PICCADILLY GARDENS

Safety Review Committee



PLANIT

A Bright New Chapter for Piccadilly Gardens

Piccadilly Gardens is one of Manchester city centre's busiest and **most important** public spaces, serving as a gateway for visitors, a destination for residents, workers and shoppers, and a major transport interchange.

Manchester City Council is now taking the first step in a wider long-term vision to transform the area into a world-class public space that better reflects the city's identity:

Diverse **Welcoming** **Creative** **Full of Life**

The initial phase will transform Piccadilly Gardens into a greener, more vibrant and family-friendly destination, improving nature, accessibility, safety, movement and opportunities for events. Alongside the redesign, a new management approach involving key partners will help ensure the Gardens remain safe, clean and well-maintained while addressing antisocial behaviour.

We've been listening...

2021:
"Help reshape Piccadilly" consultation, with over 1,700 responses

2022-25:
Key partners discuss and establish multi-agency steering group for Piccadilly Gardens

March 2026:
Galliford Try, Planit and Civic appointed to deliver the design transformation

June - July 2026:
Community engagement to help shape detailed design proposals

The proposals have been shaped by extensive consultation and engagement undertaken over a number of years, which has provided a clear understanding of how people want to use the space and the changes they would like to see.

Key themes included:

- Strong support for increased planting, trees and biodiversity;
- A safer, more welcoming environment; improved accessibility and inclusivity;
- better-quality public spaces; and more opportunities for events, culture and community activities.

Respondents also highlighted the need for more attractions for children and families, while emphasising the importance of celebrating the site's heritage and identity. This transformation will form part of a broader programme of investment, including future plans for a new modern transport interchange and wider improvements across the Piccadilly Gardens area.

