

Planning
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Dear Sir or Madam

**SECTION 62 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR PHYSICAL WORKS TO THE PAVILION AND SURROUNDING PUBLIC REALM
LAND AT PICCADILLY GARDENS, MANCHESTER, M1 1RG
LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LTD**

PLANNING PORTAL REFERENCE: PP-10488462

Introduction

We write on behalf of our client, Legal and General Assurance (Pensions Management) Ltd, to apply for planning permission for physical works to improve the 'Pavilion' and surrounding public realm at Piccadilly Gardens in Manchester.

In accordance with the Town and Country Planning (Development Management Procedure) 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application form;
- The following drawings:
 - Ref: (90) 001 – 'Site Location Plan';
 - Ref: (90) 002 – 'Existing and Proposed Roof Plan';
 - Ref: (90) 003 – 'Existing and Proposed Site Plan';
 - Ref: (90) 004 – 'Existing and Proposed Elevations'; and
 - Ref: (10) 200 – 'Demolition Plan';
- Drawing Ref: 2018160 – 00 – (63) – 1001 – 'Isoline Lux Plot Layout', prepared by Artin; and
- Design and Access Statement, prepared by SpaceInvader Design.

The application has been submitted and the requisite application fee paid (£234) electronically via the Planning Portal website (Reference: PP- 10488462).

The principle of the development and the scope of this submission have been agreed with the Local Planning Authority ('LPA') (James Hughes and Anthony Mitchell) as part of the pre-application process. The application is also supported in principle by Kate MacDonald (Strategic Lead, City Centre Partnerships).

The Application Site

The application site incorporates the 'Pavilion' building and surrounding area on the southern boundary of Piccadilly Gardens located in the heart of Manchester City Centre ('the Site').

The Site is adjacent to the tram and bus station to the south and One Piccadilly Gardens to the south-east. To the north-east runs Piccadilly and to the north-west is Market Street.

The concrete pavilion itself currently comprises a number of food and beverage (Class E) operators, along with a small storage area for maintenance equipment used for the Gardens. The extent of the Site is illustrated on the Site Location Plan, submitted as part of the application (Ref: (90) 001).

The Proposed Development

This application seeks planning permission for physical works to the 'Pavilion' building and surrounding public realm to the south of Piccadilly Gardens. The physical works will include an 'artwork' installation to enliven the southern elevation.

The proposed works will significantly improve the access and overall appearance of this key public space in Manchester City Centre. By opening up the pavilion wall and creating better permeability, the access to the gardens will be more visible and inclusive. The approach is designed to remain an integrated part of the local public realm, and to enhance and improve the Site and its wider environment.

The proposed works to the elevations and wider public realm are particularly important given the visibility of the Site and the amount of pedestrian footfall. Piccadilly Gardens is an iconic feature within the City Centre's network of public spaces.

The proposed works are illustrated on Drawing Ref: (90) 003 – 'Existing and Proposed Site Plan', and include the following principal elements:

- Removal of central section of wall, roof and associated services to create separate pavilions;
- Removal of external skylights and existing soffit lighting;
- Removal of existing columns following demolition of roof section;
- Installation of a new metal sculpture with lighting to be mounted to the wall surface at high level;
- New soffit lighting to the perimeter of the shopfronts;
- Extension of paving to connect pathways;
- Existing glazing, grilles and wall panelling to be refinished in black
- Painted etched pattern to existing concrete surface at low level with coloured resin inserts to specific existing formwork tie holes; and
- New structural columns with finish to match glazing black colour.

A Design and Access Statement ('**DAS**') is included as part of the submission which provides further detail of the proposal including the design evolution and intent.

The DAS also sets out details of the lighting concept which comprises two key elements. First is the replacement of the surface mounted functional lighting to the existing concrete soffit canopy and the second is the introduction of integrated, low output lighting into the new high level sculptural artwork. The artwork is to be installed in the top third of the existing curved concrete walls.

Careful consideration has been given to the lighting installation given its proximity to the bus station. The illumination will be static and Lux levels have been set at a level which does not pose a risk to highway safety.

