Application Number	Date of Appln	Committee Date	Ward
128045/VO/2020	21st Sep 2020	21st Jan 2021	Deansgate Ward

Proposal City Council Development - Public realm works to create a new public amenity space (Phases 1A, 1B and 1C) comprising the creation of a memorial feature to the Manchester Arena Attack, new entrance square in front of Manchester Cathedral (with potential use as events space), areas of new paving, amenity planting, raised lawns, tree planting, street furniture and lighting.

Location Manchester Cathedral, Victoria Street, Manchester, M3 1SX

Applicant , Manchester City Council, C/o Agent

Agent Mr Frank Fitzpatrick, Planit-IE, 2 Back Grafton Street, Altrincham, WA14 1DY

EXECUTIVE SUMMARY

The proposals would create a public amenity space in 3 phases including the creation of a memorial feature to the Manchester Arena Attack (Phase 1A), new entrance square in front of Manchester Cathedral, paving, amenity planting, raised lawns, tree planting, street furniture and lighting.

1 objection has been received from Chetham's who broadly support the proposals but raise some significant concerns about the detailed design, principally in relation to service access to and security of their site and in relation to potential impacts from Events being held adjacent to their site.

Key Issues

Principle of the proposal and the schemes contribution to regeneration The development is in accordance with national and local planning policies, and the scheme would bring significant economic, social and environmental benefits. High-quality public spaces will attract people back to the city, increase the number of visitors and support the cultural, tourism and leisure economy. As the residential population in the city centre grows, the availability of public space is increasingly important.

Economic: The Economic Recovery Plan considers this site as a key public realm project which will provide a critical mass, linking key routes and spaces across the city centre and driving business confidence. The proposals would transform this part of the city centre.

Conservative impact assumptions predict that expenditure would increase by almost £20m by year five. In addition to extra staff recruited by the venues, it is estimated that the new public realm will result in an additional 172 jobs and over £5m Gross Value Added by year 5.

Social: Security and inclusivity have been integral to design to ensure increased natural surveillance and ensure that users feel safe, encouraging active use and responding to the needs of a range of disabilities. Further engagement to ensure high standards of inclusivity will continue as part of the planning conditions

The public realm would help to integrate the site into the locality and provide opportunities for civic and ceremonial events. The seating overlooking the Cathedral and River Irwell would create better physical engagement with the City's blue infrastructure.

Environmental: The proposals would provide opportunities for a range of public uses, create a green link to the north of Deansgate and improve the setting of the Cathedral and Chetham's School of Music. The enhanced public realm would deliver a high quality place and respond to the area's significance.

The Glade of Light would provide a space of peace and remembrance and should consent be granted the Memorial should be in place for the next anniversary.

Biodiversity would be improved and there would be a net gain of 62 trees across the 3 phases.

Heritage Impacts Historic England are supportive of the principle of the proposals and state that the public realm would result in an enhancement to the character and appearance of the Cathedral Conservation Area, and the setting of Manchester Cathedral and Chetham's Hospital.

Chetham's Comments - Vehicular access for servicing, maintenance and emergencies would be retained ensuring Chetham's and the Cathedral are able to. to fully function. The City Council is committed to continuing to consult with the school in respect of events planned in the vicinity of the school.

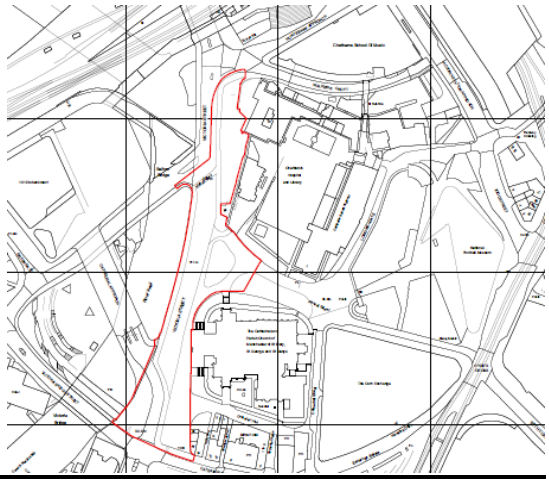
Final details of works to the land in Chetham's ownership on the site of the former Palatine Building would have to secure final agreement via a Planning Condition with any planting along the site boundary to be agreed with Greater Manchester Police Design for Security.

Background

Consent was granted in January 2019 for public realm works including a square in front of Manchester Cathedral, areas of paving, amenity planting, raised lawns, tree planting, street furniture, lighting and opportunities to integrate public art at Victoria Street (121341/VO/2018). The current proposals updates this proposal and replaces the proposals for phase 1a incorporating the 'Glade of Light'. It would provide a place of remembrance and a permanent memorial to the 22 people who lost their lives in the May 2017 Arena Attack and for all of those injured and affected. It would be set within green spaces as a place for calm and reflection.

Description of Site

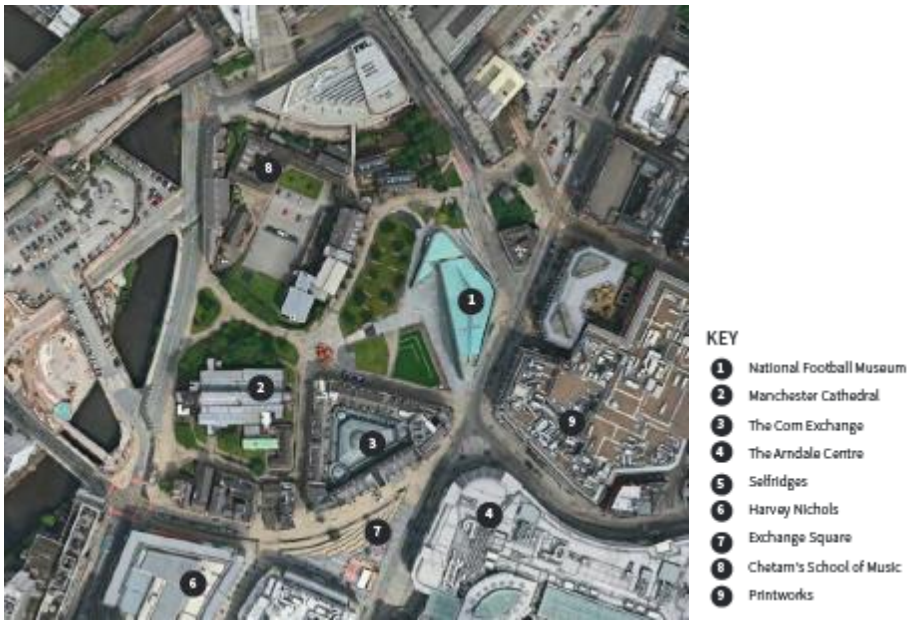
Image of Site



Site Plan

The site is formed by part of Victoria Street between the River Irwell, Chetham's School of Music and Manchester Cathedral and has boundaries with Victoria Bridge Street, Walkers Croft, Cathedral Yard and takes in part of Fennel Street. It includes land created through the demolition of the Palatine Building on Chetham's west boundary.

The site is in the Cathedral Conservation Area and Medieval Quarter an area of the City Centre which is rich in cultural and historical significance. It includes the Cathedral and Chetham's School of Music (both Grade I Listed) and the National Football Museum. The Arena and Stoller Hall (Chetham's School of Music's Concert Hall) are also key destinations with the area. The site is close to Victoria Station. Other nearby significant buildings include the Corn Exchange (Grade II Listed), the Arndale Centre, Selfridges, Harvey Nichols and the Printworks.



New developments have provided localised public realm improvements, but there are issues with the quality of the wider environment and public realm. A Masterplan has been developed to address this and provide an enhanced setting for the area's assets.

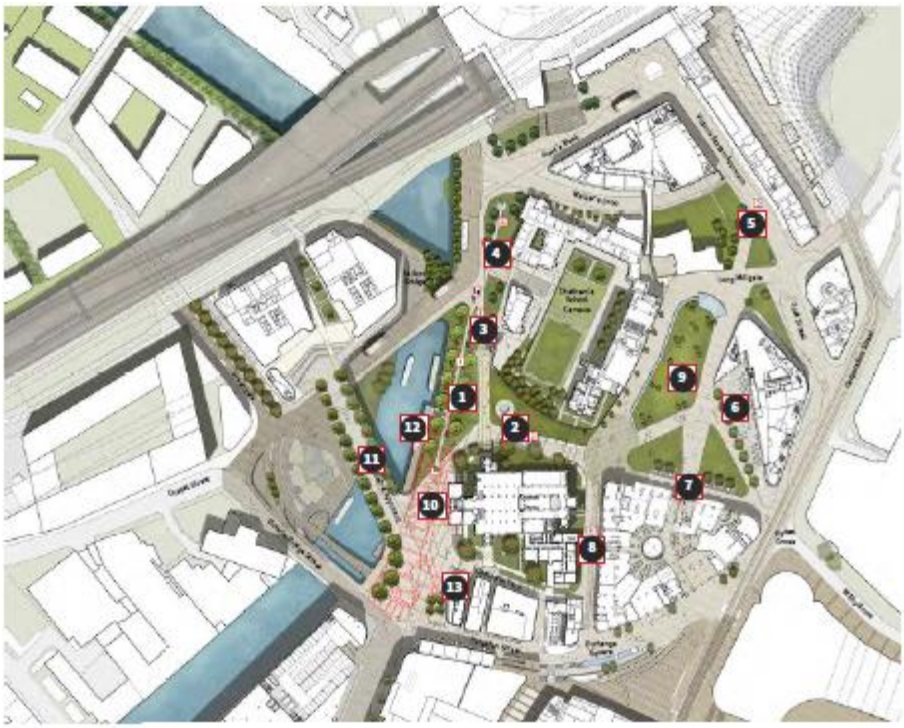
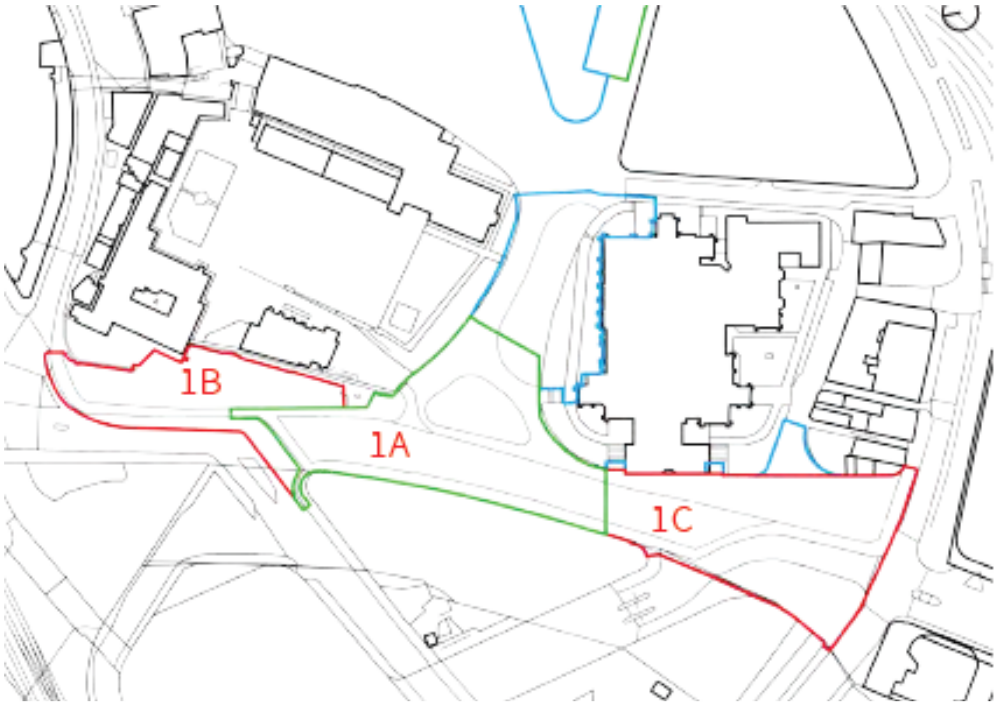


FIGURE 3: SIMPSON HAUGH MASTERPLAN

Description of development

The scheme would develop Victoria Street as a linear park that provides opportunities for a range of public uses, create a green link to the north of Deansgate and improve the setting of the Cathedral and Chetham's School of Music. It has been developed in accordance with the broad principles set out in the Masterplan for the Medieval Quarter.