We've already transformed some of Manchester's busiest public spaces →


Albert Square


Glade of Light, Medieval Quarter


St Peter's Square

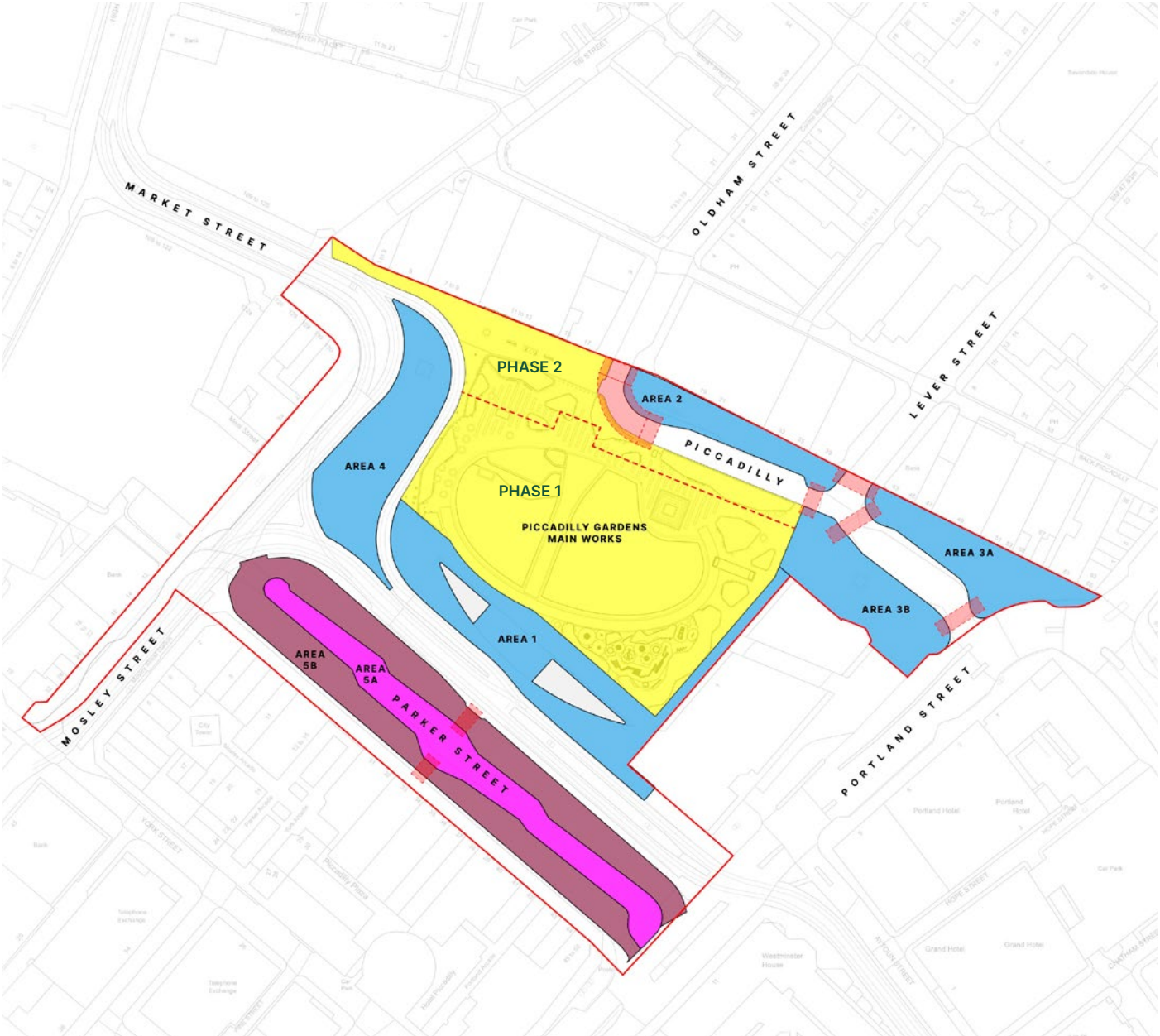
Scope and Phasing

The current planning consent relates to the yellow areas (Phase 1 and Phase 2).

The primary focus area of this SRC is the Phase 1 area and adjacency to the tram.

Phase 2 is subject to further detailed development and coordination with CRSTS works, and will be brought to the SRC at a future date.

- Enabling works
  November to December 2026
- Phase 1 (lower yellow area)
  January to July 2027
- Phase 2 (upper yellow area)
  August to November 2027
- Phase 3 (wider CRSTS areas)
  January 2028 onwards



Why do we need to redesign Piccadilly Gardens?

- Poor sight lines, lighting and visibility with a general unsafe feeling
- Fragmented, poor quality lawns with a lack of gardens
- Tired and broken paving, creating trip hazards
- Limited opportunities to dwell with poor seating
- Redundant water feature
- Trees in poor condition with some damaged
- Monuments and statues hidden from view
- Poor quality and limited play provision, located next to busy bus route
- Lighting is inconsistent and and certain routes can remain dim and feel unsafe



Developing the Concept

This place is woven deeply into the **everyday life** and **identity** of the city.



Lawn

A large central lawn to create an open and welcoming space for people to spend time in.



Colour

Bring back the gardens with colourful planting and year-round bloom.



A place for all

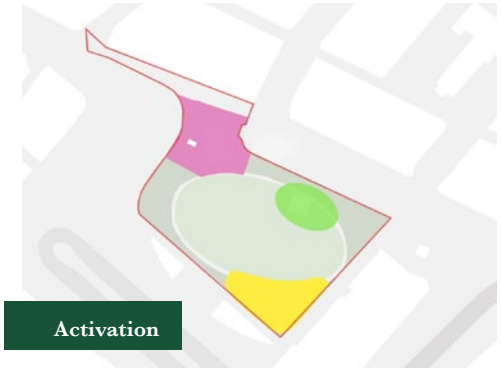
Improve safety with more lighting, CCTV and proactive management.

Better walking routes and connections

A greener and more climate resilient environment

Improved lighting and materials

Opportunities for small scale activities and events



Activation

New public realm and play encourage people into the space and provide activation and surveillance of spaces.



Nature in the City

A variety of different spaces to enjoy with high quality seating, open lawns, shaded areas and improved children's play.



Heritage

Keep existing monuments to protect and celebrate the area's heritage.


