and L1 of the Regional Spatial Strategy for the North West, Policies SP1, CC1, CC4, CC9, T1, EN1, EN3, EN15 and DM1, the Design principle of the Guide to Development in Manchester SPD and Saved Policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester and the Design Principle of the Guide to Development SPD.

6.0 **Article 31 Declaration**

In assessing the merits of an application for Planning Permission officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. No issues were identified when reviewing the application; however consultation responses received on the application have identified issues. These have been forwarded to the applicant for their consideration and a satisfactory response has been received to allow a recommendation of approval subject to conditions.

7.0 **Conclusion**

- 7.1 The Council has taken the submitted information and the representations received from Statutory Consultees and third parties into consideration and has concluded that the proposal is in accordance with all relevant Core Strategy policies.

In terms of the impact of the proposed works on all affected heritage assets it is considered that the proposals can be consented as they are consistent with the relevant tests set out in Section 12 of the National Planning Policy Framework.

Careful consideration has also been given to the proposals in terms of the impact on the setting of nearby listed building and surrounding conservation areas and it is concluded that the proposed development would have significant public and heritage benefit.

The proposals would be consistent with policy at national, regional and local level and for the reasons outlined above are supported.

7.2 **Third Party Representations**

Mrs Jo Hannah, 1 Scott Place, 2 Hardman Street, Manchester, M3 3AA
Farid Mazloomian, 73-75 Princess Street, Manchester, M2 4EG

- 7.3 **Human Rights Act 1998 considerations** – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the Committee must give full consideration to their comments.

8.0 **Recommendation**

- 8.1 The Head of Planning therefore recommends that the Committee:

APPROVE planning application ref no 100589/VO/2012/C2 on the basis that the proposal is in accordance with Section 4 (Promoting Sustainable Transport), Section 7 (Requiring Good Design), Section 11 (Conserving and enhancing the natural environment) and Section 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework, Policies DP2 (Promote Sustainable Communities), DP3 (Promote Sustainable Economic Development), DP5 (Manage Travel Demand; Reduce the Need to Travel, and Increase Accessibility), DP7 (Promote Environmental Quality), RT9 (Walking and Cycling), RDF1 (Spatial Priorities), MCR2 (Regional Centre and Inner Areas of Manchester City Region), L1 (Health, Sport, Recreation, Cultural and Education Services Provision) of the Regional Spatial Strategy for North West England, Policies SP 1 (Spatial Principles), CC4 (Visitors, tourism, culture and leisure), Policy CC5 (Transport), CC9 (Design and Heritage), CC10 (A Place for Everyone), Policy T1 (Sustainable

Transport), T2 (Accessible Areas of Opportunity and Need) EN1 (Design Principles and Strategic Character Areas), EN 3 (Heritage), Policy EN15 (Biodiversity and Geodiversity), Policy EN17 (Water Quality), EN18 (Contaminated Land and Ground Stability) and DM1 (Development Management) of the Adopted Core Strategy for the City of Manchester, the Design, Accessibility and Community Safety and Crime Prevention Principles of the Guide to Development in Manchester SPD and saved policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of Manchester in that the development would deliver public benefits, allow significant improvements to the setting of important Heritage Assets, encourage regeneration within the City Centre, would promote, support and enhance the City's role as an international centre of excellence for learning and research, would allow continued improvements to access to City Council services, would contribute to improving the quality of the City's overall environment, would be fully accessible by all forms of transport and in particular adequately served by public transport, would be of a good standard of design, would not have an adverse impact on the architectural and historic character of the conservation areas or the setting of the listed buildings, has considered the needs of pedestrians, cyclists and disabled people in the design of the development, would contribute to creating safer environments for people living in and using the city, and would not unacceptably increase the risk of flooding elsewhere. The proposals would also have regard to the character, issues and strategy for the Central Business District as described in Manchester City Centre Strategic Plan, would contribute to regeneration within this part of the City Centre, encourage investment in the local area, allow continued improvements to accessibility to Council services and contribute to the wider regeneration of the area around St Peter's Square.