Phasing detail

The proposals would be delivered in 3 phases as and when funding becomes available. The location of these phases is set out below:

<u>Phase 1a</u>

This phase stretches between Chetham's to the north and the Cathedral to the south, alongside the River Irwell and would contain the Glade of Light Memorial to the 2017 Arena bombing. 2 category U trees would be removed. The works would include the ‘halo’ a white marble stone ring as a central focus surrounded by planting. The ‘halo’ would include inscriptions of the names of the 22 people who lost their lives in the attack as well as inset memory capsules and would be set within a grove of trees.

Following engagement with families, survivors and subsequently other consultees, there would be an additional outer-ring path to the Glade with extra seating. This would allow the provision of a wider variety of inclusive seating, including for left and right hand transfer spaces at the end of seats. It would ensure the garden can accommodate more visitors, without undermining the intimate and personal nature of the memorial.

There would be raised interpretative plaques at each entrance. These would have information about the memorial, including a tactile map and pictorial representations of key themes. Planting would include ground cover within the sunny glade of grasses, heaths, bulbs and perennials would provide year round colour.

The Glade of Light would provide a space of peace and remembrance.

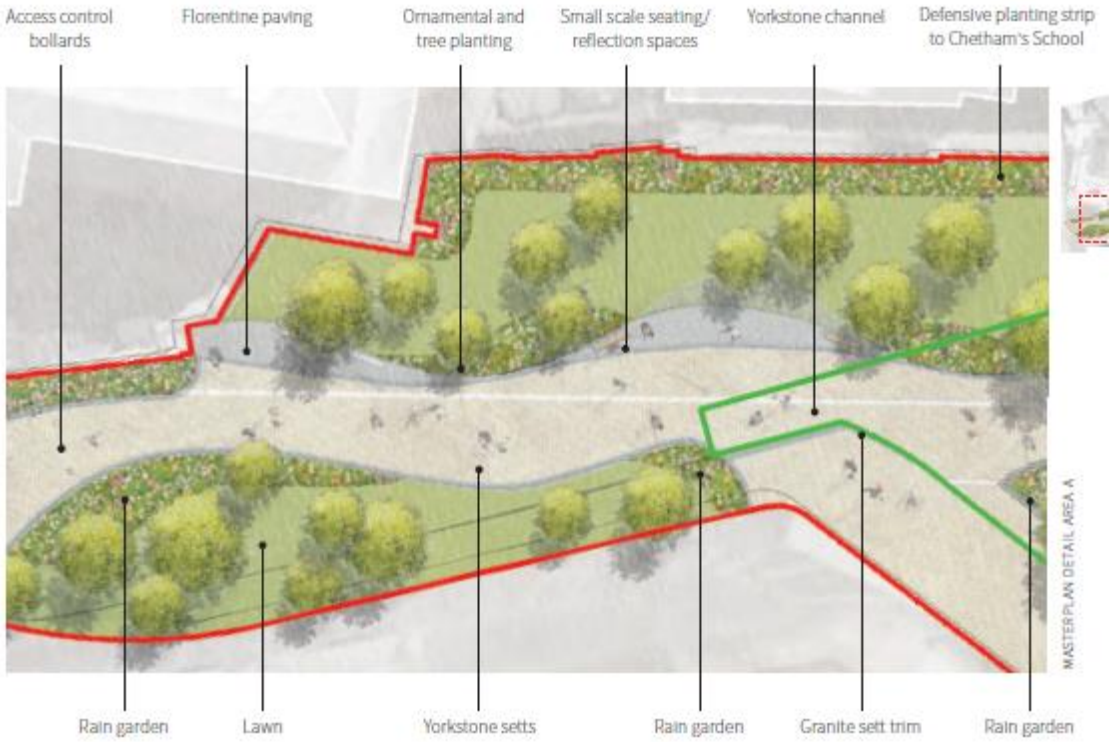
Phase 1b

This is to the northernmost extent of the site and includes the footway to Victoria Street and the land vacated by the demolition of the Palatine Building. Consent for phase 1b is at this stage is indicative, but could include a grassed area and tree and low level planting designed to secure the Chetham's site. Final details of phase 1b will be agreed through the discharge of conditions, subject to future funding streams and ongoing discussions with Chetham's who own the land vacated by the Palatine Building.

This part of the site is being used by Network Rail as a site compound until February 2021 and site remediation would create an easily managed grassed area to be maintained by Chetham's.

Phase 1C

This includes the area immediately in front of the Cathedral, up to the parapet of the Irwell and the eastern most extent of Cathedral Approach. The vision is to create a sequence of spaces connected by a riverside walk that would create a vista with the end of Deansgate. Cathedral Square would provide a greatly improved setting for this Grade I listed building.



Following consultation with Access Stakeholders a shared pedestrian / cycle route has been removed and signage is now included which will set out a requirement for cyclists to dismount when they enter Victoria Street.

The proposals would include:

Access control bollards; a riverside walkway; rain gardens with perennial shrubs and tree planting; Small scale seating/ reflection spaces; raised perennial and herbaceous planting; a series of raised planting and lawned areas with seating; a new feature square of hard landscaping in front of the Cathedral to create a new major civic space; and new lighting.

Delivery access to Chetham's would be retained from Long Millgate and a protective planting buffer has been indicated adjacent to the school to manage unauthorised access which would need to be subject to final agreement with the School as landowner.

The majority of hard materials would be natural stone with granite kerbs and edge detail and there would be small areas of Florentine paving. The boundary to the Glade of Light would have Granite Setts. The square in front of the Cathedral would have a pattern formed from Yorkstone, limestone, granite and sandstone flags. The small unit size and a cropped finish for the granite would to act as a skate deterrent around raised edges. In addition, the small unit size means that lighting columns and street furniture can be located within this band minimising paving cuts to larger paving units within the main body of the paving. The use of Yorkstone would provide visual unity with adjacent hard landscaped areas.

Planting would define spaces, mark the changing of the seasons and contribute to the green park environment that forms a fundamental part of the proposal. Planting to the Glade of Light would be naturalistic and reminiscent of heathland in the colours and plant species and the trees would give the effect of a woodland glade.

Planting and lawns would play an important role in the management of surface water. They would reduce the amount of rainfall falling onto impermeable surfaces that would otherwise flow directly into the drains. The Rain Gardens would have plants that can tolerate both wet and dry conditions due to the free draining substrate used to allow water to infiltrate in these SUD's features. The Lawns would create opportunities for seating and relaxing.

Herbaceous and Shrub Planting would provide colour, form and scent and add a splash of colour. Species chosen would survive through natural precipitation and require minimal maintenance. Feature Trees with would further the idea of 'the arboretum' established by the Cathedral Gardens scheme.

The Defensive Strip Planting would act as a protective layer along the Chetham's boundary. Species chosen would be robust and thorny to keep people away from boundary walls.

Free standing benches would provide seats in the smaller-scale spaces in addition to the seating provided by raised planters and edges in busier, more heavily used parts of the scheme. Fixed and removable bollards would control vehicle movements in an environment for pedestrians only (with cyclists required to dismount).

The lighting columns would have multiple directional heads to distribute light throughout the public realm. A signage and wayfinding strategy would aid navigation. Finger posts at key gateways would direct users to key destinations. The design of the fingerposts and the choice of font, size and colour would ensure that they are easily legible by all users of the scheme.

Security has been a key design issue to ensure park users feel safe, encouraging active use of the park and adjoining areas. Key principles of the security strategy are as follows: The spine route would be used by pedestrians and this passive surveillance would help to make the park safe; The lighting scheme would be combined with CCTV cameras and provide a high level of coverage across the park; trees would have a minimum clear stem of 2.2m to allow clear lines of sight beneath the canopy; planting would not grow above 1m or would be easily maintainable to beneath this level to ensure that clear sight lines are maintained; defensive planting with woody and thorny plant species would be used along the Chetham's boundaries to ensure the continued safeguarding of pupils, and to reduce the opportunity for abuse of the historic wall through graffiti.

Greater Manchester Police Design For Security have appraised the scheme and suggested changes have been incorporated where possible.

Hostile vehicle mitigation measures would ensure that the site can be used safely including: buildings and structures; raised planters; raised lawns; and, bollards

The public realm would be inclusive and accommodate all users, allowing the park to be appreciated by all. There would be multiple drop off points around the site or within a short distance to ensure that those with limited mobility are equally able to access the site (as detailed below).

Much of the site falls within the adopted highway. Victoria Street is part of the adopted highway and there is no proposal to change its status. Vehicular access for servicing, maintenance and emergencies would be retained.

Vehicular movements are currently restricted by physical measures at the northern end of the site and access is maintained from Deansgate. The proposal introduces planting in the centre of Victoria Street which would prevent south to north movements which would allow access to be managed by Traffic Regulation Order (TRO). The final details of the TRO are to be agreed. Vehicle tracking demonstrates that access to the Cathedral and Chetham's can be maintained.

A SuDS strategy would use the green spaces to collect, store, convey and filter surface water run-off from the hard paving. Hard surfaces would fall towards raingardens and water would be stored at the surface and soak into the soils before being absorbed by the plants. The raingardens would store water from extreme events before discharging at a controlled rate to the drainage network. The planted areas would contribute positively to biodiversity and amenity.

The proposed Square would greatly improve the main entrance to the Cathedral and enhance the setting of the Grade I listed buildings. It would provide opportunities for civic and ceremonial events, with seating overlooking the Cathedral and River Irwell.

It should be noted that following further consultation with Access Interest Groups cyclists would be required to dismount prior when entering the public realm. In addition the height of the 'halo' has been set at between 200 and 300mm and would not be usable as a seating area.

Consultations & Notification Responses

Publicity – The application was advertised as a public interest development, affecting a right of way, a conservation area and the setting of a listed building. Site notices were displayed adjacent to the application site and the occupiers of adjacent buildings were notified about the application. One letter of objection has been received on the basis of the location the works, which they think should be away from Victoria Street and nearer to Fennel Street and the Football museum, and to the removal of existing high quality trees.

Manchester Historic Buildings and Conservation Areas Panel - The Panel commented on the previously approved scheme and considered the amount of new tree planting being proposed to be over dominant and would lead to views of important historic buildings being blocked. They felt there should be no trees obscuring the view and medieval setting of 'Chethams' and Manchester Cathedral.

They suggested a simpler palette of materials, principally using only Yorkstone to provide a more dignified setting for these important historic buildings. They felt that the small areas of planters and grassed areas would not cope well with higher levels of use in good weather and deteriorate quickly. They noted that the character of Fennel Street, as a historically important trading centre, had been eroded. They expressed concerns about the danger of cyclists mixing with pedestrians. They requested that the Oliver Cromwell statue be reinstated on the site.

Historic England - Has no objection on heritage grounds and consider that the application meets the requirements of the NPPF, in particular paragraph numbers 184 and 193. The public realm would result in an enhancement to the character and appearance of the Cathedral Conservation Area, and the setting of Manchester Cathedral and Chetham's Hospital. They are therefore supportive of the principle of these proposals, and of the desire to create a memorial to the Manchester Arena Attacks.