Current Site
PHASE 2 - ADJACENCY
TO BUS INFRASTRUCTURE
PHASE 1 - ADJACENCY TO
TRAM INFRASTRUCTURE

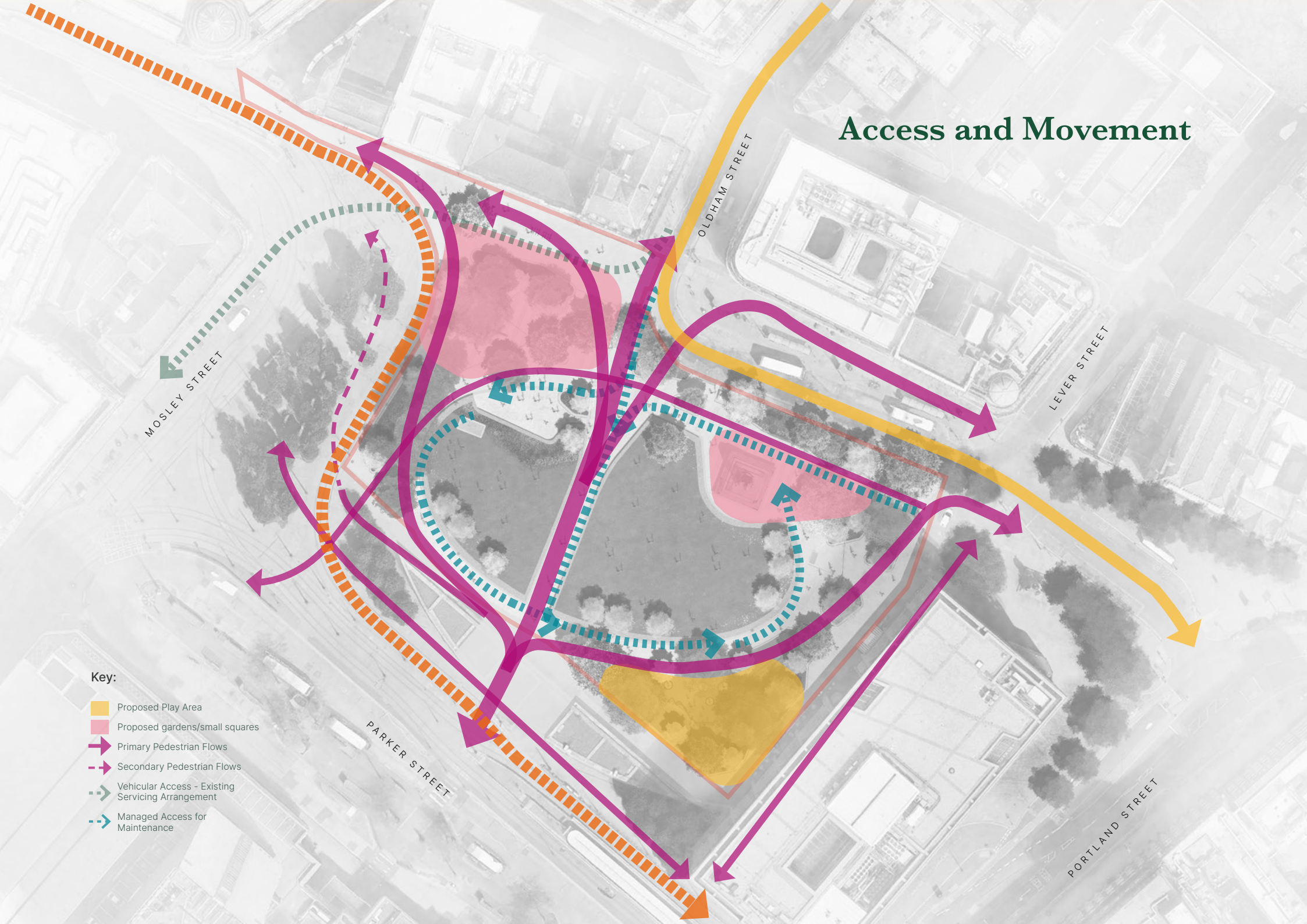
Proposed Masterplan



Key:

1. Raised Lawn
2. Peel Square
3. Play Area
4. Pedestrian Thoroughfare through lawn
5. Plot for Future Structure
6. New Crossing Point
7. James Watt Statue
8. Queen Victoria Statue
9. Victoria Gardens
10. Restaurant Spill Out Retained (Beyond Red Line)
11. Resurfaced and De-cluttered Design to Piccadilly
12. Retained Hatch for Basement Access
13. Retained Trees
14. Tramway

Access and Movement



Aerial View: Proposed



Before

SRC Focus Areas

Design was presented to TfGM in early June. Key SRC focus areas are:

- Phase 1 Area - Tram Interface (west)
- Phase 2 Area - Bus Interface (north)

The scheme was granted planning consent on 13th August (ref: PLA-2026-001348). The following condition relates to tram interface:

Planning Condition (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.

