MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-001348
Application type:	Full planning permission
Proposal:	City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.
Site address:	PICCADILLY GARDENS PICCADILLY MANCHESTER M1 1LS
Ward(s):	Piccadilly
Date application valid:	13 August 2026
Applicant name:	Manchester City Council
Agent (if any):	Mr Matthew Dixon
Case officer:	Jennifer Atkinson
Recommendation:	
Date of recommendation:	

Description of site, building and/or area

The site is 3.18 hectares and comprises Piccadilly Gardens – an areas of public open space/public realm in the centre of Manchester, associated roads and the transport hub.

Piccadilly Gardens has undergone several phases of change. The area was historically occupied by the Manchester Royal Infirmary and the adjoining Manchester Royal Lunatic Asylum.

The original Gardens made use of the former hospital basement and foundations to create a sunken garden, establishing a landscaped civic space within the city centre. The Gardens have since been subject to redesign and adaptation, reflecting changing requirements for public realm, transport interchange, accessibility and city centre regeneration.

The site comprises an area of public realm, incorporating amenity grassland, a ‘splash pad’ water feature (which is not currently in use), tree planting, and hardstanding associated with pavements and surrounding road, tram and rail infrastructure. There is also a children’s play space.

Though the site is not located in a Conservation Area, it lies immediately adjacent to two Conservation Areas. Directly to the north-east, lies the Stevenson Square Conservation Area and Smithfield Conservation Area to the north of the site.

The development site contains the following listed buildings:

- Wellington Statue (1271115) – Grade 2 Listed Building
- Queen Victoria Monument (1246945) – Grade 2 Listed Building
- Watt Statue (1246946) – Grade 2 Listed Building; and
- Peel Statue (1271114) – Grade 2 Listed Building.

The following assets are located adjacent to the development site:

- 5-11 Oldham Street, 1-3 Oldham Street and 15 and 17 Piccadilly (1271118) – Grade 2 Listed Building
- 1 Piccadilly (1246874) – Grade 2 Listed Building
- Rylands Buildings (Debenhams), 109-127 Market Street (1219831) – Grade 2 Listed Building
- Electricity Junction Box, Tib Street (1485437) – Grade 2 Listed Building
- No.10 Mosley Street (1220063) – Grade 2 Listed Building
- 12 Mosley Street (1197928) – Grade 2 Listed Building
- Harvest House (1220153) – Grade 2 Listed Building

The development site is located within Flood Zone 1 together with being in a critical drainage area.

The site is located in an Air Quality Management Area (AQMA).

The site is considered to be in a highly sustainable location being located close to public transport and the amenities of the city centre.

Description of development

City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.

Relevant planning history

PLA-2026-001348

City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation	Valid: 2026-08-13, Decision: , Date: , Type: Full planning permission

Consultation, notification and publicity responses

Consultations

Highway Services advise conditions in respect of construction management and agreement of highway works.

Transport for Greater Manchester (TfGM) (Metrolink) advise that a condition is required to ensure that the development does not affect the safety of the tram network.

Environmental Health advise conditions in relation to construction management, event management, ground conditions and lighting.

Works and Skills Team advise that they are content with the Local Labour proposals.

Greater Manchester Ecology Unity (GMEU)

Flood Risk Management Team advise that details of a surface water drainage scheme should be submitted for approval with a management regime and verification report

United Utilities (UU)

Environment Agency (EA) advise that they have no objection subject to contaminated land condition being imposed.

Greater Manchester Archaeological Advisory Service (GMAAS) advise that archaeological investigations should be carried out and this should be secured by planning condition.

Historic England do not wish to comment.

Design for Security at Greater Manchester the proposal should be carried out in accordance with the Crime Impact Statement.

Notifications and publicity

The proposal has been advertised as public interest, affecting a right of way and affecting the setting of a conservation area and listed building. Site notices were displayed. Notification letters were sent to residents and businesses and the following representations have been received.

One comment has been received which neither objects or supports the application. The comments can be summarised as follows:

- Remember the old piccadilly gardens with fond memories. Having considered the plans for the future transformation of this area. They will look forward to visiting it when finished. They hope he people of Manchester young and old will look after it for future generations to come.

5 businesses have written in support of the application. The comments can be summarised as follows:

- We welcome the proposals to create a greener, more attractive and more accessible Piccadilly Gardens. The introduction of significantly enhanced planting, landscaping and public realm improvements will help transform the appearance of the area, bringing greater colour, biodiversity and environmental value to one of the busiest locations in the city centre. These measures will create a more welcoming and enjoyable environment for residents, visitors and workers alike, whilst contributing positively to Manchester's wider sustainability and climate ambitions;
- supportive of the proposals to improve pedestrian movement and accessibility through the space. As a major transport interchange and gateway into the city centre, Piccadilly Gardens serves thousands of people every day. The creation of clearer routes, improved

sightlines and a more open and legible public realm will enhance the experience of moving through the area, support surrounding businesses and strengthen connections between key parts of the city centre;
- While physical improvements alone cannot resolve these issues, we believe the proposed redesign is a critical step in supporting wider management, stewardship and partnership initiatives aimed at creating a safer, more welcoming environment. A higher quality public realm, combined with improved visibility, activity, natural surveillance and ongoing management arrangements, will help foster a stronger sense of civic pride and encourage greater positive use of the space throughout the day and evening.
- The transformation of Piccadilly Gardens will also deliver significant economic benefits for surrounding businesses and landowners.

Relevant policies

The Development Plan

The Development Plan consists of: Places for Everyone, The Manchester Core Strategy (2012); and Saved policies of the Unitary Development Plan for the City of Manchester (1995).