The works to Pavilion have been designed to reflect the original concept and Manchester's heritage. The scheme design incorporates 'texture' and utilises existing features (such as the grid pattern on the concrete wall) to create interest and add articulation to the southern façade.

As set out in the DAS, the design concept has been developed through a collaboration of local artists and design studios including: SpaceInvader Design, Lazerian and Artin. The final 'artwork' installation on the southern elevation will be named with information detailed on Site through a commemorative plaque.

Justification for the Proposed Development

The design concept has had regard to the objectives of both local and national planning policies which seek to secure high quality design in all new developments. The proposal includes modern design and high quality materials and accord with the aspirations and objectives of these policies.

As set out in the introduction, the principle of the development has been agreed with the professional officers of the LPA. The current Pavilion and its associated public realm does not contribute positively to local townscape, suffers from poor natural surveillance and accessibility and permeability are constrained. It was agreed that the proposal will deliver a material improvement both in terms of visual appearance and environment.

The proposed works are also supported by Greater Manchester Police ('GMP'). Zac Fraser, District Commander for Manchester City Centre, and Chief Superintendent Paul Savill, Area Commander for the entire City of Manchester Division confirmed via email on 19th October 2021 that "...GMP fully support LGIM's proposal to remove the roof and invest further in making Piccadilly Gardens a high quality place for all". A full copy of the email correspondence is included at **Appendix 1**.

The primary function of the existing Pavilion was to form a barrier both visually and acoustically from the bus and tram interchanges. This remains an important function. The revised Pavilion design will still perform its original role but will also facilitate greater permeability and access and increase levels of visibility and natural light. The overall effect will be to create a more legible, safer and attractive route for pedestrians.

The re-finishing of the shop fronts and service grilles will further improve the appearance of the Piccadilly Gardens elevation.

The proposed development accords directly with Policy EN1 of the Core Strategy which requires development to contribute positively to the experience of all at street level. The Policy also states that, wherever possible, developments should enhance existing and provide new areas of meaningful open space. The proposal will help to deliver the Council's objectives and will result in a substantial improvement to one of the City Centre's most visible and used public open spaces.

The proposed development also accords with Paragraph 80 of the NPPF which states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The proposal will represent substantial private sector into the Site which in turn will enhance the environment within the City Centre and support commercial activities.

Access for all has been a key consideration and driver for the design concept. As set out above, further opening up of the Pavilion wall creates enhanced access to Piccadilly Gardens from the south (Parker Street). A more generous opening improves visibility into and through the Gardens and enables better connectivity with the wider pedestrian routes. The proposal accords with Policy EN10 of the Core Strategy.

The current Pavilion building design provides opportunities for anti-social behaviour. The works to remove the central section of roof, increase the opening and introduce additional lighting will allow for greater visibility and natural surveillance throughout the day and night. The works have been designed to ensure that they deliver improvements to both the overall aesthetic and the function of the open space. The proposed development will contribute towards improving community safety and preventing opportunities for crime and other anti-social behaviour. The proposal accords directly with Policy DM1 of the Core Strategy.

Summary and Conclusion

This application seeks planning permission for physical works to the Pavilion building and surrounding public realm at Piccadilly Gardens in Manchester.

The proposed development will facilitate private sector investment at the Site and will significantly improve the appearance of the Pavilion building and the public open space. The works accord with the principle of securing good design.

As part of this application we have demonstrated that the proposal will:

- Create a more visible and inclusive access to Piccadilly Gardens;
- Deliver a material improvement to the public realm and wider townscape including an 'artwork' installation on the southern elevation;
- Enhance levels of natural daylight and natural surveillance and new lighting to reduce opportunities for anti-social behaviour;
- Reflect the history of Manchester through the use of clever design features; and
- Utilise local artists and designers to reflect Manchester's history within the new design concept.

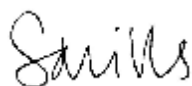
Overall, the proposed development will significantly enhance both the appearance and operational functionality of the Pavilion building and the public realm around Piccadilly Gardens. The proposal represents 'sustainable development' by improving the economic, social and environmental conditions of the area.