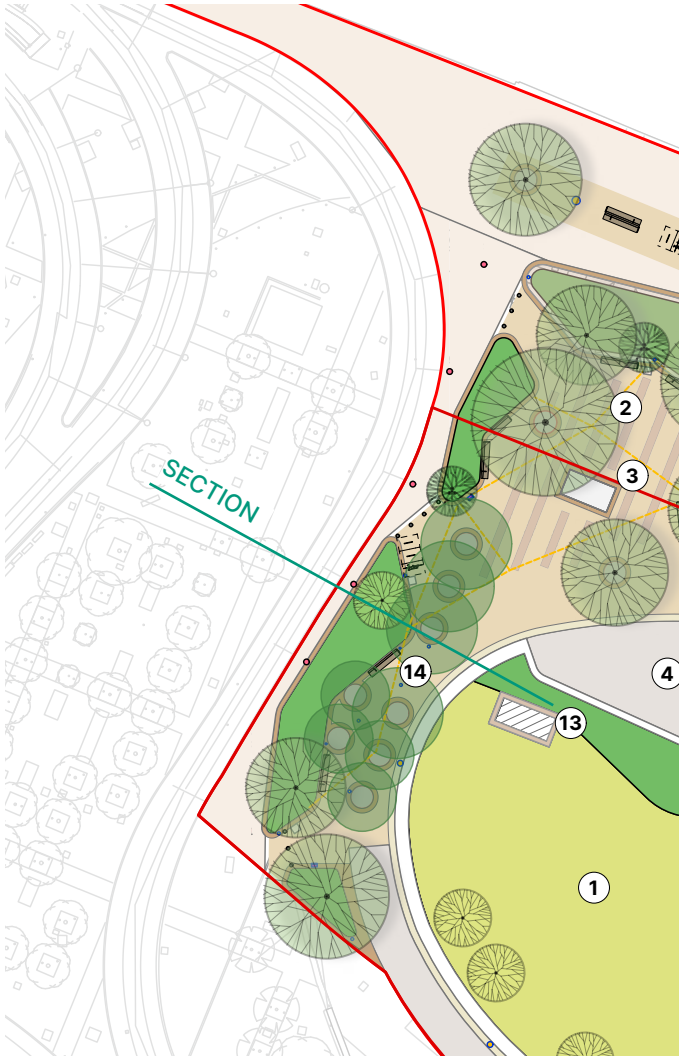
Any works shall be implemented prior to the first use of the development.

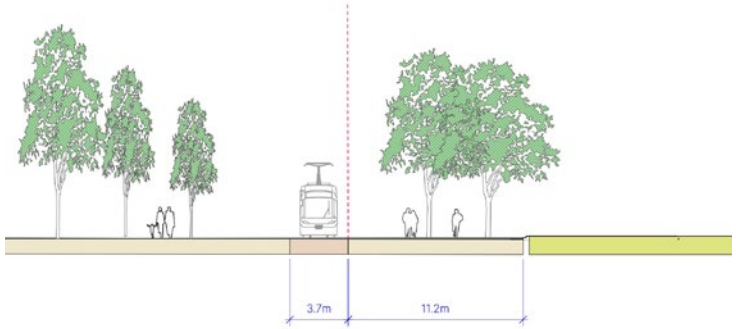
Reason: In the interests of highway safety and preserving the safe operation of Metrolink pursuant to policies SP1 and DM1 of Manchester Core Strategy (2012).