Chetham's School of Music – Whilst broadly supportive of the proposals they have some significant concerns about the application, most specifically about Phases 1A and 1B as set out below:

Access to Chetham's site: They consider that the plans do not appear to show, the level of detail required to demonstrate how access to Chetham's site through the gate opposite the Cathedral (South Gate – formerly Vickers Gate) is to be maintained. Chetham's requires very large vehicles to be able to use South Gate (as our other gate on Long Millgate is not large enough) and the plans seem to show that the Glade of Light memorial will be located in the space that these vehicles need to use to be able to drive in and out of the gate. There needs to be a big enough area on Fennel Street to allow these large vehicles to safely manoeuvre to enter and leave

Chetham's site. The memorial position possibly needs to be moved to allow this to happen.

Phase 1B landscaping adjacent to Chetham's also needs to take the required size of vehicles into account and they cannot see that this has been factored into the plans. Chetham's is currently having significant problems accessing the site due to the closure of Victoria Street and the installation of bollards on Victoria Street and Long Millgate. The School has specific access requirements (for example for emergency repairs at any time with no notice and planned construction works and maintenance) which have not changed in any way for decades so we would need to be reassured that these will not be adversely affected by the planning application.

They are concerned that when Cathedral Gardens is being used as an event venue (for example when the Christmas Markets are being held) that stalls/bars etc. are normally placed on the Long Millgate roadway and on the turning area by the Cathedral and this will totally block our access for significant periods of time, which again would not be acceptable. Having sole access via Long Millgate rather than Victoria Street means that Chetham's options for large vehicle access are halved which is not acceptable.

Security: The plans show defensive strip planting along Chetham's medieval wall but also state that the planting will be restricted to low growing (<1m) plants. In Chetham's view this is not sufficient to protect the wall and instead fencing along the complete length of the wall at sufficient distance from the wall should be provided to properly prevent damage. Chetham's feels that the potential level of criminality in the proposed public realm area is perhaps underestimated and the mitigating factors in the planning application do not appear to be sufficient to deal with this regrettable fact of life in the city centre. The unlawful activities in Cathedral Gardens (drug dealing, graffiti, muggings for example) which are not prevented by the use of CCTV, police attendance at sporadic times and antisocial behaviour orders are likely to be replicated in the new public realm areas. The safety of the School's students is of the upmost importance and we would require more measures to be taken to provide a guaranteed level of security in the area.

There is concern that once people can approach the wall, they will climb the security planting (relatively easy), graffiti it, and may commit crimes. The Library has had one attempted break-in in recent times, foiled by the on-site security officer (the person went on to cause £25,000 of damage at the Cathedral while robbing the poor-box), and we only need look at the fate of Wythenshawe Hall to see that sadly some people will cause destruction where they can. The Library is unique and cannot be replaced. A fence between the public area and the foot of the wall is needed. Any lamp-standards need to be far enough away from the wall that those shinning up them should not be able to use them to get across into Fish Court or other parts of the wall.

If the project team are not able to amend their plans to include security fencing, they require that mature plants to be used and to be planted at sufficient thickness immediately so as to reduce the probability of these sorts of crimes being committed. When the crimes do occur, we would require the Council to properly and effectively repair any damage caused at the Council's expense.

The Palatine Land This area is in the ownership of Chetham's Hospital. Discussions have taken place with Manchester City Council about a possible transfer of this land from Chetham's and the matter would need to be resolved in order for Chetham's to fully support the full planning application in its current form. Use of the proposed area Chetham's also has concerns about future events that may be organised in the new public realm areas. There needs to be proper consultation and prior agreement with and from Chetham's before the Council gives permission for events to ensure that security, noise, and other nuisance factors have been fully considered. Chetham's is very often forgotten when events on Cathedral Gardens are being approved and we often do not get any notification, let alone the opportunity to object, in advance of events taking place. The School has boarding students as young as 8 years old on site who go to bed at 8pm and staff who live on site all year round so the avoidance of noise from events is a critical factor.

Pending finances being available to Chetham's for the original landscaping to be carried out or agreement with the Council on a transfer of ownership, the Land will be grassed when it is vacated by Network Rail (currently using it for site compounds). There are also thoughts of planting fruit trees and installing bee hives, to use the Land as a learning zone for Chetham's students.

Other comments: There is little detail about the archaeological investigation that it is widely agreed should take place on the former Palatine site, and which has been seen as having significant potential for major discoveries. While funding may well be the issue, do we want to go in for extensive landscaping and paving of this area until the digs have been funded and done?

The paving scheme is over-complex, and the 'Florentine paving' on Millgate and the open space between the Cathedral, Corn Exchange and Chetham's is the source of continual problems leading to ugly patching with black-top, trip hazards and wet shoes. The only decent solution is setts throughout, as people will drive delivery trucks and cherry-pickers over the delicate surfaces and break them despite the intentions of the designers as the area outside the Corn Exchange proves.

The scheme doesn't appear to give much consideration to cyclists and integration into the broader cycle network plans for Manchester. Similarly bicycle parking provision should be considered as it is currently extremely poor in the vicinity and would be essential adjacent to a major transport and commuter hub.

The proposals don't seem to be coordinated with the Manchester Arena development proposals which join on to the geographical area of this scheme and factor in the Glade of Light memorial. The two schemes should be considered together, and their overall impact and cohesion assessed.

Inclusive Access Interest Groups –Formal consultations have taken place with a number of interest groups via the Access Design Group an informal network of disabled people's organisations, disabled people's charities and academics working the field of Inclusive Design co-ordinated by the City Council's Equality, Diversity and Inclusion Team as well as with the Access Officer within the Design and Conservation Group within the Planning Service.

Comments received are summarised below:

Older People's Forum in Manchester: Supportive in Principle

RNIB's (including representatives responding on behalf of Guide Dogs) : following the removal of a shared cycle / pedestrian route from the proposals have no objections subject to their ongoing in the detailed design development particularly in relation to signage. They would expect there to be Braille on signs and way finding points.

Manchester Disabled People's Access Group (MDPAG)- Have made comments in relation to the following: Stone Memorial font (design); Cycling (avoidance of conflicts between cyclists and pedestrians); Tactile warning at steps (design): Heights of benches (DFA2 and BS compliance); Arm rests – colour contrast (design); Handrails (provision for areas with gradient of more than 1:20); Tactile lettering (design); Incorporation of mobile apps for navigation; Edging on routes (need for more extensive provision); Access to toilets (wayfinding provision); Parking (distances to disabled parking are too long).

In relation to these points that have made a series of recommendations which are summarised below:

- The names on the Halo should be in Sentence case with lower font, in Arial, Helvetica, Verdana or another sans serif font. There are issues in relation to the colour of the lettering and testing of the colour inset in stone in rain and sunlight would be welcomed;

- The use of tactile warning pavers should require further consultation with visually impaired people and their organisation, if they do not follow the guidance in "Guidance on the Use of Tactile Guidance Surfaces, as customised tactile surfaces can be confusing to blind and partially sighted people;

- Compliance with Design for Access 2 and BS 8300 – 1, 2, 2018 is required for any seating;

- We agree with the comment on tactile paving at both the top and bottom of all steps and additionally that steps should have colour contrasted nosings. Currently the steps do not comply with Building Regulations or BS 8300 2018;

- Wayfinding should also include signage to accessible and standard toilets, including changing places toilets if there is one in the nearby area, especially as people may be spending some time in the park;

- Lettering on the Memorial should be tactile, either engraved or inset into the stone so that people can identify them if they are unable to read them visually. Tactile lettering is essential for many disabled people, but Braille users may not know that the Braille is there. However they would support Braille on any main lettering as it is provides more accessibility. Tactile maps can be

provided by RNIB and should be a requirement not just a consideration, particularly as the space has complex features to navigate within;

- The inclusion of Mobile Apps should be considered alongside future meetings on signage and navigation proposals which it is not possible to comment on in detail at this stage without specific proposals;

- There are a number of options to creating colour contrasts and it is possible to use warmer materials for the arm rests such as wood with colours contrasted with their surroundings. It is important that accessibility rather than “beauty” is a priority and complies with BS 8300 and Design for Access 2 guidance. Use of colour is always subjective and it is possible to have quiet places without using bright colours for contrast;

- Additional parking nearer to the park should be provided and parking indicated on the application should be reserved and designed for disabled people and drivers;

- A disabled/non-standard cyclists with a width of 1500mm should be provided;

- Edging should be provided on all pedestrian routes;

- There should be more consultation on wayfinding, planting and lighting, as within the lighting standards, there are often areas of spotlighting and gloom or shadow, which would be a problem not only for neuro-diverse people but also for blind and partially sighted people and people with learning difficulties.

Head of Highways –No objections subject to conditions relating to agreement of details (including in consultation with Salford City Council) in relation to; maintenance of access and egress arrangements to and from Deansgate/ Cathedral Approach and the revised junction configuration of the Deansgate/ Victoria Bridge St/ Victoria St junction; boundary bridge structures (Greengate footbridge or Victoria Bridge) between Salford City Council (SCC) and Manchester City Council; a revised configuration of the Victoria St/ Hunts Bank junction and the impact that this has on capacity at the junction; and final details of the servicing strategy being attached to any consent granted.

Head of Regulatory and Enforcement Services – (Street Management and Enforcement) - Has no objections but recommends conditions relating to the management of construction and agreed with the findings of the Site investigation but has requested the implementation of a Watching Brief in relation to unexpected contamination being uncovered.

Tree Officers – No comments received.

GMAAS - No objections and have recommended that archaeological mitigation should be secured through conditions

GMEU – No objections due to the very low risk of nesting birds being present and the development being immediately adjacent to the River Irwell a major wildlife corridor.

A number of conditions and informatives relating to the protection of the River Irwell during construction and in relation to the requirements of the Wildlife and Countryside Act 1981 have been requested.

Environment Agency - Have no objection in principle but have made recommendations in relation to conditions and informatives.

Flood Risk Management Team – Have recommended conditions should ensure surface water drainage works are implemented in accordance with Suds National Standards and to verify the achievement of these objectives

TfGM – No comments received.

Greater Manchester Pedestrians Society – No comments received

GMP (Design for Security) – No comments received

Counter Terrorism Unit (CTU)– No comments received.

Salford City Council - Have no objection subject to the conditions from the previous consent being attached to any new planning permission

Issues

Local Development Framework

The principal document within the framework is **The Core Strategy Development Plan Document 2012 -2027** ("the Core Strategy") was adopted on 11July 2012 and is the key document in Manchester's Local Development Framework. It replaces significant elements of the Unitary Development Plan (UDP) and sets out the long term strategic planning policies for Manchester's future development.

The proposals are considered to be consistent with the following Core Strategy Policies SP1, CC1, CC4, CC5, CC7, CC8, CC9, CC10, T1, T2, EN1, EN2, EN3, EN4, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EC1, and DM1 for the reasons set out below.

Saved UDP Policies

Whilst the Core Strategy has now been adopted, some UDP policies have been saved. The proposal is considered to be consistent with the following saved UDP policies DC19.1, DC18.1 DC20, DC22 and DC26 for the reasons set out below.

Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. The adopted Core Strategy contains a series of Strategic Spatial Objectives that form the basis of its policies:

SO1. Spatial Principles – The development would be in a highly accessible location, close to good public transport links, and would thereby reduce the need to travel by private car.

SO2. Economy – The new commercial uses would support a further improvement in the City's economic performance. It would provide new jobs during construction in a highly accessible location and would support the business and leisure functions of the city centre.

S05. Transport - The proposal is in a highly accessible location and would reduce the need to travel by private car and make the most effective use of existing public transport facilities.