8.2 For the reasons set out in this report and subject to the following conditions:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

The site location plan referenced LATZ-AR-3000-114 REV 1 and stamped as received by the City Council as local planning authority on 16th November 2012

The drawings by Latz and Partners referenced 1257 – LATZ – DR – 101 rev 2, 102 rev 1, 104 rev 2, 105 rev 3, 109 rev 1, 111, 112 rev 1, 113 rev 1, 114 rev 1, 117 rev 1, 118, 119, 122, 123, 127, 128, 129, 130, 201 rev 1, 206 rev 1, 207 rev 1, 208 rev 1, 209 rev 1, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 301, 302, 303, 304, 305, 306, 308, 313, 314,

317, 318, 322, 323, 324, 329, 330, 332, 333, 334, 335 all stamped as received by the City Council as local planning authority on 16th November 2012

The drawings by ARUP referenced:

1257-ARUP-DR – 0500-101 P3, 0500-102 P3, 0500-111 P3, 0500-121 P3, 0500-131, 0500-141 P3, 0500-151 P3, 0500-161 P3, 0500-181 P3, 0700-211 P3 and 1000-301 P3 stamped as received by the City Council as local planning authority on 16th November 2012

1257-ARUP-DR – 0500-301 01 and 0500-302 01 and 1000-101 01 stamped as received by the City Council as local planning authority on 10th October 2012

The drawings by Speirs and Major referenced 1257-SM-DR-600 – 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113 and 114 all stamped as received by the City Council as local planning authority on 16th November 2012

The Maintenance Regime stamped as received by the City Council as local planning authority on 16th November 2012

The Transport Statement stamped as received by the City Council as local planning authority on 1st October 2012

Sections 2.5, 3.1 to 3.20, 4.1 to 4.8 and 5.1 to 5.3 of the Design and Access Statement prepared by Latz and Partners stamped as received by the City Council as local planning authority on 16th November 2012

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Policies SP 1, CC1, CC4, CC5, CC9, CC10, T1, T2, EN1, EN 3, EN15, EN17, EN18 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Manchester Unitary Development Plan.

3) Prior to the dismantling of Lutyens' Cenotaph memorial or St Peters Cross, or the commencement of any groundworks within either the area of St. Peter's Church or the Peace Gardens the applicant or their agents or their successors in title shall secure the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the City Council as local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - a. a watching brief on the dismantling of Lutyens' Cenotaph memorial and St Peters Cross and on groundworks either in the vicinity of the former cross, the footprint of St. Peter's Church or the Peace Gardens.
 - b. (informed by the above) targeted area excavation and recording

2. A programme for post investigation assessment to include:
 - a. analysis of the site investigation records and finds
 - b. production of a final report on the significance of the archaeological and historical interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation to include:
 - a. a bound hardcopy and digital copy of the final assessment report with the Historic Environment Record
 - b. (dependent upon the investigation results) a volume in the series "Greater Manchester's Past Revealed".
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason - To investigate the archaeological interest of the site, record, preserve and advance understanding of the heritage asset affected and any remains of archaeological interest and to make information about the archaeological heritage interest publicly accessible, pursuant to Policy EN3 of the Adopted Core Strategy for the City of Manchester, Saved Policy DC20.1 of the Unitary Development Plan for the City of Manchester.

4) Full details of all measures proposed to enhance biodiversity within St Peter's Square shall be submitted to and approved in writing by the City Council as local planning authority prior to the completion of the works to St Peter's Square as hereby approved. The identified works shall be fully implemented within one month of the first opening and first use of the redesigned St Peter's Square and shall remain in situ in perpetuity.

Reason - To provide adequate habitat for local wildlife to comply with Policy EN15 of the adopted Core Strategy for the City of Manchester.

5) Notwithstanding the information shown on the drawings hereby approved; full details of the species, number and location of all trees to be planted at the site and full details of a maintenance strategy for each species shall be submitted to and agreed in writing by the City Council as local planning authority before any works to plant trees commence. All trees shall be planted prior to the first opening and first use of the redesigned St Peter's Square and shall be planted and maintained only in accordance with the approved information.