The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved. Planning applications in Manchester must be decided in accordance with the Core Strategy and saved UDP policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

Places for Everyone

Places for Everyone is a joint Development Plan Document between the nine Greater Manchester Authorities. The plan was adopted March 2024. The relevant policies are as follows:

JP-Strat1, JP-Strat2, JP-Strat14, JP-S1, JP-S4, JP-S5, JP-S6, JP-G1, JP-G2, JP-G3, JP-G6, JP-G7, JP-G8, JP-P1, JP-P2, JP-P6, JP-P7, JP-C1, JP-C3, JP-C4, JP-C5 and JP-C6

Manchester Core Strategy Development Plan Document (July 2012)

The relevant policies within the Core Strategy are as follows:

SO1, SO2, SO5, SO6, SP 1, EC3, CC1, CC5, CC8, CC9, CC10, T1, T2, EN1, EN3, EN6, EN8, EN9, EN11, EN12, EN15, EN16, EN17, EN18, EN19 and DM1

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved policy DC18, DC19, DC20 and DC26

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

Manchester Green and Blue Infrastructure Strategy 2015

National Planning Policy Framework (2026)

Planning Policy Guidance (PPG)

Other legislative requirements

Section 66 Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and case law has considerable importance and weight should be given to any impact upon a designated heritage asset but in particular upon the desirability of preserving the setting with a strong presumption to preserve the asset.

S149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. 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

Environmental Impact Assessment

The Council has adopted a Screening Opinion in respect of this development which also include wider works which are to be undertaken by the Local Highways Authority. The Screening Opinion has concluded that the development does not warrant consideration by EIA.

Assessment

Principle of the redevelopment of the site and contribution to regeneration

The contribution that a scheme would make to regeneration is an important consideration. The City Centre is the primary economic driver in the City Region and Regional Centre and creating an attractive city with a wide variety of recreational uses is important as the city centre's population and employment offer grows.

Social and environmental benefits of developments are central to policies SP1 of the Core Strategy and JP-S1 of PfE. In addition, the creation of new open spaces in accessible areas of the city centre is also supported by policies EN11 and EN12 of the Core Strategy. Creating healthy, inclusive and safe places which promote social interaction through the delivery of high-quality public space and safe and accessible green infrastructure is highlighted by the NPPF.

The proposal would therefore be consistent with the policies in the development plan including SP1, EC1, EC3, CC1, CC7, CC8, CC9, CC10, EN1, EN9, EN11, EN12 and DM1 as well as strategic policies in Places for Everyone such as JP-Strat2 and Policy JP-J3 together with the City Centre Strategic Plan.

Climate change and sustainability

This is a highly sustainable location with excellent access to public transport including rail, bus and tram infrastructure. Sustainability would be embedded into the design and construction. This would be a car free development with users walking and cycling to the site.

The construction process would use good practice to source materials and labour locally where possible; reduce vehicle emissions and dust; manage water; improve biodiversity and social value, to minimise impacts on climate change. The impact on the New Islington Marina would be minimised.

The new trees and landscaping would improve biodiversity and surface water would be managed. Energy efficient lighting would be used to light the park and recycling would be promoted through recycling bins.

Contribution to Improving Permeability, Public Spaces and Facilities and Provision of a Well Designed Environment

The works at Piccadilly Gardens are centred around a new lawn. The previous fragmented patches of lawn would be combined to create a new central space and re-creates the 'garden's concept at the centre of the city centre whilst maintaining through routes and movement. Trees and planting would create all year round interest.



The spaces around the gardens would be fully accessible with step free routes, accessible seating and inclusive play. There would also be improved CCTV and lighting.

Rain gardens would be used to manage surface water run off and reduce pressure on the existing drainage network.

The existing basement which housed the fountain provides an opportunity to collect rainwater which would supply all the planting and lawn areas.

The improvements to the garden would also provide an opportunity to better reveal the heritage assets within the gardens. Existing clutter around the statues would be removed and paving would be introduced to reveal the statues in the spaces. There would be a cutting back of the lawn and paving in particular around Victoria.

Space would also be created around the Peel statue creating a focal point in the gardens of social and vici activity. This would also form the location of a future structure to support ancillary events in this space. This does not form part of this application.

Whilst this would alter and further erode the esplanade setting, it would represent an improved environment. The harm that would occur here is considered elsewhere in this report.

A new play space would be created in the gardens in a relocated position. This would allow new equipment to be introduced with associated planting and seating, allowing families to comfortably spend time within the gardens whilst maintaining clear views and convenient access to surrounding facilities.



The play area is organised around a central feature climbing structure. Climbing, integrated slides and trampolines provide opportunities for dynamic movement and free play. While balance beams, natural stone slabs, talk tubes and musical chimes encourage sensory play and social interaction.

Inclusivity has been a key principle throughout the development of the play area. A wheelchair accessible roundabout and trampoline are included sitting within the suite of equipment proposed.

A high quality material palette would be used throughout the scheme. The lawn edge would be defined by a raised edge which would be in stone.

Benches and bin would follow a more traditional MCC approach which is standard across its infrastructure and offers a practical and maintenance friendly solution.

A bespoke up stand will be used to mark planting edges which would complement the wider quality of materials in this space. Hard landscaping would consist of a variety of York stone, granite plinths and paving mix.

Impact of the historic environment and cultural heritage

The site partly lies within the Smithfield conservation area.

The following listed structures are also located within the application site:

- Queen Victoria Monument (1246945) – Grade 2 Listed Building
- Watt Statue (1246946) – Grade 2 Listed Building; and
- Peel Statue (1271114) – Grade 2 Listed Building.