S06. Environment - The proposal would help to protect and enhance the built environment of the City and ensure the sustainable use of natural resources, in order to: mitigate and adapt to climate change; improve air, water and land quality; improve recreational opportunities; so as to ensure that the City is inclusive and attractive to residents, workers, investors and visitors.

Relevant National Policy

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to apply. It aims to promote sustainable development. The Government states that sustainable development has an economic role, a social role and an environmental role (paragraphs 7 & 8). Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development, without delay, where it accords with the development plan. Paragraphs 11 and 12 state that:

"For decision- taking this means: approving development proposals that accord with an up-to-date development plan without delay" and "where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed".

The proposed development is considered to be consistent with sections 6, 7, 8, 9, 11, 12, 14, 15 and 16 of the NPPF for the reasons set out below

Paragraph 103 states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.

Paragraph 118(d) Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good

design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Paragraph 127 confirms that planning decisions should ensure that developments: will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 131 states that in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

NPPF Section 6 - Building a strong and competitive economy and Core Strategy Policy SP 1 (Spatial Principles), Policy CC1 (Primary Economic Development Focus) and CC4 (Visitors, Tourism, Culture and Leisure) – The development would enhance the built environment, creating a well designed place that would enhance and create character.

It would create a high-quality, highly sustainable environment, supporting economic and commercial development and city living. This would create employment during construction and therefore assist in building a strong economy. Evaluations of public realm schemes in cities such (carried out by Genecon and EKOSGEN) have identified six types of benefit from public realm – attracting businesses, attracting visitors, improving productivity, increasing land/property values, increasing tourism and enhanced image.

The development would help to create a neighbourhood where people would choose to be by enhancing the built and natural environment and by creating a well designed place that would enhance and create character. The proposals would use the site efficiently, enhance the sense of place within the wider area and reduce opportunities for crime.

NPPF Section 7 Ensuring the Vitality of Town Centres and Core Strategy Policies SP 1 (Spatial Principles) and CC2 (Retail) - One of the spatial principles is that the Regional Centre will be the focus of economic and commercial development, leisure and cultural activity and high quality city living. The proposal would support the creation of a neighbourhood within the City Centre Core which would help to attract and retain a diverse labour market.

NPPF Section 9 Promoting Sustainable Transport, Core Strategy Policies CC5 (Transport), T1 Sustainable Transport and T2 Accessible Areas of Opportunity and Need - The proposal would help to connect residents to open space and leisure facilities. The provision of new cycle routes should encourage modal shift away from car travel to more sustainable alternatives. The development would also include improvements to pedestrian routes and the pedestrian environment which would prioritise pedestrian and disabled people, cyclists and public transport.

NPPF Sections 12 (Achieving Well Designed Places), and 16 (Conserving and Enhancing the Historic Environment), Core Strategy Policies EN1 (Design Principles and Strategic Character Areas), EN2 (Tall Buildings), CC6 (City Centre High Density Development), CC9 (Design and Heritage), EN3 (Heritage) and saved UDP Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) – Sections 11 and 12 of the NPPF point out that planning policies and decisions should support development that makes efficient use of land, this includes taking into account: the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

The design has been considered by a range of stakeholders with targeted consultation with Inclusive Access Groups, the Families of those who died in the attack, Manchester Arena operator and owner, Manchester Cathedral and Chetham's School of Music. The public realm would complement the high standard of design in nearby areas and would improve the functionality of the site and enhance the character of the Conservation Area and the setting of adjacent listed buildings. It would enhance quality in the area, introducing complementary activity that will add value and would improve legibility, visual cohesiveness, connectivity and integration. It would complement completed and emerging public realm improvement works improving the functionality of the City Centre's public realm infrastructure.

In terms of the NPPF the following should also be noted:

Paragraph 192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 195 states that where a proposal will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) he nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 196 states that where a proposal 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, where appropriate, securing its optimum viable use.

Paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

It is considered that the proposals would have a beneficial impact on the surrounding area. Its present condition does not realise its full potential in terms of making a contribution to the townscape and has a negative impact on the setting of designated heritage assets. The proposal would not result in any significant harm to the setting of surrounding listed buildings or character of the Conservation Area and the quality and design would sustain the adjacent heritage value of the heritage assets. This is discussed in more detail below.

The proposal would enhance part of the City Centre that currently has a negative impact on the setting of nearby heritage assets and introduce a good quality area of public realm which would make a positive contribution to the townscape and placemaking enhance the setting of those adjacent heritage assets.

NPPF Section 8 (Promoting healthy communities)and Core Strategy Policies SP 1 (Spatial Principles), CC7 (Mixed Use Development), CC10 (A Place of Everyone) and EN11 Quantity of Open Space, Sport and Recreation – The public realm would help to integrate the site into the locality and increase levels of natural surveillance. The proposals would create a well designed place that would enhance and create character, making a positive contribution to the health, safety and wellbeing of residents. It would consider the needs of all members of the community and protect and enhance the built and natural environment. The development would facilitate social interaction and help to create a healthy, inclusive community. It would be safe and accessible with clear and legible pedestrian routes, and high quality public space.

Saved UDP Policy DC20 (Archaeology) – There is a great deal of archaeological interest within the site and the surrounding area. Features of particular note include 'Hanging Ditch' and the more recently discovered 'First Ditch' which was partially uncovered when the Palatine Building was demolished. There is an opportunity for new forms of interpretation for both of these known historic features. There has been ongoing engagement with GMAAS as part of the pre-application process to agree the level of investigation that would be appropriate for each phase and how the findings of those investigations should be disseminated.

Section 10 (Meeting the challenge of climate change, flooding and coastal change), EN 8 (Adaptation to Climate Change), EN14 (Flood Risk) and DM1 (Development Management- Breeam requirements) -The site is highly sustainable. The surface water drainage would be managed to restrict it to greenfield run-off rates if practical, and to reduce the post development run-off rates to 50% of the pre-development rates as a minimum. The drainage network would be designed so that no flooding occurs for up to and including the 1 in 30-year storm event, and that any localised flooding would be controlled for up to and including the 1 in 100-year storm event including 20% rainfall intensity increase (climate change). The surface water management would be designed in accordance with the NPPG and DEFRA guidance in relation to SuDS

NPPF Section 11 (Conserving and enhancing the natural environment), Manchester Green and Blue Infrastructure Strategy 2015,Core Strategy Policies EN 9 (Green Infrastructure), EN15 (Biodiversity and Geological Conservation), EN 16 (Air Quality), Policy EN 17 (Water Quality) Policy EN 18 (Contaminated Land and Ground Stability) and EN19 (Waste) - The proposal would not have any significant adverse impacts in respect of pollution, including ground conditions, water quality, biodiversity and lighting. Drainage would be improved to overcome current potential for flooding during extreme rainfall events.

The development would be highly accessible by all forms of public transport and would reduce reliance on cars and therefore minimise emissions from traffic generated by the development.

The Manchester Green and Blue Infrastructure Strategy (G&BIS) There would be no adverse impacts on blue infrastructure and the setting of and access to the River Irwell would be improved.

DC22 Footpath Protection - The proposals would improve pedestrian routes within the local area through enhanced planting and repaving.

Policy DM 1- Development Management - Outlines a range of general issues that all development should have regard to and of these, the following issues are or relevance to this proposal:-

- appropriate siting, layout, scale, form, massing, materials and detail;
- design for health;
- impact on the surrounding areas in terms of the design, scale and appearance of the proposed development;
- that development should have regard to the character of the surrounding area;
- effects on amenity, including privacy, light, noise, vibration, air quality and road safety and traffic generation;
- accessibility to buildings, neighbourhoods and sustainable transport modes;
- impact on safety, crime prevention and health; adequacy of internal accommodation , external amenity space, refuse storage and collection, vehicular access and car parking; and
- impact on biodiversity, landscape, archaeological or built heritage, green Infrastructure and flood risk and drainage.

The above issues are considered in detail in below.

Other Relevant City Council Policy Documents

'Powering Recovery: Manchester's Recovery and Investment Plan' – This sets out what Manchester is doing to respond to the COVID-19 pandemic and reinvigorate its economy, with plans to protect and create jobs, and support new business opportunities in the city's economy. It sets out how Manchester can play a leading role in the levelling-up agenda, with ambitious plans to build on recent investment in economic assets and infrastructure and accelerate the growth in high-productivity sectors including the Digital, Creative, Technology and Health Innovation Sectors alongside the well established financial and professional services sectors. This includes support for major job-generating investment with high-growth sectors, new-starts and scale-up. Improvements to the City Centre's public realm have played a pivotal part in of concerted efforts to revitalise the city centre as the major employment location and driver of economic growth in the region, in previous phases of major regeneration within the City Centre not least following the 1996 IRA attack, from which the adjacent Cathedral Gardens into which these proposals would link emerged.

The Plan states that:

- Benefits from public realm include attracting businesses, attracting visitors, improving productivity, increasing land/property values, increasing tourism, promoting pedestrian linkages, and an enhanced image.

- Enhancements to the public realm add to the land/property value of areas, attracting businesses, and potentially attracting further private-sector investment in the area; they bring new jobs and economic benefits, and therefore contribute to economic growth and recovery

Within the Plan four public-realm projects including the Medieval Quarter Public Realm and Glade of Light Memorial are identified as key projects which aim to completely transforming and update the city centre's physical environment to create a connected network of public spaces that support the economic recovery.

The proposals would also align with the Plan's ambitions for zero carbon and climate resilient growth.

The Medieval Quarter Masterplan - This seeks to address the following key issues:

- Connectivity through the Medieval Quarter – to improve pedestrian linkages open up key vistas and improve the sense of arrival.

- Flexibility and functionality of external spaces – to create better connections between public spaces and provide more focus points.

- Recent changes to the urban context – including the highway changes at Victoria Street, Metrolink Second City Crossing and developments at Chetham's.

- Fragmented character/heritage quarter not clearly defined – the lack of visual and physical coherence in the public realm and lack of a strong identity for the area.

The Masterplan seeks to celebrate the pre-industrial heritage of the city, rejuvenating the area, and providing an improved setting for its unique cultural and heritage assets. It will look to link together the developments at these key assets, as well as opportunities to create new public realm in the area, which (along with the developments at Greengate) would help to reunite the historic centres of Manchester and Salford.

There are five main elements to the proposed works:

- **A new park on the River** – celebrating significant people and events in the story of Manchester and creating new pedestrian routes, reinstating linkages along Hunts Bank.

- **Improving the setting and connectivity of Manchester Cathedral** – including creating a new setting for the Cathedral main entrance; linking the

Cathedral and Chetham's via an integrated visitor experience and reinstated Apple Market; and uncovering the historic riverfront.

- **Chetham's** – integration of the proposed visitor experience and of the 'First Ditch' archaeological site into the wider Medieval Quarter landscape.

- **Redefining and Updating Cathedral Gardens** – with new defined spaces, sheltered external seating for the Corn Exchange, and external areas for the National Football Museum

- **Victoria Station** - an improved arrival route into the city from Victoria Station, including updated formal gardens in front of Chetham's. The new public realm proposals within the masterplan will fundamentally change the visitor experience and open up and transform the Medieval Quarter. They are designed change the Medieval Quarter from a fragmented and incoherent area into of the most impressive destination in the city centre, enhancing the investment taking place in the area's key assets.

Ramada Complex SRF (2018) - This identifies the site as a significant scale strategic regeneration opportunity with the potential to support Manchester's growth and quality of life through the delivery of over 60,000 sq. m of mixed use development, occupying a footprint of 2,700 sq. m plus 8,160 sq. m of new public open space and public realm for the City with the 1.4 Hectare Site. It is envisaged that 58% of its area will be public realm.