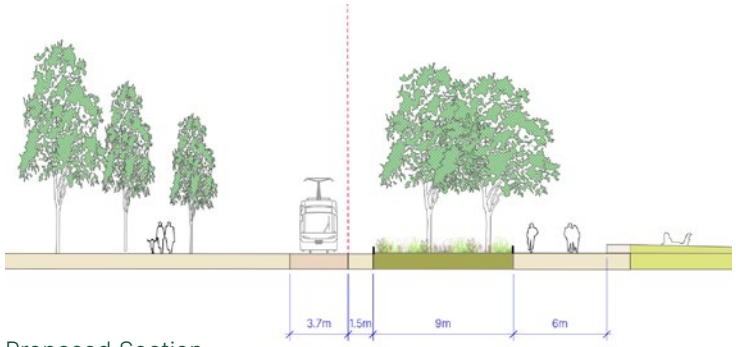
Phase 1: Tram Interface (west)

- New planters with low level railing introduced as part of proposed scheme to create separation and screening from tram route.
- New tree planting introduced as part of proposed scheme, offset from tram similar to existing trees.
- 1.5m wide clear zone between tram kerb and planter (compliant with LRG Tramway Principles and Guidance document).
- OLE columns retained within hard paved area and accessible.
- Residual risk in relation to maintenance activities for trees and planting, mitigated by handover documentation as part of CDM (Health and Safety File / O&Ms).