We conclude that the proposed development accords with the development plan and all other material considerations. We respectfully requested that the application is approved and planning permission is granted without delay.

We trust the information provided above and within the enclosed documents are sufficient for the Council to register and consider the application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact either Katie Parfett or Matthew Sobic at these offices.

Yours faithfully

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, stylized script.

Savills (UK) Ltd
Planning

Appendix 1 – Copy of the Email Correspondence from Greater Manchester Police

Katie Parfett

From: Webb, Nick <Nick.Webb@lgim.com>
Sent: 29 November 2021 16:40
To: Matthew Sobic; Katie Parfett
Subject: FW: GMP Request to redesign/change Piccadilly Pavilion

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Confidential

From: Webb, Nick <Nick.Webb@lgim.com>
Sent: 19 October 2021 16:14
To: Zac.Fraser@gmp.police.uk
Cc: Alex.King@cityco.com
Subject: Re: GMP Request to redesign/change Piccadilly Pavilion

Many thanks superintendent. Much appreciated.

Kind regards

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From: Zac.Fraser@gmp.police.uk <Zac.Fraser@gmp.police.uk>
Sent: Tuesday, October 19, 2021 4:09:21 PM
To: Webb, Nick <Nick.Webb@lgim.com>
Cc: Alex.King@cityco.com <Alex.King@cityco.com>
Subject: GMP Request to redesign/change Piccadilly Pavilion

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Good afternoon,

My name is Zac Fraser and I am the Superintendent for Manchester City Centre, having overall operational and tactical control of policing across the City Centre.

Apologies for the delay in sending the below through to yourself, I had hoped to have a more formalised report I could send through by this point, however as initial support for the proposal please see the statement below from myself.

"GMP supports positive place management in the city of Manchester, LGIM's proposal to remove the roof of the Pavilion, to allow natural light and create a more open thoroughfare, will reduce the opportunity and means to commit crime and anti-social behaviour. GMP fully support LGIM's proposal to remove the roof and invest further in making Piccadilly Gardens high quality place for all.

Piccadilly Gardens is identified within GMP Crime Data as being a hotspot for criminality, repeat victimisation and antisocial behaviour.

The type and scale of offences committed in the locality is wide ranging and frequent. Key crime and public safety concerns identified and documented are:

- Violence, with or without injury
- Knife enabled crime
- Robbery
- Homeless issues including rough sleeping, begging and associated ASB
- Drug dealing
- Concern for safety/welfare issues

The Pavilion in Piccadilly Gardens has been identified as a specific hotspot with the wider Piccadilly Gardens area. It is an ideal place for substance misuse and anti-social behaviour which is demonstrated through incident data at a micro-beat level and observations from officers who state that the area is used as a gathering point, sheltered from the elements and natural surveillance.

This matter has the support from myself as District Commander for Manchester City Centre and Chief Superintendent Paul Savill as Area Commander for the entire City of Manchester Division.

We are more than willing to attend any meetings with yourself or relevant boards in relation to this matter to demonstrate some of the harm that could be prevented through effective redesign of the Pavilion in line with an evidenced based approach.

My contact details are below for further follow up as required.

Kind regards
Zac

Zac Fraser
Superintendent 15407
City Centre Neighbourhood Policing Team
Greater Manchester Police
Town Hall Extension
Lloyd St M2 5DB
Tel: 0161 856 3202
Mob: 07391 734608

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[For emergencies only call 999, or 101 if it's a less urgent matter.](#)

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- Flickr: www.flickr.com/gmpolice1
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- Pinterest: www.pinterest.co.uk/gmpolice

To find out what is happening in your area, visit www.gmp.police.uk/a/your-area where you will be able to follow local social media accounts.

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LGIM Managers (Europe) Limited is authorised and regulated by the Central Bank of Ireland (Reference No C173733). It is registered in the Republic of Ireland (Number 609677) with its principal business address at 33/34 Sir John Rogerson's Quay, Dublin 2, D02 XK09.

The ultimate parent company is Legal & General Group PLC (Company number 01417162) which is registered in England & Wales and has a registered office at One Coleman Street, London, EC2R 5AA.

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