Part of the vision for the SRF area is to deliver a distinctive new City Centre destination focused around a 'best in class' landscaped public space, which positively interfaces with Deansgate and the River Irwell, connecting the site into the surrounding City Centre context, alongside high quality buildings that accommodate high quality and distinctive uses, to create a genuine sense of place. The proposals would provide a benchmark in terms of quality and ready made linkages and form part of the wider vision for improving pedestrian permeability and accessibility and linking together Manchester's Central Retail District and other regeneration areas such as Spinningfields, Greengate and Great Ducie Street.

NOMA regeneration framework (2010)- This regeneration framework covers the 20 acres of land surrounding the former Cooperative Headquarters. NOMA is underpinned by a Strategic Regeneration Framework and Masterplan originally endorsed by Manchester City Council in 2009, updated in 2010, 2013, 2015 and most recently in November 2020.These documents set out a commitment to create a commercially-led, mixed-use destination at the northern gateway to the City Centre. The SRF sets out the vision for NOMA as a hub for Manchester's creative and technological industries, in addition to supporting key strategic objectives relating to place making, job creation and supporting local communities.

The updated SRF captures the success of NOMA to date, charting progress against the vision for the future to create commercially-led neighbourhood, capturing the demand for new purpose-built office provision, supported by independent retail and leisure space. Within NOMA, 7,500 sq. ft. of retail and leisure space has already

been delivered and there is a strong pipeline of consented retail and leisure space across the historic estate and new development plots totalling 148,900 sq. ft.

Altogether, NOMA is expecting to deliver c.135, 000 sq. ft. of retail and leisure space and this is reflective of the shift toward a comprehensive retail and leisure offer at street level, helping to further activate the public realm and contribute towards its role as a destination within the City. The proposals would complement the improvements to the public realm within Noma which have taken place as it's has emerged as a key City Centre neighbourhood and employment hub over the past 10 years.

Northern Gateway (SRF 2019) - A key aim of Manchester City Centre's Northern Gateway strategic regeneration area is to deliver significant residential-led development alongside high quality commercial development. The SRF area covers approximately 155 hectares (ha) to the north of Manchester city centre between Victoria Station, NOMA and the Northern Quarter in the southwest, and Queens Park and the intermediate Ring Road (Queens Road) to the northeast. The Northern Gateway is surrounded by the established neighbourhoods of Ancoats and New Islington, Miles Platting, Monsall, Cheetham Hill and the Strangeways commercial district. Whilst having been on the fringe of development in recent years, it has now become a focal point for investment and the next phase of regeneration in the city centre. There are a number of committed developments including Angel Meadows, which will deliver over 700 residential units to the regeneration area.

The Northern Gateway will expand the city centre physically and functionally in a northern direction establishing sustainable mixed use neighbourhoods. The vision for the Northern Gateway is to attract new business, retail and residential users, as well enhancing the public space leading into the heart of the city centre; and these proposals are is fully aligned with that objective and will act as a key link between the Northern Gateway and other parts of the city centre. Linking the communities in the north to the city centre will support the wider vision for establishing a new dynamic neighbourhood, which contributes to the economic performance of Manchester.

Great Ducie Street Strategic Regeneration Framework (SRF) (2018) and Former Boddington's Brewery SRF (2015). The focus of these SRF's is on securing the regeneration of the area into a new, mixed use neighbourhood. The SRF advocates the opportunity to facilitate greater synergies between existing businesses in the framework area and emerging development. The vision is to develop a strong sense of place and community, to deliver residential accommodation balanced by non-residential uses. The vision also sets out that development should significantly increase the density within this area to something that is commensurate to the scale of development within the city centre. The proposed public realm improvements and improved quality of linkages with the City Centre Core would support that creation of a sense of place.

Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007) - Part 1 of the SPD sets out the design principles and standards that the City Council expects new development to achieve, i.e. high quality developments that are safe, secure and accessible to all. It seeks development of an appropriate height having regard to location, character of the area and specific site circumstances and local effects, such as microclimatic ones. For the reasons set out

above and later in this report the proposals would be consistent with these principles and standards.

Manchester City Centre Strategic Plan- The Strategic Plan 2015-2018 updates the 2009-2012 plan and seeks to shape the activity that will ensure the city centre continues to consolidate its role as a major economic and cultural asset for Greater Manchester and the North of England. It sets out the strategic action required to work towards achieving this over period of the plan, updates the vision for the city centre within the current economic and strategic context, outlines the direction of travel and key priorities over the next few years in each of the city centre neighbourhoods and describe the partnerships in place to deliver those priorities

The site of the current planning application falls within the area designated as the Medieval Quarter which it identifies as sitting close to the city's retail hub and the Salford city border, and rich in cultural and historical significance. It notes that the area is home to Manchester Cathedral and Chetham's School of Music – two of Manchester's renowned historical assets.

Key priorities for the area are the Development of a strategy for the area to provide an appropriate setting for the collection of historic buildings and completing improvements to the Corn Exchange, Manchester Cathedral and Chetham's School of Music.

The proposed development would be complementary to the realisation of the objectives set out above. It would enhance the sense of place whilst strengthening physical and visual links between the City Centre and key regeneration areas beyond.

Conservation Area Declarations

Cathedral Conservation Area

The Grade I listed Manchester Cathedral and the part Grade I, part Grade II listed Chetham's Hospital school form the focal point of the Conservation Area. The area was designated as a Conservation Area in April 1972 in order to preserve and enhance the quality of the setting of these buildings. To the south and east of these two buildings is the confined solemnity of the Cathedral Yard, and they are effectively separated from the rest of the city centre by a partial ring of Victorian Commercial buildings, including the impressive Corn and Produce Exchange (Grade II listed). These all cluster around the medieval street pattern and are bounded on the outside by the curving line of the Cateaton Street, Hanging Ditch, Todd Street, Victoria Station and Hunts Bank approach. To the north and west the Cathedral overlooks the broad width of the busy Victoria Street and the deep cut of the River Irwell, both of which traverse the area, and beyond, into Salford, to the extensive cobbled forecourt of the disused Exchange Station which forms the western boundary of the area. The Corn Exchange also lies within the Area boundaries. The existing building, designed by architects Ball and Else, is noted for its glass and steel roofed internal market hall.

For some years, consideration has been given to improving and enhancing the setting of the Cathedral and Chetham's School and to retaining the essential

Victorian character of the remainder of the area. The intention is to restrict traffic movement through the area and to establish a series of landscaped pedestrian walkways in those areas thereby freed.

Proposals have envisaged the closure of Fennel Street and Victoria Street (now effective). The closure of the latter street has provided the opportunity to create a riverside walkway in front of the main entrance to the Cathedral. The redevelopment of those outworn portions of the area will present a further opportunity to give a better setting for the Cathedral**.**

Other National Planning Legislation

Legislative requirements

Section 66 of the Listed Building Act 1990 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.

S72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard 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 and Age are among the protected characteristics.

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.

Land Interest

The City Council has a land interest in the site which includes public footway and highway within the site edged red. Members are reminded that in considering this matter, they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land interest.

Environmental Impact Assessment. The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

The proposal does not fall within Schedules 1 or 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017

ISSUES

Regeneration, Place Making and the Benefits of the proposals – The Medieval Quarter is located between the city centre core and a number of the City's key emerging regeneration areas which should accommodate much of the City's housing growth over the next 20 years. Growth in the north of the City is at the centre of the Economic Recovery Plan and this housing is required to provide the homes necessary to attract further investment and talent. Investment in housing as part of the Northern Gateway is predicted to be in excess of £2 billion.

The Medieval Quarter has been transformed following the 1996 IRA bombing. This has included public realm improvements around Exchange Square, the National Football Museum, redevelopment projects at Chetham's School of Music and Manchester Cathedral, the restoration of the Corn Exchange and transport infrastructure at Victoria Station and in the Second City Crossing. However, this site does not deliver the quality of place appropriate to its significance and the level of investment in adjacent areas.

Place creation is critical to deliver of an inclusive, zero-carbon economy and environment as part of the Recovery Plan and the Our Manchester Strategy and the Our Manchester Industrial Strategy. This requires spaces that are coherent and connected so that moving through the city centre is efficient and comfortable. The proposal would make connections and build upon significant public realm investment as part of that post 1996 recovery. It would improve linkages and wayfinding into and out of the city centre.

Research carried out as part of the preparation of the Recovery Plan has made it clear that the quality of public realm within the city centre and district centres, the overall cleanliness of the city, and the perceived lack of green spaces impact on the ability of businesses to attract investment and broader economic growth. These proposals should encourage the acceleration of major investment in new development and redevelopment proposals.

High-quality public spaces will attract people back to the city, increase the number of visitors and support the cultural, tourism and leisure economy. As the residential population in the city centre grows, the availability of public space is increasingly important.

The Recovery Plan considers this site as a key public realm project which will provide a critical mass, linking key routes and spaces across the city centre and driving business confidence. This will create significant numbers of new jobs and safeguard many others

These proposals would help to make the Medieval Quarter one of the most high profile and iconic locations in the city, shared by residents, business and leisure visitors, daily commuters and workers from the retail and office space being developed.

The proposals would create a significant public park and green space next to the River Irwell. It would create a pedestrian link into the city centre and a spine route through Cathedral Square which could be used for public events and ceremonies. Analysis submitted with the application suggests that there would be an increase in events and visitor numbers of between 10%-20%. The existing venues attract significant numbers of international visitors and visitors from outside of Greater Manchester which increases the overall impact on the city economy. In effect, the public realm will make the Medieval Quarter a must visit location for every tourist to Manchester. Using relatively conservative impact assumptions, expenditure would increase by almost £20m by year five. In addition to extra staff recruited by the venues, it is estimated that the new public realm will result in an additional 172 jobs and over £5m Gross Value Added by year 5.

While the direct benefits of more visitors are important, the quality of the proposals would have an impact over the wider City Centre North area, supporting re-development plans around Victoria and Noma.

Overall, the proposed public realm investment would have a transformational impact, capitalising on and stimulating other private sector led investment, and supporting an increase in visitor related expenditure and employment. The investment would also benefit local residents, in terms of jobs and investment, and as a space which local people are able to enjoy. The current proposals are defined within the Masterplan as Phase 1a and would realise some of the objectives and benefits set out above. Phase 1a would be the last piece of the original Manchester Millennium Masterplan to be completed and is capable of independent improvement in advance of the other proposed phases.

Although the area is one of the most important historical parts of the city, many heritage assets are obscured and there is no sense of arrival at the Cathedral, which is also disconnected from Chetham's, while the historical waterfront is poor and inaccessible. The route to and from Victoria Station is poor and the riverside is hidden. The proposed public realm will improve the sense of arrival at the Cathedral and improve linkages to area.

It is anticipates that Phase 1(a) will commence on site shortly should consent be granted and be in place for the next anniversary of the Arena attack.

In terms of Phase 1(b) the City Council is in negotiation with Chetham's to take a long lease of the site of the former buildings following demolition, for the purpose of securing this site to implement a comprehensive public realm scheme. The land will be transferred to the Council on a peppercorn lease, which will contain a restrictive covenant limiting the use of the land for the purpose of open space for the benefit of the public. The principle of granting the land has been agreed between the parties and detailed terms will be agreed by the Chief Executive and Head of Development, in consultation with the Leader and Executive Members.

Consideration of the merits of the proposals within the National and Local Policy Context relating to Heritage Assets, Design Issues, relationship to context and the effect on the Historic Environment.