The site is also near the Stevenson and Upper King Street conservation areas as well as the following listed buildings and structures:

- Wellington Statue (1271115) – Grade II Listed Building
- Rylands Building, 1 Piccadilly – Grade II Listed Building
- Electricity Junction Box, Tib Street – Grade II Listed Building
- Piccadilly Cinema (local value) and 15-17, Piccadilly - Grade II Listed Building
- 19-21 Piccadilly, 35 Piccadilly and Wellington House – Grade II Listed Building
- 47 Piccadilly including warehouse facing Back Piccadilly, 49 Piccadilly, Gardens Hotel and shops and Clayton House – Grade II listed buildings
- No. 10 Mosley Street, 12 Mosley Street and Harvest House - Grade II Listed Buildings

There are the following Non- designated heritage assets (NDHAs)

- Piccadilly Plaza
- Former Lewis's

Impact on the designated assets within the application site

The site contains group of Grade II Listed statues (Peel, Watt and Queen Victoria) which hold group value, together with the Wellington Statue that lies beyond the site boundary. The statues were historically arranged along an esplanade to frame Manchester Royal Infirmary, enhancing its formal institutional setting.

The statues possess architectural and artistic interest as high-quality examples of 19th-century sculpture by noted artists, incorporating bronze statuary and ashlar or marble architectural settings with classical and baroque influences. The applicant considers that the assets are of high significance and the Council, as Local Planning Authority, would agree with this.

The original setting of the statues have become eroded over time through both the demolition of the infirmary and later developments in the area. There is also a degree of clutter within their setting from city centre infrastructure.

The significance of the Smithfield conservation area is also high given the strong architectural quality of the surviving historic buildings.

There would be no physical works to the listed buildings and all of the statues would remain in their current locations.

Peel Statue the statue has an ashlar pedestal with bronze statuary. It is rectangular plan, with a plinth of three steps. A bronze female figure seated at each end of the top step, and a central pedestal surmounted by a standing figure of Sir Robert Peel. The statue's original setting has been lost. It was originally located at the north-western end of the esplanade, on the same alignment as the Wellington Statue, positioned to frame the Infirmary and reinforce its formal, institutional setting.

The current context of the listed structure is poor due to relationship of the temporary market stalls. This prevents the asset from be fully appreciated and understood. The proposal would allow for the asset to be appreciated again with the removal of the clutter from its context and the introduction of trees and planting in its setting. The opening up of the setting would allow the group value with Victoria to understood again. The sweeping nature of the lawn and associated hard standing would erode further the sense of an esplanade within which Peel and the other statues would have historically been seen this will cause a degree of harm.

Watt Statue is a monument to James Watt was erected in 1857. The statue consists of a rectangular ashlar pedestal, with a seated bronze statue. The pedestal has bowed ends, and a moulded base and cornice. The statue's original setting has been lost. It originally formed a pair of statues that flanked the Infirmary's portico, set against a boundary wall with planting. The Queen Victoria statue was later erected halfway between the Watt and Dalton Statues. The original setting of the statue was drastically altered following the demolition of the Infirmary and the removal of the Dalton Statue.

The assets is currently legible and understood in its context albeit highly altered. The public realm works will take place within the immediate setting of the listed building along with tree planting. The statue would have an enhanced setting albeit a continued altered setting than would have been originally the case. The group value would be retained. The sweeping nature of the lawn and associated hard standing would erode further the sense of an esplanade within which Watt and the other statues would have historically been seen this will cause a degree of harm.

Victoria Statue is a The bronze figure of Queen Victoria captures her wearing a lace dress with the Order of Garter, under the coronet is a veil. She holds an orb in her left hand and a sceptre in her right hand and is seated on a throne. The broken pediment is enriched with shield of arms and swags. The bronze statue is set against a Baroque architectural background of Portland stone, with a plinth of six steps. The rear of the statue has a niche with a bronze figure of a woman representing maternity and motherhood.

The statue's original setting has been lost. It was originally positioned in the centre of the esplanade, between the Watt and Dalton Statues and directly in front of the Infirmary's portico. The Queen Victoria Statue was the final monument that was added to the esplanade, its prominent location reflects a deliberate design choice to create a clear focal point along the esplanade, and at the front of the Infirmary, reinforcing the institutional setting. The setting was diminished following the demolition of the Infirmary and the removal of the Dalton Statue, which previously flanked the eastern side of the monument. Furthermore, the Watt Statue was moved to the front of the pavement, negatively impacting the composition of the statues.

The immediate setting of the statue also includes a poor-quality and inappropriate patch of astroturf with a small playground that flanks the east side of the statue.

The public realm would consist of hard standing around the best of the statue which would be an improvement on the current setting. This would allow better appreciation of the asset and its

group value albeit would not be a recreation of its historical setting. The sweeping nature of the lawn and associated hard standing would erode further the sense of an esplanade within which Victoria and the other statues would have historically been seen this will cause a degree of harm.

Smithfield conservation area the historic interest in the Conservation Area is focused on Smithfield as the centre of Manchester's food markets, where fruit, vegetables, meat and fish have been sold on both a wholesale and retail scale. The scale of the majority of historic buildings in the Conservation Area range from between one and six storeys high, with modern developments reaching up to 15-storeys high. Most of the buildings within the Conservation Area date from the late 18th century onwards. The built form of the Conservation Area in general is notably varied, combining market halls of brick and stone with cast-iron frames, with small-scale Georgian houses of two and three storeys and large commercial buildings, such as the Art-deco style Rylands Building on Market Street.

The proposed development would impact on views into and out of the conservation area. This includes kinetic views when moving along Piccadilly and Market Street, viewpoints looking south from Oldham Street and views looking towards the Conservation Areas from within the site.