Reason - In order to protect the character of the area, in accordance with Policies EN1, EN3, DM1, CC9 and EN15 of the Core Strategy for the City of Manchester and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

6) a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or

ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

7) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall then be implemented as approved.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the

Core Strategy.

8) Development shall not commence unless and until a surface water drainage scheme for the site, based on sustainable drainage principles and the Flood Risk Assessment (FRA) from URS Referenced 49307969, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

1. details of exceedence event up to a 1 in 100 year including climate change allowance
2. details of how the scheme shall be maintained and managed after completion

Reason - To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system, pursuant to policies DM1, EN17 and EN18 of the Core Strategy.

9) The details of an emergency telephone contact number for a person responsible for the site; shall be displayed in a publicly accessible location on the site from the commencement of development until construction works are complete.

Reason - To prevent detrimental impact on the amenity of nearby occupiers and in the interests of local amenity in order to comply with policies SP1 and DM1 of the Core Strategy.

10) The wheels of contractor's vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.

Reason - In the interest of pedestrian and highway safety, as specified in policies SP1, CC5 and DM1 of Core Strategy.

11) No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used in the implementation of the development hereby approved, including street furniture and lighting units have been submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed only using the approved materials and specifications.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of

Manchester.

12) Before the development hereby permitted is commenced a scheme showing the measures to be installed with the aim to achieve full disabled access throughout all areas included in this application, shall have been submitted to and approved by the City Council as local planning authority. The agreed scheme shall be implemented before the each area of the development hereby permitted is brought into use and the agreed measures shall be retained and operational in perpetuity.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Adopted Core Strategy for the City of Manchester Policies CC5, SP1, CC10, T2 and DM1.

13) No works to resurface St Peter's Square shall commence unless and until full details of the proposed locations that the 'Adrift' statue and the 2no. listed phone boxes will be reinstalled within St Peters Square have been submitted to and approved in writing by the City Council as local planning authority. These structures shall then be installed only in accordance with the approved details before the first opening and use of the redesigned St Peter's Square.

Reason - In the interests of amenity and because the proposed works affect structures that are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and conservation area in accordance policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

14) No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by the City Council as Local Planning Authority. The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

1. The parking of vehicles of site operatives and visitors;
2. Loading and unloading of plant and materials;
3. Storage of plant and materials used in constructing the development;
4. Construction and demolition methods to be used; including the use of cranes;
5. The erection and maintenance of security hoarding;
6. Measures to control the emission of dust and dirt during construction;
7. A scheme for recycling/disposing of waste resulting from demolition and construction works; and

Reason - In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the necessary requirements of working adjacent to

the Metrolink system are complied with, pursuant to policies SP1, CC5, CC10, T1, T2 and DM1 of the Adopted Core Strategy for the City of Manchester.

8.3 Informatives

1) No work or other activity shall take place on the site on Sundays or Bank Holidays and all work and other activity on other days shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:- 7.30 to 18.00. Mondays to Saturdays.

Manchester City Council guidelines state that construction work should normally take place only between the following hours:

Monday - Friday*: 7.30 - 18.00

Saturday*: 8.30 - 14.00

Sunday / Bank holidays: No work

*Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour.

If the development is to involve noisy construction works for a prolonged period the applicant is requested to contact Environmental Health (Public Protection Team) to discuss the nature of the construction phase. The reasoning behind this is to establish a site contact and discuss appropriate working times etc. Contact: Manchester City Council, Environmental Health, Hammerstone Road, Gorton, Manchester, M18 8EQ Tel: 0161 234 5004, email: EnvHealth@ manchester.gov.uk

Equal Opportunities

The proposal, including the redesign of St Peter's Square will improve access to and through the Square for all members of the public, including those with mobility impairments.

Environmental Improvements

The proposal will improve the Setting of the Town Hall Complex and facilitate the Second City Crossing.

Employment Implications

Not applicable

HEAD OF PLANNING