There are no World Heritage Sites in the immediate vicinity. Section 66 of the Listed Buildings and Conservation Areas Act 1990 requires members to give special consideration and considerable weight to the desirability of preserving the setting of listed buildings when considering whether to grant planning permission for proposals which would affect it. Section 72 of the Act requires special consideration and considerable weight to be given to the desirability of preserving the setting or preserving or enhancing the character or appearance of a conservation area when considering whether to grant planning permission for proposals that affect it.

Development decisions should also accord with the requirements of Section 16 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.

In terms of the NPPF of particular relevance to the consideration of this application are paragraph's 192, 193, 194, 196, 197, 200 and 201.

The current appearance of the majority of the site does harm to the setting of the Cathedral Conservation Area, the setting of the adjacent listed buildings and the quality and character of the townscape. This creates a poor impression of this part of the City Centre. The proposals present an opportunity to enhance the character of the Conservation Area, and preserve the setting of the adjacent listed building and the wider street and townscape in line with policies within the Planning Act, NPPF and Core Strategy as well as sections 66 and 72 of the 1990 Listed Buildings Act which have been outlined above.

The NPPF (paragraph 193) stresses that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Significance of an asset can be harmed or lost through alteration or destruction or by development within its setting. As heritage assets are irreplaceable, any harm or loss should clearly and convincingly justified.

It is considered that the impacts of the proposal on the setting of the adjacent Grade I Listed Cathedral and Chetham's Building and the character of the Cathedral Conservation Area would be less than substantial.

Paragraph 196 of the NPPF states that where a development proposal 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, where appropriate, securing its optimum viable use.

Paragraph 20 of the NPPF Planning Practice Guidance states that Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (paragraph 7). Public benefits may include heritage benefits.

The public benefits arising from the development, would include: -

Heritage Benefits

The key heritage benefit would be revitalising the character of this key historic part of the City Centre improving the setting of the Cathedral and Chetham's Library which would allow a better appreciation of the value of the assets and their setting.

Wider public benefits

Would include:

- Enhancing a site which has a negative effect on townscape to create a more vibrant, active and useable space;
- Improving drainage and water run off management;
- Establishing a strong sense of place, enhancing the quality and permeability of the streetscape and the architectural fabric of the City Centre;
- Providing a new public space and facilities for residents, workers and visitors to the area;
- Positively responding to the local character and historical development of the City Centre, delivering an innovative and contemporary design which reflects and compliments the large neighbouring commercial buildings and local context;
- Creating a safe and accessible environment to enhance the local quality of life;
- Contributing to sustained economic growth;
- Providing equal access arrangements for all;
- Increasing activity at street level and engaging better with the River Irwell one of the City's key pieces of Blue Infrastructure; and
- Improving overlooking, natural surveillance and increasing feelings of security within the city centre.

The enhancement to the urban form and pedestrian environment would be considerable, and the overall impact of the proposal, including the impact on heritage assets, would not outweigh the clear regeneration benefits that would result from the development of this site.

Due to the current condition of the site and its overall contribution to the character of the Conservation Area and setting of the Cathedral and Chetham's Building, the proposals would not result in anything more than instances of "*less than substantial*

harm" The setting of the Listed Buildings and character of the Cathedral Conservation Area will not be fundamentally compromised by the proposals. The less than substantial harm would be outweighed by the substantial public benefits.

The proposals present an opportunity to preserve and enhance the character of the Conservation Area, and preserve the setting of the adjacent listed buildings and the wider street and townscape in line with policies within the Planning Act, NPPF and Core Strategy as well as sections 16, 66 and 72 of the 1990 Listed Buildings Act which have been outlined above.

The proposal would enable a greater understanding of and enhance the heritage values and significance of the affected assets and better reveal their significance in line with NPPF paragraphs 192-196. In accordance with and Section 66 and 72 of the Listed Building Act 1990 the development would have special regard to the desirability of preserving the setting of adjacent listed buildings and the character of the Conservation Area.

Officers consider that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement

Crime and Disorder

The proposals have been developed in conjunction with the Greater Manchester Police Design for Security Team, which has prepared a Crime Impact Statement. This identifies that the proposals are consistent with the principles and standards of Crime Prevention and contain many positive features that would reduce opportunities to commit crime. Careful consideration is required to the boundaries of Chetham's to ensure the continued safeguarding of pupils in relation to an increase in footfall in the area. Given the proximity of the site to traffic routes hostile vehicle mitigation has been included.

As the detailed design progresses, the project team will continue to work with the Design for Security Team to ensure that their recommendations are incorporated. There has also been liaison with the Counter Terrorism Unit in relation to the appropriate locations for Hostile Vehicle Mitigation.

Inclusive Access

The following key areas of the design have been considered in terms of Accessibility: Wayfinding; Signage; Sensory/tactile provision; Lighting; conflicts between cyclists and pedestrians; Smart technology; Parking and Seating design.

In order to make the park as usable as possible the design includes the following features :• Appropriate width and surfacing of access routes, • Steps and ramps minimised and designed to comply with best practice guidance and Part M building regulations(not greater than 1:20), • Street furniture located off main access routes, •

Seating provided at regular intervals, • A range of seating designs, some including back and armrests • Inclusion of well designed signage and wayfinding features, • Inclusion of lighting to allow ease of navigation after dark.

A condition would require agreement of final details of seating, bollards, cycle stands, feature floor grating, including materials and design(s), litter bins, final lighting design to the square and surface materials including tactile paving, kerb edgings and details of kerb levels to ensure that these will be designed to comply with Design for Access 2 and applicable BS standards.

An outer-ring path with seating is included in the proposals to provide fully accessible seating [with backs, armrests, warm timber seats, left and right-hand transfer spaces at end of seats etc]. None of these seats 'turn their backs' on elements of the memorial and visitors can sit there comfortably for a while without feeling they are imposing on a specific person's or family's memorial space. It would allow more visitors to be accommodated without undermining the intimate and personal nature of the design.

The scheme has been adapted so that: - 1:21 is the steepest gradient. 1:60 is the preferred cross-fall where possible within the context of the existing slopes [1:50 Max]. 2m inner path around the memorial Halo would allow 2 wheelchairs to pass comfortably. Additional space added around the outer halo ring seating would make provision for people with mobility equipment, assistance dogs and/or prams. The halo was lowered to make viewing of the marble and the victim's inset bronze names easier.

Pedestrians are prioritised and cyclists are required to dismount - the spine route is generous in size and blind and partially sighted pedestrians would able to use the river wall as a guide. The lack of steps would ensure that wheelchair users are able to access the same routes as pedestrians.

There would be multiple drop off and accessible parking opportunities around the site or within a short distance to ensure those with limited mobility are equally able to access the site. In particular, drop off is available at the junction of Chapel Street and Victoria Street and also in front of Manchester Cathedral.

Final details of the detailed design of the elements detailed above would be agreed through conditions attached to any consent granted and agreement will require submission of evidence of agreement / engagement with both the Access Design Group and the Bereaved Families and need to include consideration of the City Council's commitments re Age Friendly Manchester

Contaminated Land

A Site Investigation Report has concluded that no ground remediation is required and a watching brief in relation to unexpected contamination being uncovered would be implemented as a condition.

Blue and Green Infrastructure and Surface Water Drainage.

The proposal is in Flood Zone 1 and 2 and is considered “water compatible”. It has been identified that the primary flood risk is as a result of surface water overland flow. The existing overland flow route would be maintained to prevent an increased risk of flooding elsewhere and the impact of additional flows would be considered in the drainage design with surface water drainage dealt with as an integral part of the public realm and actively managed through features such as rain gardens.

Flood mapping shows surface water flood risk in the courtyard area to Chetham’s and levels would be set to minimise this risk to be no worse than exists.

Surface Water discharge would be limited to 50% of the 1 in 1 year current storm event (from 102.9 l/s to a reduced rate of 51.45 l/s), with attenuation provided for a 1 in 100-year storm event including a 40% climate change (187m3) allowance. In line with the requirements of the City Council SFRA. Surface water would likely be discharged into an existing combined sewer.

The proposal would improve the setting of and celebrate the River Irwell with better physical engagement for pedestrians with the waterside environment.

A survey has shown that the tree stock is of mixed value and those to be removed are of low value. Those of high amenity value would be retained.

Biodiversity and Wildlife Issues

The proposals would have no adverse effect on statutory or non-statutory sites designated for nature conservation. None of the habitats on the site are of ecological value in terms of their plant species and none are representative of natural or semi-natural habitats or are species-rich. There are no examples of Priority Habitat and no invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Bat roosting potential in the area is negligible however a condition would be attached to consider the impact of the lighting scheme on potential for bat foraging along the River.

The tree planting, areas of soft landscaping and the provision of bat and bird boxes (including opportunities for species such as Sandmartins along the river) would improve biodiversity and help to form corridors which enable natural migration. The increase in green infrastructure would increase opportunities for habitat expansion leading to an improved ecological value within the local area.

Inclusive Access and response to Stakeholder Comments – As detailed above there are a number of items of detailed design which require further development to ensure Inclusive Access. The final details will be agreed in consultation with Inclusive Access Stakeholders as part of discharging conditions. The following is noted however in response to the comments:

Halo lettering and tactile lettering – names on the Halo are in an appropriate large very legible sentence case font and all signage will be designed to be suitable for a range of disabilities including blind people.

Steps- Fall outside of the site edged red project area, the comments have been confirmed in writing to Manchester Cathedral who are preparing proposals for a Heritage Lottery Funded improvement scheme.

Halo design and benches - Further work will be done to ensure all the recognised accessibility standards are adhered to in the final specification of benches with back and arm rests and lateral transfer spaces and final details will be agreed in consultation with Inclusive Access Stakeholders.

Handrails are not included as part of the proposals.

Paving gradients do not exceed 1:20.

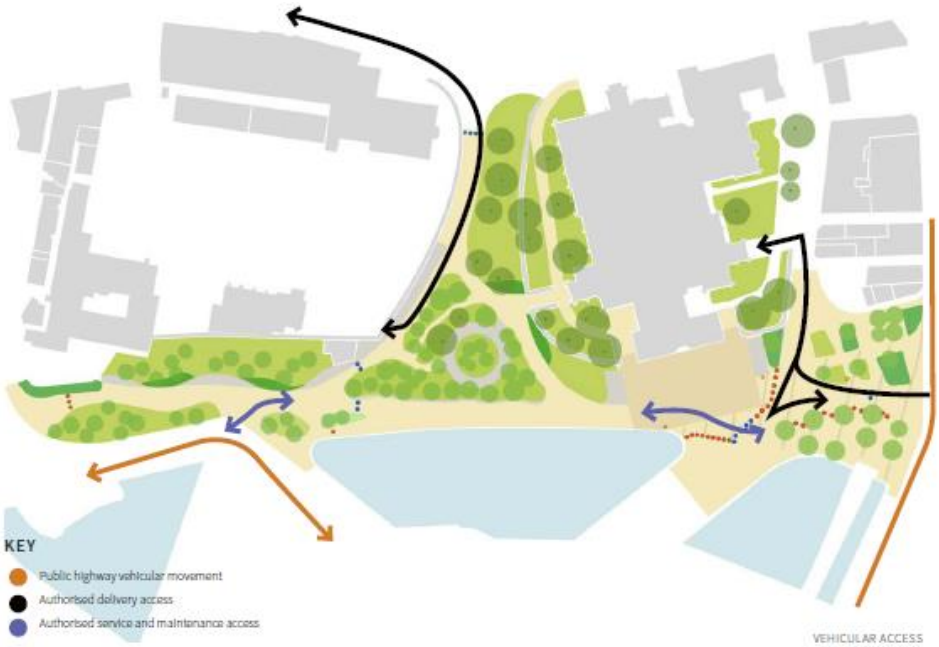
Navigation and wayfinding - Mobile apps for navigation will be investigated and QR Codes will be provided as part of the detailed proposals. Directional signage to public toilets and changing facilities will be provided.