These current views contain a high degree of clutter. The creation of the enhanced Garden would form an improvement to the setting of the conservation area and its buildings.

Impact on the designated assets outside of the application site

Wellington Statue is a monument to the Duke of Wellington. The statue is bronze set on an ashlar plinth, with projected corners bearing seated statues of four allegories. There are relief panels on the sides of the plinth, with inscriptions on the pedestal. The statue was the second to be erected along the former esplanade and has group value with Peel, Watt and Queen Victoria and is of high significance.

The statue's original setting has been lost. It was originally located at the south-eastern end of the esplanade, on the same alignment as the Peel Statue, positioned to frame the Infirmary and reinforce its formal, institutional setting. The setting of the statue was drastically altered following the demolition of the Infirmary, the removal of the Dalton Statue and the repositioning of the Peel and Watt Statues.

The public realm work would help to provide a more coherent setting to the statue. The statue would remain legible and understood as it is now. Its group value with the other statues would be enhanced albeit they will remain not set in their original setting.

Rylands Building, 1 Piccadilly, Electricity Junction Box, Tib Street the group of three Listed Buildings occupy the north side of Market Street and lie adjacent to each other. The Rylands Building is the most dominant, originally functioning as a wholesale textile warehouse, later converted into a department store. It is a steel-frame building clad with Portland stone (roof concealed), designed in a Modernist Classical style.

No.1 Piccadilly is of wood cladding and stucco, consisting of four storeys and attic.

The small electricity junction box lies immediately west of 1 Piccadilly and is a rare early 20th-century example from the first age of electricity illustrating the development of mass-consumed utility and the attention given to their design.

The buildings lie within the Smithfield Conservation Area, on the north side of Market Street, which retains several late 19th and early 20th-century buildings that are associated with the redevelopment of the street as part of Manchester's commercial centre.

The public realm works would be seen in the context of these listed buildings. The designated assets would remain legible and understood. There would be no harm to the assets.

Piccadilly Cinema (local value) and 15-17, Piccadilly it is in a Beaux-Arts Classical style, and is four-storeys high and seven-bays wide, faced in white faience. The cinema operated from 1922 until 1937, later converted into a department store. The buildings lie within the Smithfield Conservation Area, on the north side of Market Street, which retains several late 19th and early 20th-century buildings that are associated with the redevelopment of the street as part of Manchester's commercial centre. The immediate setting includes several early 20th-century shops and department stores, former offices and banks. The area is noisy and bustling. Key views of the buildings can be appreciated when moving along Market Street and from opposite the buildings, where they can be appreciated together.

The public realm works would be seen in the context of these listed buildings. The designated assets would remain legible and understood. There would be no harm to the assets

19-21 Piccadilly, 35 Piccadilly and Wellington House A row of locally important buildings occupies the north side of Piccadilly between Lever Street and Oldham Street. 19-21 Piccadilly has a Portland stone façade with Classical detailing, and the rear elevation is of brick, with slate roofs.

35 Piccadilly was constructed in 1928–30. The building is five-storeys high (plus basement and attic) and is Portland stone designed in a Classical style.

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The public realm works would be seen in the context of these listed buildings. The designated assets would remain legible and understood. There would be no harm to the assets

47 Piccadilly including warehouse facing Back Piccadilly, 49 Piccadilly, Gardens Hotel and shops and Clayton House are four Grade II Listed Buildings occupy the northern side of Market Street and form a continuous row that have group value, together with properties on Lever Street.

No. 47 is a three-storey late 18th-century townhouse, later converted into a warehouse and shop.

No. 49 Piccadilly was Page 57 Civic originally built as a clothiers' warehouse and is a red brick building with sandstone dressings, and slate roof, built in a simplified palazzo style. It is five-storeys high, with an attic, and a symmetrical seven-window façade

The Gardens Hotel and shops is also a mid- to late 19th-century textile shipping warehouse. The architectural interest in the building lies in its function as a warehouse and as an eclectic example of the Manchester Palazzo style, and of the well-detailed Baroque 1904 block. The building is of Portland stone and is five storeys high with two bays.

Clayton House Portland stone façade with a brown terracotta ground floor. The building is six-storeys high and three bays wide, built as an office.

The buildings lie within Stevenson Square Conservation Area, on the north side of Market Street, which retains several late 19th-century buildings that are associated with the redevelopment of the street as part of Manchester's commercial centre.

The public realm works would be seen in the context of these listed buildings. The designated assets would remain legible and understood. There would be no harm to the assets

No. 10 Mosley Street, 12 Mosley Street and Harvest House The three Grade II Listed Buildings lie on the west side of Upper King Street and have group value.

The public realm works would be seen in the context of these listed buildings. The designated assets would remain legible and understood. There would be no harm to the assets

No. 10 Mosley Street is a former bank, built in 1836. The building is four storeys high and three-bays wide. It is of sandstone ashlar, with a slate roof, built in a Classical style. The principal façade consisted of giant three quarter Corinthian columns supporting frieze and pediment.

No. 12 Mosley Street has an iron frame with sandstone ashlar cladding and a slate roof, built on a corner site in an Eclectic Gothic style. The building is three storeys high with a two-storey attic.

Harvest House is a red brick building in Flemish bond with stone dressings, four-storeys high with an attic and basement. The building has been converted into shops and includes 20th-century alterations.

Piccadilly Plaza includes a tower block linked by a podium.

The public realm works would be seen in the context of this building. The designated assets would remain legible and understood. There would be no harm to the asset

Former Lewis's is a grand building over seven stories.