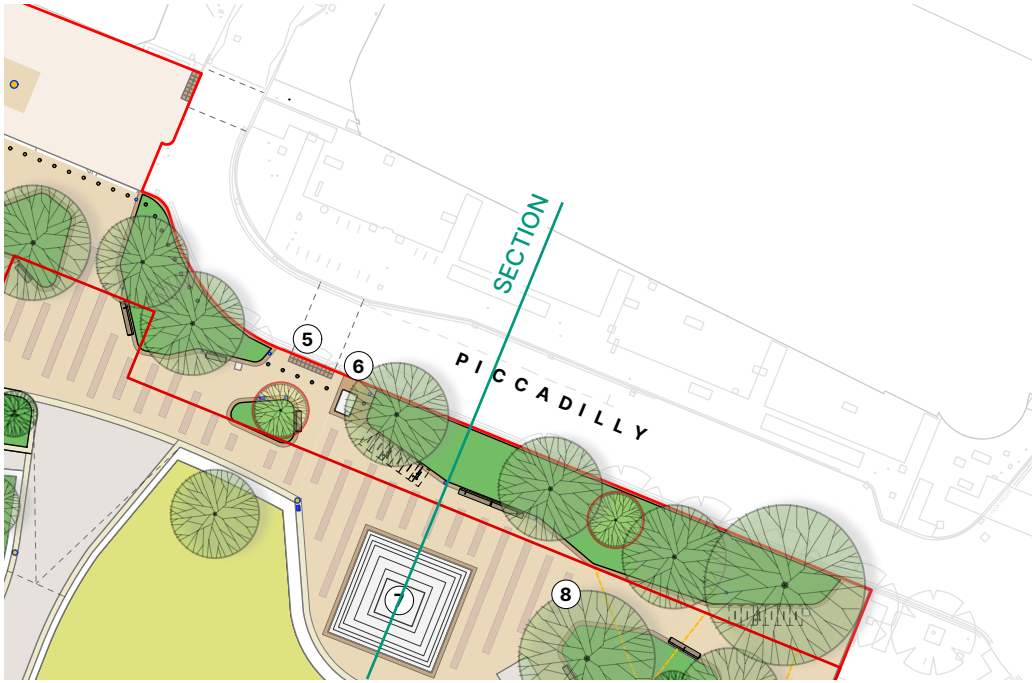
Existing Section

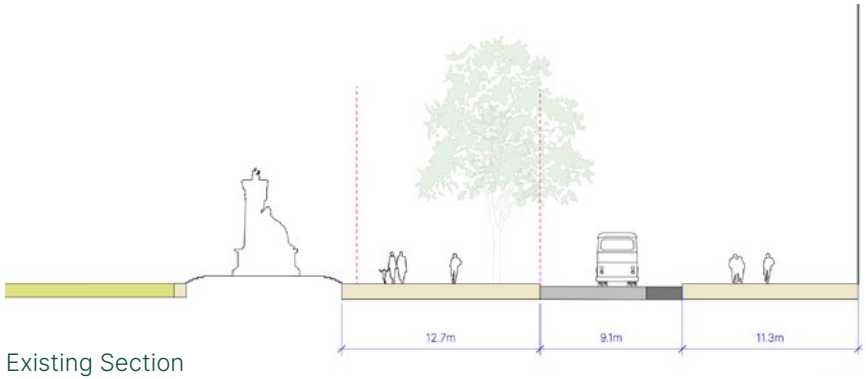


Proposed Section

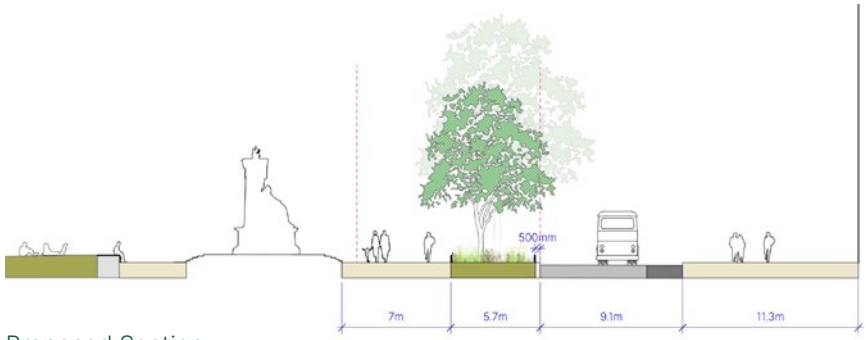
Phase 2: Bus Interface (north)

- New planters with low level railing introduced as part of proposed scheme to create separation and screening from road and bus route.
- New tree planting introduced as part of proposed scheme, offset from road similar to existing trees.
- New crossing proposed to pick up on north-south desire line.
- Detail to be developed and agreed with MCC Highways and UTC as part of CRSTS works.
- New secure line / HVM integated as part of new proposals.
- Residual risk in relation to maintenance activities for trees and planting, mitigated by handover documentation as part of CDM (Health and Safety File / O&Ms).





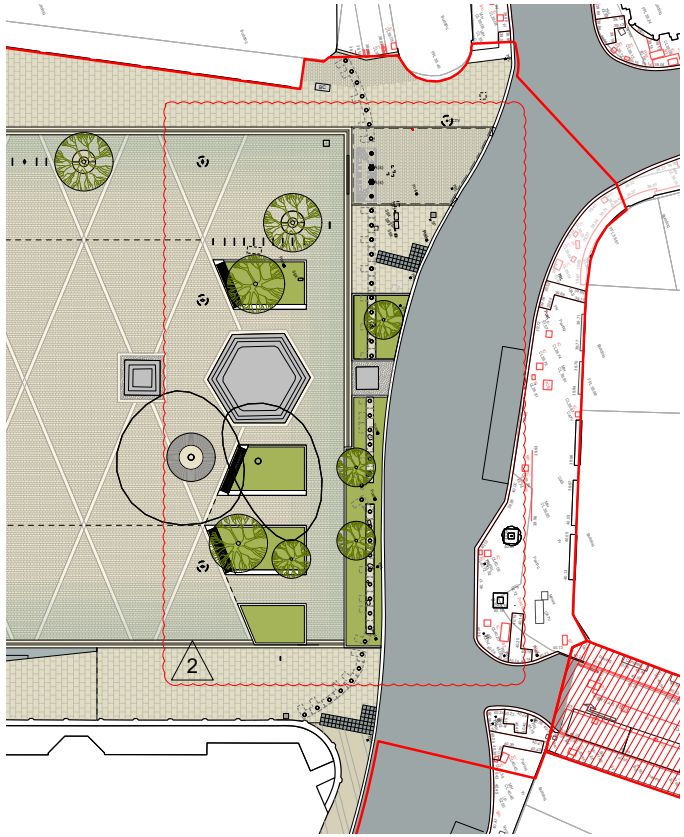
Existing Section



Proposed Section

Our Town Hall / Albert Square precedent

Princess Street tramway - planter with low railing designed to encourage pedestrians to use defined crossing points.