Edging on routes – This is required for surface water management but will be subject to further design work to accommodate comments.

Accessible Parking and Drop off - designation of these spaces for disabled people and drivers is to be the subject of further engagement.

Comments from Chetham's – Some comments will be dealt with as part of the land / management deal that would facilitate phase 1b.

Vehicular access would be permitted into the site for deliveries to Chetham's and the Cathedral. Static and access bollards would ensure that Chetham's and the Cathedral are able to fully function.



A prohibition of motor vehicles traffic regulation order has been in place on Victoria Street since 29 August 2013 and vehicular access has not been permitted since

without the specific consent of the City Council. The school would be provided with a new daily access route via Long Millgate which would improve the current arrangements to the south entrance where exceptional access only is permitted.

The static bollards which currently block school vehicle access route from Long Millgate would be replaced by removable bollards. The use of Long Millgate for events such as Christmas Markets would involve discussions with the school in advance and arrangements for access can be planned and agreed.

The City Council is committed to continuing to consult with the school in respect of access arrangements and events planned in the vicinity of the school.

In terms of Archaeological investigations, as per Phase 1a, investigations in relation to future phases will be carried out as appropriate depending on the scope of works and agreement with Greater Manchester Archaeology Services. For Phase 1A a watching brief ensures no archaeological disturbance will take place on site. These requirements would be controlled by conditions attached to any consent granted.

Final details of works to the land in Chetham's ownership on the site of the former Palatine Building would have to secure final agreement via a Planning Condition. Any planting along the site boundary would be agreed with Greater Manchester Police Design for Security to would ensure that it was at sufficient thickness and specification to overcome any potential impacts on security.

S149 (Public Sector Equality Duty) of the Equality Act 2010 - The proposed development would not adversely impact on any relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation). The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making. In this respect it is noted that inclusivity is at the heart of the design and intended future management of the Public Realm. This has been demonstrated in the previous sections of this Report and the final details of the compliance would be secured through conditions relating to the final details of the fixtures and fittings within the public realm (to ensure for example that a range of seating types are available which are age friendly and suitable for disabled people, its operation and the proposed programme of events and community engagement

CONCLUSION

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations dictate otherwise. The proposals have been considered in detail against the policies of the current Development Plan and taken overall are considered to be in compliance with it.

This area is a focal point for visitors where the attractions of the Cathedral, Chetham's School of Music and the National Football Museum are complemented by the retail offer and the Corn Exchange. Developments such as NOMA, Manchester College, the Northern Gateway and Victoria Station are creating a greater focus for

activity. An enhanced public realm would support the investment that has/is taking place in buildings. This proposal would deliver a high quality place and respond to the areas significance and the level of investment in adjacent areas. This investment would have a transformational impact on this part of the city centre, capitalising on and stimulating other private sector led investment, and supporting an increase in visitor related expenditure and employment. The delivery of the proposals would help to create the conditions that would deliver a more inclusive, zero-carbon economy.

The Glade of Light would provide a space of peace and remembrance and should consent be granted the Memorial should be in place for the next anniversary.

Inclusivity has been at the heart of the design process and engagement about the detailed design and how it can best respond to the needs of a range of disabilities will continue as part of the planning condition discharge process.

The NPPF (Paragraphs 192, 193 and 196) requires that all grades of harm to a designated heritage asset are justified on the grounds of public benefits that outweigh that harm. The proposals represent sustainable development and would deliver significant social, economic and environmental benefits.

The setting of the Grade 1 Listed Chetham's and the Cathedral and the character of the adjacent Conservation Areas is currently undermined by the sites appearance. Any harm of the setting and character of these heritage assets is justified by the public benefits derived from the proposals.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the adjacent listed buildings and the character of the conservation area as required by virtue of S66 and S72 of the Listed Buildings Act within the context of the above, the overall impact of the proposed development including the impact on heritage assets would meet the tests set out in paragraphs 193 and 196 of the NPPF and that the harm is outweighed by the benefits of the development.

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 the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the development and pre application advice about the information required to be submitted to support the application.

Conditions to be attached to the decision

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:

(a) Site Location Plans MMQ-PLA-XX-XX-DR-L-0004 S4 PO3

(b) Dwgs MMQ-PLA-XX-XX-DR-L-0001-S4-P11-Landscape General Arrangement, MMQ-PLA-XX-XX-DR-L-0002-S4-P07-Landscape Masterplan, MMQ-PLA-XX-XX-DR-L-0003-S4-P04-Site Sections, MMQ-PLA-XX-XX-DR-L-0004-S4-P03-Site Location Plan,
MMQ-PLA-XX-XX-DR-L-0005-S4-P03-Existing Site Plan, MMQ-PLA-XX-XX-DR-L-0006-S4-P06-M and E General Arrangement, MMQ-PLA-XX-XX-DR-L-0007-S4-P06-Tree Constraints Plan, MMQ-PLA-XX-XX-DR-L-1001-S4-P05-General Arrangement - Phase 1A and PL1784-ID-034-02-Design-Access-Statement;

(c)Dwgs 19.516 - 100 - General Arrangement - P1, 19.516 - 101 - Site Sections - P1, 19.516 - 102 - Halo - Detail Drawing - P1 and 19.516 - 200 - Soft Landscape - P1;

(d) Recommendations and Mitigation within in 949-02_Flood Risk Assessment_P01 - 21.08.2020, Dwgs 949-02-CIVIC-C-XX-DE-001_P02 - Drainage Details Sheet 1,949-02-CIVIC-C-XX-DE-002_P02 - Drainage Details Sheet 2, 949-02-CIVIC-C-XX-DE-003_P02 - Drainage Details Sheet 3, 949-02-CIVIC-C-XX-DE-004_P02 - Drainage Details Sheet 4, 949-02-CIVIC-C-XX-DE-010_P03 - Hardworks Details Sheet 1, 949-02-CIVIC-C-XX-DE-011_P02 - Hardworks Details Sheet 2, 949-02-CIVIC-C-XX-DE-012_P02 - Hardworks Details Sheet 3, 949-02-CIVIC-C-XX-DR-002_P01- Proposed SW Drainage Strategy Phase 1A, 949-02-CIVIC-C-XX-GA-001_P02 - Planit Proposals and Topo, 949-02-CIVIC-C-XX-GA-002_P02 - Planit Proposals and GPR Sheet 1, 949-02-CIVIC-C-XX-GA-003_P02 - Planit Proposals and GPR Sheet 2, 949-02-CIVIC-C-XX-GA-004_P02 - Planit Proposals and GPR Sheet 3, 949-02-CIVIC-C-XX-GA-005_P02 - Planit Proposals and GPR Sheet 4, 949-02-CIVIC-C-XX-GA-006_P02 - Planit Proposals and GPR Sheet 5, 949-02-CIVIC-C-XX-GA-007_P01 -

Areas of Reusable Roadbase, 949-02-CIVIC-C-XX-SK-001_P02 - Existing Permeable Areas, 949-02-CIVIC-C-XX-SK-002_P02- Proposed Permeable Areas and 949-02-CIVIC-C-XX-SK-003_P02 - Underground Catacomb Locations;

(e) Recommendations in sections 4,5 and 6 of the Crime Impact Statement Version B dated 20-09-20;

(f) Management details set out in 4.25 Construction Phase Works of the Design and Access Statement by p.ie.;

(g) Principle set out in sections 4.3, 4.5, 4.6,4.7,4.8, 4.9, 4.10, 4.11, 4.12,4.13, 4.17. 4.18. 4.19 and 4.24 of the Design and Access Statement by p.ie;

(h) Responsible Sourcing document February 2020 by Galliford Try;

(i) Site Waste Management Plan (SWMP) measures set out in Waste Document 09-10-20;

(j) Responses on the following sections in p.ie e-mail 25-11-20 (Access Officer comments response) Bollards, Planting Strategy, Water/Rain Garden, Cycling, Parking and River Walk;

(k) Recommendations within Salford Archaeology Manchester Medieval Quarter Phase 1a Archaeological Watching brief; and

(l)Details of Hostile Vehicle Mitigation as set out in section 4.15 of the Manchester Medieval Quarter and Glade of Light Design and Access Statement by p.ie and dwgs MMQ-PLA-XX-XX-DR-L-0001-Landscape General Arrangement and MMQ-PLA-XX-XX-DR-L-0006-S4-P03-M and E General Arrangement subject to the criteria set out in GMP CTU's e-mails 17-11-20 and 27-11-20.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP 1,CC7, CC10, EN1, EN3 , EN9, EN15, EN 16 and DM1 saved Unitary Development Plan polices DC18, DC19.1 and DC20 and DC26.

3) Notwithstanding the dwgs approved in condition 2 above no works in relation to Phase 1a are to take place on or adjacent to the boundary bridge structures (Palatine Bridge) between Salford City Council (SCC) and Manchester City Council (MCC) prior to evidence of formal written sign-off for the works (which shall include any structural works and material junction details) from Salford City Council's Structures and Bridges section being submitted to the City Council. The area to which this condition relates includes a minimum distance of 3 metres behind the back of the abutment on the Manchester bank.

Reason - To safeguard the structural integrity and visual amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

4) Notwithstanding the dwgs approved in condition 2 above no works to layout the public realm in relation to Phase 1b shall commence unless or until final details of the revised configuration of the Victoria St/ Hunts Bank junction and the impact that this has on capacity at the junction, have been submitted to, and agreed in writing by, the City Council as local planning authority in consultation with Salford City Council.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out which has fully considered the highway capacity and safety implications of the proposals pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).

5) Before works to layout the public realm in relation to Phase 1b commence final details of a hard and soft landscaping treatment scheme for area within the footprint of the former Palatine Building shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in accordance with an agreed delivery schedule to be submitted with the above details and shall be completed not later than 12 months from the date the that any of the proposed space covered by phase 1b is first brought into use. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise agree in writing by the City Council as local planning authority.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policy DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the dwgs approved in condition 2 above, no works to the public realm in relation to Phase 1c shall commence unless or until final details of the maintenance of access and egress arrangements to and from Deansgate/ Cathedral Approach and the revised junction configuration of the Deansgate/ Victoria Bridge St/ Victoria St junction have been submitted to, and agreed in writing by, the City Council as local planning authority in consultation with Salford City Council.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out which has fully considered the highway safety implications of the proposals pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

7) Notwithstanding the dwgs approved in condition 2 above no works in relation to Phase 1c are to take place on or adjacent to the boundary bridge structures (Greengate footbridge or Victoria Bridge) between Salford City Council (SCC) and Manchester City Council (MCC) prior to evidence of formal written sign-off for the works (which shall include any structural works and material junction details) from Salford City Council's Structures and Bridges section has been submitted to the City

Council. The area to which this condition relates includes a minimum distance of 3 metres behind the back of the abutment on the Manchester bank.

Reason - To safeguard the structural integrity and visual amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 2012)

8) On the basis of the MEDIEVAL QUARTER, MANCHESTER GROUND INVESTIGATION FACTUAL REPORT dated February 2019 site no site remediation is required. Notwithstanding this a watching brief shall be implemented for (a) phase 1 (a), (b) phase 1 (b) and (c) phase 1 (c) to ensure that in the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time during the development being implemented then works shall cease until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the works shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to the use commencing.

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 Section 11 of the National Planning Policy Framework and policy EN18 of the Core Strategy.

9) A programme of archaeological works will be undertaken in accordance with the approved Written Scheme of Investigation prepared by Salford Archaeology, dated 14th September 2020: 'Manchester Medieval Quarter, Phase 1a - Written Scheme of Investigation for an Archaeological Watching Brief.'