The public realm works would be seen in the context of this building. The assets would remain legible and understood. There would be no harm to the assets

Upper King Street Conservation Area historic interest lies in its development from open fields into Manchester's financial and commercial district. Development began in the late 17th century with significant buildings such as Cross Street Chapel. In the 18th century, the area became a fashionable residential quarter before emerging as a cultural hub, with theatres and concert halls supporting Manchester's social life. By the early 19th century, it transitioned from a residential area into a commercial and financial district, with the Bank of England established in 1847. The building of banks and insurance companies progressed throughout the first part of the 20th century. The designated Conservation Area is thus recognised to be of high heritage significance.

The proposal would enhance the setting of the conservation area as a whole through the improved public realm.

Impact Assessment

National decision-making policy HE6 (1) of the NPPF directs that 'when considering the impact of a proposal on the significance of a designated heritage asset, substantial 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 a positive effect, harm, substantial harm, or total loss of its significance.

There would be a low level of harm to the setting of the listed statues within the Gardens (Watt, Peel and Victoria).

It is not considered that the proposal would affect the wider assets (designated and on designated) including the conservation area.

The harm to the statues would be low and mainly as a result of the further erosion of the esplanade.

National decision making policy HE6 (4) of the NPPF requires it is necessary to ensure that the harm caused to designated assets is outweighed by the public benefits that a proposal would deliver. Public benefits should be considered in light of para 17 of the NPPF which outlines the three dimensions to achieve sustainable development: economic, social and environmental. Guidance is also provided in the PPG.

The proposal would reconfigure the Gardens which is a key priority for the Council. The space would be a heart of the city centre and support movement through the space as well as creating new opportunities to dwell and play. The improvements to the quality of the space and offer would help support businesses around the Gardens and well as improve the image of the city as a whole.

Jobs would be created as part of the development as well as improvements to surface water management and biodiversity.

Whilst it is acknowledged the substantial weigh that should be given with HE6 to conserve an asset, and the very considerable weight that must be given to preserving the setting of the listed buildings as required by virtue of S16 and S66 of the Listed Buildings Act, the harm caused would be would be outweighed by the public benefits of the scheme and meet the requirements set out in national decision making policies HE6 and HE7 of the NPPF.

Impact on Archaeology

An archaeology assessment indicates that there are below ground archaeological remains associated with hospital site.

GMAAS concurs with the conclusions drawn from the desk-based assessments and recommends that the site is subject to intrusive archaeological investigation in advance of development taking place. This should be a condition of any approval and would satisfy the requirements of policy EN3 of the Core Strategy and saved policy DC20 of the UDP.

Impact on Trees

1 category U, 7 category C and 8 category B trees (16 in total) are proposed to be removed as part of the redevelopment.

10 trees will be retained as part of the redevelopment: 8no. trees (Honey locust Gleditsia triacanthos) are proposed to be retained in their current position, and 2no. Magnolias are to be relocated within the site.

A total of 49no. new trees are proposed to be planted (resulting in a total of 51no. trees with the 2no. replanted Magnolias). This exceeds the current policy requirement of two-to-one replacement, and meets the emerging policy ask of three-to-one in the Piccadilly ward along with significantly improving the diversity of species and overall quality of tree provision and canopy cover.

9no. additional category C trees in planters are also proposed to be removed. These planters are approximately 1.2-1.5m in height and are considered to create a partial or complete barrier to rooting into the underlying ground. Whilst these trees have been assessed within the Tree Survey and Arboricultural Impact Assessment, they are not established within the natural ground conditions of the site and therefore do not form part of the baseline tree stock used for the

purposes of calculating replacement planting ratios. Accordingly, the replacement planting calculation has been undertaken on the basis of the existing site trees originally planted directly into the ground.

The impact on existing tree coverage is considered acceptable with suitable mitigation in place.

Impact on Ecology

An ecological appraisal concludes that the proposal would not cause significant or unduly harmful impacts to local ecology. No vegetation should be removed during bird nesting season and measures should be put in place to manage the invasive species wall cotoneaster.

Bird and bat boxes should be agreed as part of the proposal to improve on site biodiversity. Biodiversity net gains would be secured by planning condition. The proposal complies with policy EN9 of the Core Strategy and ensure a biodiversity gain at the site in line with the Environment Act 2021.

Biodiversity

The Environment Act 2021 requires all planning permissions to include a condition that requires a biodiversity net gain plan, to ensure the delivery of a minimum of 10% measurable biodiversity net gain. This net gain can be carried out either onsite, offsite or through the purchase of 'biodiversity credits'. Both onsite and offsite mitigation must be maintained for at least 30 years.

Policy EN15 of the Core Strategy requires enhancement, restoration or creation of new biodiversity, either on or adjacent to the site. Policy JP-G7 and JP-G8 of PfE requires two trees to be planted for every tree lost together plus biodiversity enhancements.

The biodiversity assessment has concluded that there is 1.95 habitat units at the site. The new park would include trees, planting This would result in 12.95% net gain of habitat units and compliance with the 10% net gain requirement.

The on site BNG which is to be created would be significant and would meet the 10% net gain. The management and monitoring of the BNG created should be subject to a 30 year management plan. A monitoring fee to monitor the on site BNG is therefore required to be secured and a transfer arrangement would need to be put in place between the applicant and the Local Planning Authority.

Impact on the highway network/transport/car parking issues/sustainable travel

This is a highly sustainable location.

Any impacts from the construction of the park can be carefully managed and would not have a material impact on the local highway network and its operations. A construction management plan should agree the routing of construction vehicles and movements into and out of the site.

When the Gardens would becomes operational they will continue to function in the way they do now. The Gardens would principally from walking and cycling from those who live and work in the city centre. It is not anticipated that the Gardens would generate any significant vehicle trips that would require mitigation.

