Department for Communities and Local Government

Ms Emily Greaves
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Please ask for: Rachael Woodbridge
Tel: 0303 44 48073
Email: Rachael.woodbridge@communities.gsi.gov.uk

Your ref: 100123/CC/2012/C1

Our ref: NPCU/CAC/B4215/71405

Date: 3 December 2012

Dear Ms Greaves

Planning (Listed Buildings and Conservation Areas) Act 1990
Address Memorial Gardens, St Peter's Square, Manchester.

I am directed by the Secretary of State for Communities and Local Government to refer to your Council's application, received on 26 November for Conservation Area Consent to dismantle unlisted walls and benches around the Cenotaph and removal pending relocation of memorial plaques within the Conservation Area. Your application was made in accordance with the provisions of section 74 of the Act.

The Secretary of State has considered the information submitted by your Council in support of their application, and has considered all relevant consultation responses and third party representations. This information has been considered against the Secretary of State's policies, as set out in the National Planning Policy Framework.

The Secretary of State hereby grants Conservation Area Consent for the above project in accordance with the application numbered 100123/CC/2012/C1 subject to the following conditions:

1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

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

The site location plan referenced 1257-SLHA-DR-00-CRE001 rev B stamped as received by the City Council as local planning authority on 3rd August 2012.

National Planning Casework Unit
Department for Communities and Local Government
5 St Philips Place
Colmore Row
Birmingham B3 2PW

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3) Prior to the commencement of any works within the area of the former St. Peter's Church the applicant or their agents or their successors in title shall secure the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
   - a watching brief on any groundworks carried out in the vicinity of the former footprint of St. Peter's Church;
   - (informed by the above) targeted area excavation and recording.
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 publication and dissemination of the analysis and report on the site investigation to include:
   - a bound hardcopy and digital copy of the final assessment report with the Historic Environment Record
   - (dependent upon the investigation results) a volume in the series 'Greater Manchester's Past Revealed'.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

4) Full details of the protection, storage, relocation and reuse of the Memorial Bench, including clarification of the extent of bench and wall that will be retained for relocation shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of the demolition hereby approved.

5) In the event that human remains are disturbed or revealed in the course of the development, all works shall cease until a scheme for the removal and re-interment of the remains which complies with all statutory requirements has been submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the scheme.

This letter does not convey any consent or approval required under any enactment, bye-law or regulation other than sections 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A separate Note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

Yours sincerely

Gerry Carpenter
Senior Planning Manager

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