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible

10) No development shall take place in relation to (a) phase 1b and (b) phase 1c until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

i) an evaluation through trial trenching
ii) dependent on the above, more detailed excavation (subject to a separate WSI)

2. A programme for post investigation assessment to include:

- analysis of the site investigation records and finds

- production of a final report on the significance of the archaeological and historical interest represented.

3. Provision for archive deposition of the report and records of the site investigation.

4. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible and pursuant to saved UDP policy DC20.1 .

11) A scheme to present the medieval and later heritage shall be submitted to and approved in writing by the City Council as local planning authority. The scheme will include a package of interpretation: physical, digital and publication. Details for Phase 1A are to be finalised in accordance with an agreed programme to be submitted to an approved in writing by the City Council as Local Planning Authority approved before first use of the landscaping scheme for Phase 1 A commences. Details for the later Phases 1B and 1C will be prepared and approved during the implementation of those phases and implemented in accordance with a programme to be agreed prior to the use of those phases commencing.

Reason: In accordance with NPPF Section 16, Paragraph 199 - To record and advance understanding of heritage assets impacted on by the development and to make information about the archaeological heritage interest publicly accessible, and pursuant to saved UDP policy DC20.1 .

12) Before the areas of public realm within Phase 1 C hereby approved are first brought into use a detailed Event Management Strategy for the event space outside of the Cathedral West entrance which includes detail of the following:

(a) Details of the types of events that would be held within the space;
(b) Temporary traffic measures that would be required to be put in place;
(c) Details of how events would be co-ordinated with those being held at other nearby venues including the Arena and Printworks;
(d) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained;
(e) Locations for vehicles including cranes to unload.
(f) Details of alternative provision of parking spaces to ensure that access for disabled people to the space is not adversely affected.
(g) Management of disabled access to events including details of how allowanced for time for eventgoers to be escorted into and out of the building if necessary will be managed.

shall be submitted and agreed in writing by the City Council as Local Planning Authority.

Reason - In the interests of highway safety and amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy

13) Conditions 14 to 22 inclusive of this planning permission shall apply separately to the different phasing zones of the site as defined on a drawing MMQ-PLA-XX-XX-DR-L-0001 S4 Rev P08 (1 a, 1 b and 1 c)

Reason - For the avoidance of doubt to allow the development to be carried out in a phased manner, pursuant to Policy DM1 of the Core Strategy.

14) Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should
include;

*Detailed temporary (during construction works) service access strategy;
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Parking of construction vehicles and staff;
*Sheeting over of construction vehicles;
*Communication strategy with adjacent building occupiers and residents which shall include details of how there will be engagement, consult and notify residents during the works;
* a dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site and proposals to make good.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

15) Condition 1: No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

*Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

*Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;

*Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;

*Details of siltation prevention measures across the drainage network, which should be designed to reduce risk of blockage occurring at the shallow pipe gradients towards the River Irwell outfall. This should include prevention of mobilising green SuDS components substrates into the pipes.

*Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

*Where surface water is connected to Main River, any works within or adjacent to the river that would affect it would require consent from Environment Agency. An email of acceptance of proposed flows and/or new connection will suffice.

*Where surface water is connected to the Highway gullies to outfall into River Irwell, agreement in principle from Manchester City Council Highways Department is required. An email of acceptance of proposed flows and/or new connection will suffice.

*Hydraulic calculation of the proposed drainage system;

*Construction details of flow control and SuDS elements.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.
If there is no clear adoption policy in place to take over the proposed drainage system after construction, we suggest the following construction and maintenance condition to be considered by the LPA:

16) No development hereby permitted shall be brought into use until details of the implementation, maintenance and management of the sustainable drainage scheme

have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

o Verification report providing photographic evidence of construction as per design drawings;
o As built construction drawings if different from design construction drawings;
o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development.

17) Prior to commencement of development a site specific plan shall be submitted and approved in writing by the City Council as Local Planning Authority. Any site clearance, earth moving shall take place or material or machinery brought on site shall then be carried out in accordance with the approved plan and on the basis of compliance with the following:

Environmental good practice on-site_c692
Hs&s-bpg-e04-101 spill response planning & control
HS&S-BPG-P04-101 Environmental Constraints Map & Site Drainage Plan
HS&S-BPG-P04-102 Contractors Environmental Requirements
Hs&s-frm-e04-01 spill response plan
Hs&s-frm-e06-01 environmental risk register_v7.01
HS&S-FRM-P04-01 Environmental Site Visit Checklist
Hs&s-frm-p04-02 pep(e&w)
HS&S-FRM-P04-04 Environmental Site Set Up Form
Hs&s-std-n02 nuisance management
Hs&s-tbt-e04-301 spill control
Hs&s-tbt-n02-301 dust & air quality

Reason: To secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

18) Before any works to install any of the following elements within the scheme commence final details shall be submitted to and agreed in writing by the City Council as local planning authority as applicable to each phase:

(a) Text /lettering to the 'Halo';

(b) Details of the (i)seating, (ii) cycle stands (to include provision for disabled cyclists) and final number ((v) feature floor grating, including materials and design(s)(vi) litter bins,(vii) lighting and (viii) edging to the rain gardens;

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

(d) Surface materials including tactile paving, kerb edgings and details of kerb levels;

(e) Details of anti- skateboard features;

(f) Details of signage including directional signage and tactile / interpretive maps;

(g) Demarcation between adopted and non adopted highway (Phase 1B);and

(h) Details of a the kerbed upstand along the vehicular route between Victoria Bridge Street and Cathedral Approach. This route is to remain outside of the secure line and will remain adopted highway, and as such will need to act as a designated vehicular route to prevent conflict with pedestrians;

The detailed scheme shall demonstrate adherence to the relevant sections of DFA2 and MCC-recommended guidance in relation to Age Friendly Public Realm including Age-Friendly Seating and Sense of Place and the Alternative Age-Friendly Handbook.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building, to ensure that paving materials are consistent with the use of these areas as pedestrian routes and that the proposed fixtures, fittings and detailing of access / egress to and from and movements within the proposed areas of public realm are suitable for use by disabled people seeking compliance with Design for Access 2 and in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

19) Before works to layout the public realm commence, final details of the proposed soft landscaping including tree planting (details of overall numbers, size, species and planting specification) shall be submitted to and agreed in writing by the City Council as local planning authority:

The approved scheme shall be implemented in accordance with an agreed delivery schedule and not later than 12 months from the date that each of the proposed phases covered by this application are first brought into use. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place,

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in

accordance with Core Strategy policies SP1, DM1, EN1, EN9 and EN15 of the emerging Core Strategy.

20) Prior to first use of the public realm full details of a maintenance strategy including details of who would be responsible for the ongoing maintenance of trees, surfaces, lighting, street furniture, drainage, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.

Reason
In the interests of amenity pursuant to Core Strategy policy DM1

21) Prior to the use commencing details of a permanent servicing strategy outlining how servicing and site traffic access will be maintained to adjacent buildings including when there are events such as Christmas Markets which might impact on normal service routes, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interests of highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

22) Prior to development commencing a lighting impact assessment on the River Irwell for the street lighting shall be submitted to and approved in writing by the LPA. The strategy shall:

(a) show how and where street lighting will be installed and through appropriate lighting contour plans demonstrated clearly that any impacts on the River for bats is negligible and;

(b) discuss the potential impact of future phases on the River

All external lighting shall be installed in accordance with agreed specification and locations set out in the strategy

Reason : In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Core Strategy policies EN15 and SP

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 128045/VO/2020 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester,

national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

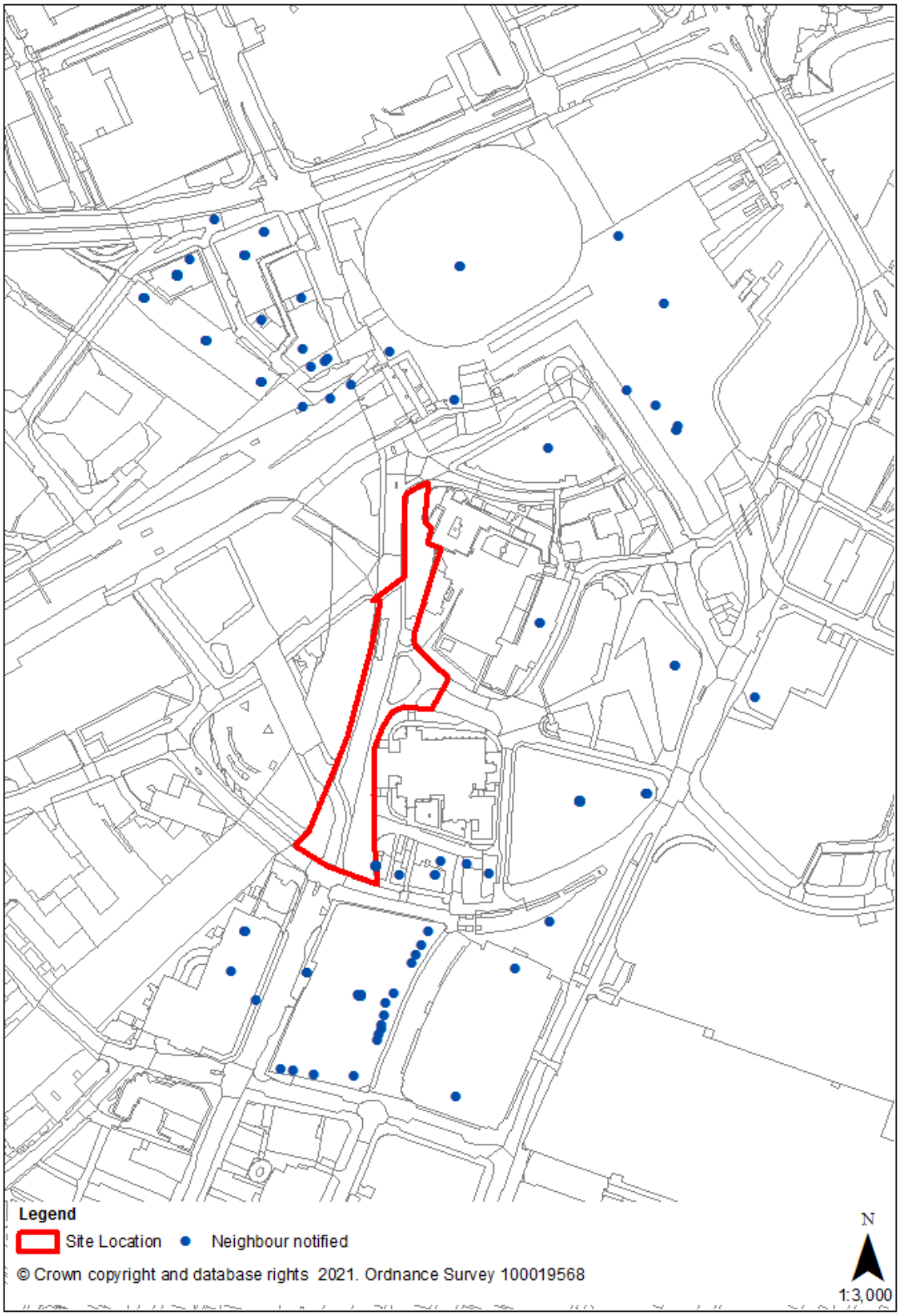
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
Historic England (North West)
Environment Agency
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
United Utilities Water PLC
Greater Manchester Ecology Unit
Greater Manchester Pedestrians Society
Parks & Events
Salford City Council
Counter Terrorism SA

A map showing the neighbours notified of the application is attached at the end of the report.

Representations were received from the following third parties:

Relevant Contact Officer : Angela Leckie
Telephone number : 0161 234 4651
Email : angela.leckie@manchester.gov.uk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