There would 16 stands accommodating 32 cycle across four locations. The end space for each can be used by wider/larger cycles (8 in total).

Final details of construction management are required to be agreed.

A planning condition is also required to determine that there is sufficient width to ensuring safe servicing and minimise impact on cycle stands. There are requires agreement of the controlled crossing. These details should be secured by planning condition.

Accessibility and inclusivity

The landscape would be accessible to all. A clear and legible environment is proposed with generous circulation routes typically 3m to 6m wide and 2m minimum route width maintained at local pinch points.

A refined palette of high-quality materials would create a cohesive identity across Piccadilly Gardens while responding to its distinct character areas. Durable natural stone paving, inspired by the city's civic spaces, provides longevity and uses variations in texture and laying patterns to subtly define routes and spaces without excessive signage.

Air Quality

The site is in the Greater Manchester Air Quality Management Area (AQMA) where air quality conditions are poor. Roads which may be used for construction traffic and post development are in the AQMA.

The site is close to homes, offices, hotel, medical facilities and other commercial uses and sensitive groups are residents, parents, children, businesses and visitors who could be affected by construction.

During construction, air quality could be affected by increased dust and vehicle emissions from site activities and materials movement. There would demolition and removal of the existing strictures on site but minor earth works.

There is potential for elevated dust, particulate matter and pollution concentrations generated on site, particularly from exhaust emissions from traffic, plant and earthworks. Provided they are carefully managed this should not give rise to any unacceptable or unduly harmful impacts on sensitive groups such as residents and children.

Mitigation measures would minimise the impact on local air quality, such as the adoption of a construction management plan (outlining industry best practice, community liaison and recording of complaints), locating and recording of air quality monitoring devises, dust suppression measures including screens and sheeting and wheel washing, no idling of vehicles, avoidance of diesel or petrol powered plant, speed restrictions on unpaved roads, and the implementation of a Construction Logistics Plan and Travel Plan. These measures would be secured through the construction management plan condition.

Environmental Health have also requested notification of works as the development will be in close proximity to a local air quality monitoring station.

Environmental Health concur with the conclusions and recommendations within the air quality report. The mitigation measures would be secured by planning condition and the proposal would comply with policy EN16 of the Core Strategy, the NPPF in that there would be no detrimental impact on existing air quality conditions as a result of the development.

Noise and vibration

During construction, there will be temporary but notable noise and vibration, which could affect nearby residents and businesses.

Once operational, noise from activities in the Gardens are likely to generate noise but this is considered commensurate with the current use of the site and appropriate in a city centre context.

The central lawn provides space for people to dwell and for outdoor events of an appropriate scale, however, it is not the intention to utilise the space intensively as has been the case in recent years in the Gardens.

Whilst use of the space for civic purposes is considered appropriate, these should be restricted to 07:00 to 23:00 in the interest of amenity given the close proximity of nearby residents. Final details of event the strategy for the Gardens should be agreed by planning condition. This shall include scheme of days/hours together with music breakout in appropriate. This shall form part of the conditions of approval.

Waste strategy and servicing management

MCC bins will be incorporated into the scheme and distributed throughout the Gardens. The bins will be emptied in line with MCC maintenance regime.

Water quality, drainage and flood risk

The site is in flood zone 1 which means there is a low probability of flooding and is in a critical drainage area where there are complex surface water flooding problems from ordinary watercourses, culverts and flooding from the sewer network. These areas are particularly sensitive to an increase in surface water run off and/or volume from new developments which may exasperate local flooding problems. Policy EN14 requires development to minimise its impact on surface water run off in critical drainage areas.

A draft drainage strategy has been considered by the City Council's flood risk management team and United Utilities.

A condition is recommended to agree the final details alongside verification and maintenance of the agreed drainage strategy. These conditions are necessary to comply with policy EN14 of the Core Strategy.

Ground conditions

There are no unusual or complex ground contamination issues. A detailed risk assessment and remediation strategy is required to ensure that there are no unacceptable impacts, including the risk to ground water, and the land is properly remediated. The implementation should be confirmed through a verification report to confirm that it has been carried out in full. This should form a condition in order to comply with policy EN18 of the Core Strategy.

Stewardship and management

The long-term success of Piccadilly Gardens will be dependent upon the establishment of an effective stewardship framework that promotes shared ownership, strategic leadership and long term commitment from key stakeholders.

The detailed governance arrangements have yet to be developed for this space. However, it is anticipated that the stewardship framework would bring together relevant public, private and civic sector partners with a shared interest in the quality, reputation and future success of Piccadilly

Gardens. The framework will seek to ensure that the vision established through the regeneration project continues to be supported beyond completion of the capital works and that the Gardens remain a high-quality civic destination for residents, workers and visitors.

Construction Management

A draft construction management plan has been prepared in respect of this planning application. This has provided preliminary details about how highways and air quality matters would be managed during construction.

Other considerations

The proposal would remove the traders that are currently located at the site.

This has become a popular environment and is mainly food led. However, the use and associated structures do not have planning permission and are unauthorised and could be subject to further action.

The proposal would remove the use and structures, and this would cause harm to this user group who have established themselves at the site. Whilst a low level of harm would arise, it is not considered that this would warrant refusal of the planning application.

The loss of the unauthorised traders, and the economic, employment and social value outputs should be given very limited weight in the planning balance given its lack of status in planning terms.

The very limited harm that arises from the loss of the unauthorised traders should also be viewed in the context of the overall benefits of the scheme. Economic, environmental and social benefits would arise from the redevelopment works at Picadilly Gardens which is specifically directed by policies EN11 and EN12 of the Core Strategy. This would support health and wellbeing objectives as well as acting as a catalyst to deliver the employment led regeneration of the wider SRF area. Achieving these objectives are significant and should be given considerable weight in the planning balance.

