19th October 2026
Our Ref: 2026.005

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To whom it may concern,

RE: APPROVAL OF DETAILS RESERVED BY CONDITION
CONDITION 11, LPA REF. PLA-2026-001348

We are pleased to submit this application to approve details reserved by condition on behalf of Manchester City Council (MCC) and Galliford Try for Condition 11 (pedestrian and tram interfaces).

The condition was reserved on consent ref: PLA-2026-001348, granted on 25th September 2026, for:

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.

The requisite planning application fee (£390.00) has been paid via internal journal transfer within Manchester City Council.

The application is supported the following documents:

- Application form
- Safety Review Committee document (document ref. 4004-ID-016-01-Piccadilly-Gardens-TfGM-SRC) – prepared by Planit
- Piccadilly Gardens Safety Review Committee (SRC) Meeting agenda – prepared by Transport for Greater Manchester
- SRC Initial Review (interim decision document pending formal sign-off by attendees)

Wording of Condition 11

Condition 11 requires details of the pedestrian and tram interfaces, including an appropriate risk assessment and any necessary mitigation measures, to be submitted and approved prior to commencement. The approved works are required to be implemented prior to first use of the development.

The condition seeks to ensure highway safety and the safe operation of Metrolink.

Information summary

The submitted information demonstrates that the pedestrian and tram interfaces have been considered through the Safety Review Committee (SRC) process, supported by an appropriate risk assessment. The SRC material considers the proposed interface with the tramway, including new planters and low-level railings, tree planting, retained OLE columns and provision of a 1.5 m clear zone between the tram kerb and proposed planter.

The risk assessment identifies residual risks associated with the maintenance of trees and planting, with mitigation to be incorporated through the CDM handover documentation. The SRC meeting also considered pedestrian movement and the relationship between the proposed design and the tramway.

The SRC granted a No Objection to Proceed for Phase 1, subject to consideration of clear fencing along the western boundary of the work site and coordination between the contractor and the KAM Operations and Engineering teams. The project will return to the SRC for further review and approval prior to Phase 2.

Accordingly, the submitted information provides the pedestrian/tram interface details, associated risk assessment and identified mitigation measures in support of the discharge of Condition 11.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon MRTPI
Director
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