Manchester City Council, who operate the Market, are actively working to explore appropriate alternative city centre locations and placemaking opportunities to the benefit of both the traders and the city centre. Any future reprovision of the market stalls falls outside the scope of this application.

The relocation of existing market traders forms part of a wider City Council initiative to enhance and activate public spaces across Manchester city centre. Proposals for the activation of an alternative civic square are currently being developed, with the aim of creating a coordinated offer incorporating a diverse range of traders and operators within a high-quality, managed environment.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise.

Securing a vibrant and attractive Piccadilly Gardens is a key priority.

A new lawn area would be created alongside formal and informal play spaces. Permeability and accessibility would be improved along with access for all to the lawn area and other key spaces.

There would be significant social and environmental benefits in line with policies SP1 of the Core Strategy and JP-S1 of PfE.

Creating healthy, inclusive and safe places which promote social interaction through the delivery of high-quality public space and safe and accessible green infrastructure is highlighted by the NPPF along with making efficient use of brownfield land.

The construction process would create jobs along with those in the future associated with maintenance.

Trees and vegetation would be lost, but the proposal would deliver a significant amount of place making. The requirements for BNG net gain would be met on site.

There would be low level of harm to heritage assets which is outweighed by the public benefits.

It is acknowledged that the proposal would remove the unauthorised traders from the Gardens. The Council is committed to finding alterative accommodation for the traders.

There would be no unduly harmful impacts from noise, traffic generation, air quality, water management or contamination. Where harm does arise, it can be mitigated and would not amount to a reason to refuse this planning application.

The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can be mitigated to minimise the effect on the local residents and businesses.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. 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.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority 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 recommendation given is proportionate to the wider benefits of and that such a

decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with other matters. The proposal is considered to be acceptable and therefore determined within a timely manner.

Recommendation: **Approve**

Conditions attached to this decision

1) In this permission, the following definitions are applicable:

   Main works Phase: All works shown on drawing 4004-PLA-XX-XX-DR-L-0010 Rev P02 General Arrangement - Severable Plot Overlay received by the City Council, as Local Planning Authority, on the 13 August 2026
   Severable Plot for future ancillary structure: as indicated on drawing 4004-PLA-XX-XX-DR-L-0010 Rev P02 General Arrangement - Severable Plot Overlay received by the City Council, as Local Planning Authority, on the 13 August 2026 and subject to a future planning application.

   Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) 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.

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

   Drawings

   4004-PLA-XX-XX-DR-L-0001 Rev P12, 4004-PLA-XX-XX-DR-L-0005 Rev P02, 4004-PLA-XX-XX-DR-L-0007 Rev P02, 4004-PLA-XX-XX-DR-L-0008 Rev P01, 4004-PLA-XX-XX-DR-L-0010 Rev P02, 4004-PLA-XX-XX-DR-L-1000 Rev P04, 4004-PLA-XX-XX-DR-L-2000 Rev P04, 4004-PLA-XX-XX-DR-L-2001 Rev P04, 4004-PLA-XX-XX-DR-L-2002 Rev P04, 4004-PLA-XX-XX-DR-L-2003 Rev P04, 4004-PLA-XX-XX-DR-L-2004 Rev P03, 4004-PLA-XX-XX-DR-L-3000 Rev P03, 4004-PLA-XX-XX-DR-L-3001 Rev P01, 4004-PLA-XX-XX-DR-L-3003 Rev P01, 4004-PLA-XX-XX-DR-L-3004 Rev P01, 4004-PLA-XX-XX-DR-L-4000 Rev P03, 4475-CIV-XX-XX-D-22001 Rev P01 and 4475-CIV-XX-ZZ-D-C-20001 Rev P03 received by the City Council, as Local Planning Authority, on the 13 August 2026

   Supporting information

Arboricultural Impact Assessment Prepared by Arbtech,
Archaeological Desk-based Assessment
Biodiversity Net Gain Design Stage Report Civic
BNG - The Statutory Metric
Combined Flood Risk Assessment and Drainage Strategy Report Civic
Construction Environmental Management Plan Construction Management Plan Galliford Try
Crime Impact Statement
Design and Access Statement, incl. HVM Details, Inclusive Design appendix GMP Planit Employment and
Labour Proposal and Reporting Template
External Lighting Strategy Galliford Try Hoare Lea
Health Impact Assessment
Heritage Assessment
Landscape Management and Maintenance Plan
Phase 1 Desk Study Planit Civic
Planning Statement, inc. Blue and Green Infrastructure Statement Enabl
Preliminary Ecological Appraisal
Public Benefit Statement
Site Waste Management Plan
Statement of Community Involvement
Transport and Access Note
Tree Constraints Plan
Tree Survey
Utilities Report

received by the City Council, as Local Planning Authority, on the 13 August 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

4) No vegetation clearance as part of an Enabling Phase shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the Enabling works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within drawing 4004-PLA-XX-XX-DR-L-2001 P04 received by the City Council, as Local Planning Authority on the 13 August 2026**;** and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) Prior to the commencement of the development, a detailed construction management plan outlining working practices for the development shall be submitted to and approved in writing by the Local Planning Authority. The construction management plans shall include:

- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys;
- Requirements for any tower crane, including arrangements for delivery, assembly and removal
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Impact on adjacent TROs including loading bays, bus stops/shelters (to be agreed with TfGM), taxi bays etc.
- Traffic Management measures for vehicles, pedestrians and cyclists;
- Details/mitigation of any impacts on street furniture, crossing points, highway layout, lines etc.
- Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway.
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the development.

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).

8) (a) The development shall be carried out in accordance with the Employment and Labour Proposal and Reporting Template received by the City Council, as Local Planning Authority, on the 13 August 2026.

In this condition a Local Labour Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Labour Proposal
iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to the development being completed, a detailed report for the development which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) Prior to the commencement of the development, the applicant or their agents or their successors in title shall secure the implementation of a programme of archaeological works in accordance with a Project Design which shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The Project Design shall cover the following:

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

2. A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results of the archaeological investigations commensurate with their significance.

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

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

10) a) Prior to commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

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

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

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

11) Prior to the commencement of the development, details of the pedestrians and tram interfaces (including appropriate risk assessment) has been submitted for approval in writing by the City Council, as Local Planning Authority. Any mitigation should be presented as part of the details.

Any works shall be implemented prior to the first use of the development.

Reason: In the interests of highway safety and preserving the safe operation of Metrolink pursuant to policies SP1 and DM1 of Manchester Core Strategy (2012).

12) (a) The development shall not commence, other than demolition, site clearance, ground investigation (including infiltration testing), remediation, the erection of site hoardings and the establishment of the site compound, until a scheme for the drainage of surface water from the new development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.

- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be
- appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be carried out in accordance with the agree drainage strategy which shall be implemented prior to the first use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) (a) Prior to any above ground works associated with the development, details of the hard and soft landscaping together with public and private realm works relating to that development shall be submitted for approval in writing by the City Council as Local Planning Authority.

The details shall include submission and implementation timeframes for the following details:

(i) Details and samples of the proposed hard landscape materials;
(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
(iii) Details of the proposed tree species and planting within the public and private realm including proposed size, species and planting specification including tree pits and design;
(iv) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;
(v) Details of the proposed street furniture including seating, bins, boundary treatment, lighting;
(vi) Details of any external steps and handrails;
(vii) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
(viii) Details of the siting, scale and appearance of boundary treatments.

(b). The approved details shall then be implemented and be in place prior to the first use of the development hereby approved.

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 policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

14) Prior to the first use of the development, a detailed 30 year landscape environmental management plan (LEMP) for that development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the public realm and hard and soft landscaping areas for the development will be maintained including maintenance schedules and repairs. The LEMP shall then be implemented as part of the relevant phase of development and remain in for the duration of the plan.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

15) Prior to the first use of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The scheme shall include the following:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition X.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- 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 promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the use of the development hereby approved, full details of a site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment and river corridor the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

17) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes

detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

18) The development shall be carried out in accordance with the Crime Impact Statement received by the City Council, as Local Planning Authority, on the 13 August 2026. The development shall only be carried out in accordance with these approved details. Prior to the first use of the development the development the City Council, as Local Planning Authority, must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation for that building.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

19) Prior to the first use of the development, details of the cycle provision shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and made available upon first use of the Park and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first use of the development, details of bird and bat boxes to be provided (including location and specification) in the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

21) Prior to the first use of the development, a signage strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the development.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) The development hereby approved shall include for full disabled access to be provided to walkways and lawn area.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

23) Prior to any above ground works, details of the play equipment to development shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materially of any equipment. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

24) Prior to any above ground works, final details of accessible routes, elevated areas, and seating shall be submitted for approval in writing by the City Council. This shall include the siting, scale, appearance and materially of any installations. The approved shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of visual amenity and to ensure age friendly and accessible spaces are created pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) The development shall be carried out in accordance with the waste management strategy received by the City Council, as Local Planning Authority, on the 13 August 2026. The details shall be implemented prior to the first use of the development and thereafter retained and maintained. Prior to the first use of the development, details of the waste collection arrangements shall be submitted for approval in writing, by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason – In the interest of ensuring that appropriate waste management measures are put in place pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

26) Prior to the first use of the development hereby approved, an Event Management Strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- A scaled layout plan showing the proposed extent of an external areas to be used for events, including layout of furniture and demarcation of the area;
- Operating hours;
- Number of Events within external areas (Major and Minor Events) and estimated capacity;
- An appropriate acoustic report which supports the use of amplified music;
- Dispersal and crowd management arrangements;
- Management arrangements for noise including use of limiters and other sound mitigation measures.

The approved strategy, including any associated mitigation works, shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained in operation.

If any noise at the development hereby approved, when in use, causes any amenity concerns which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 21 days of a written request, a scheme of mitigation measures to minimise noise shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - To ensure appropriate servicing management arrangements, are put in place for the development in the interest of highway and pedestrian safety pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

27) Prior to the commencement of the development the following highways details/works shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Extent of retained footway/carriageway width on either side of the cycle stands adjacent to 11-13 Piccadilly including accompanying details (including accompanying swept path analysis for the largest servicing vehicle);
- Extent of retained footway width along the western boundary of the site adjacent to the Metrolink tracks, and at the south-eastern corner of the site adjacent to the existing retail units;
- Strategy identifying the location of refuse bins, waste collection point and refuse collection vehicle routing at the site;
- Details of the new controlled pedestrian crossing facility (linked to the signalised crossing over Oldham Street) including implications for existing bus stop and existing cycle stands on the northern side of Piccadilly.

The approved details shall be implemented as part of the development and be in place prior to the first use of the development and thereafter retained and maintained.

(b) Prior to the first use of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first use of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

Informatives

1) Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

2) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

3)Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007

4)It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place

5) The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

6) The applicant shall notify Environmental Health of the schedule of work programme due to the presence of the Air Quality monitoring station in close proximity to the site and any dust creating activities will skew the data from the particulate matter sensors.