CDM Roles and Responsibilities

Principal Designer - Galliford Try

Principal Contractor - Galliford Try

Designers:

Planit (Landscape Architect),

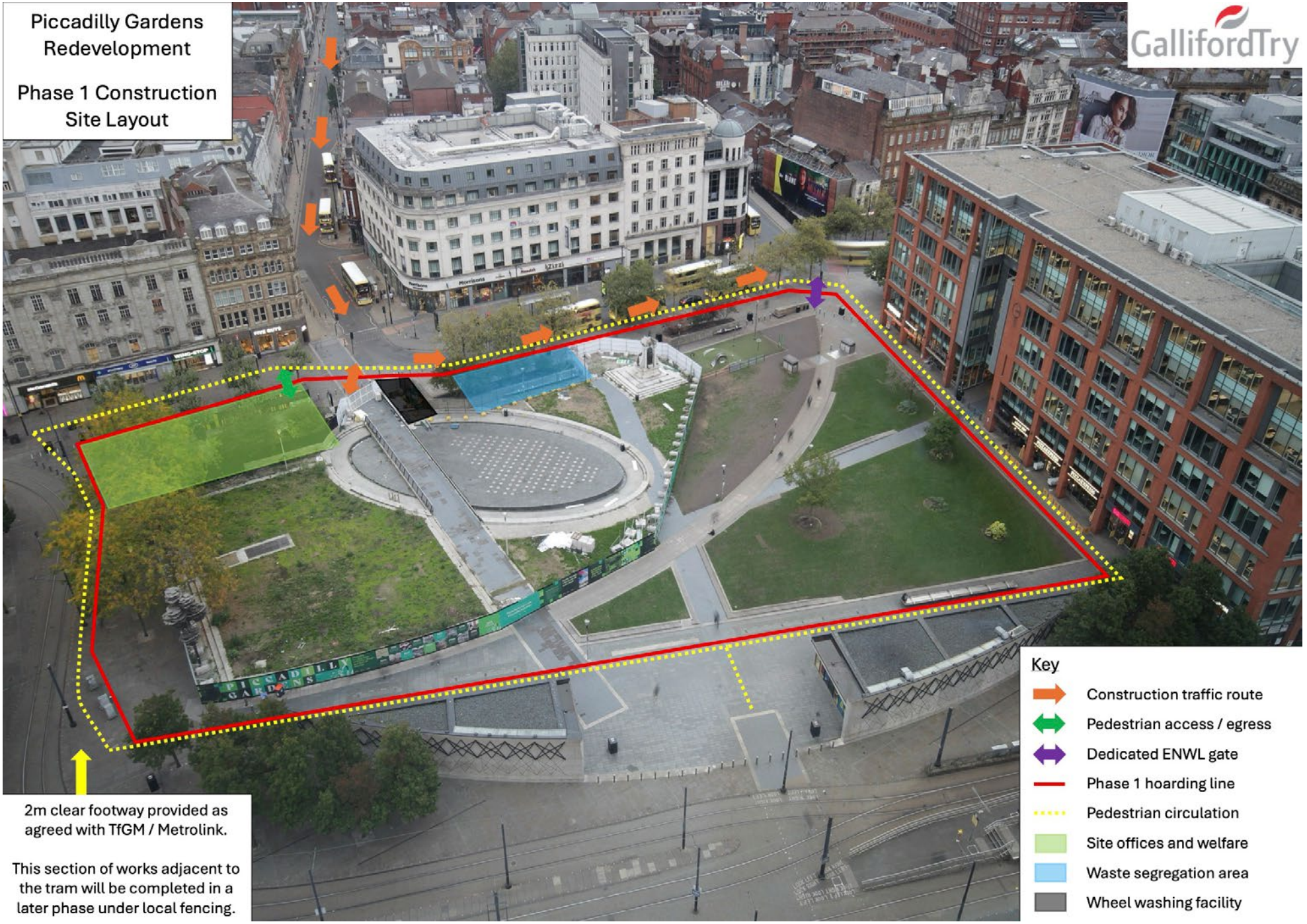
Civic (Civil, MEP, and Structural Engineering),

Hoare Lea (Lighting Design),

Arup (Accessibility and Security Consultant)

Piccadilly Gardens Redevelopment

Phase 1 Construction Site Layout



Appendices




ONE

Materiality: *Hard Landscape*

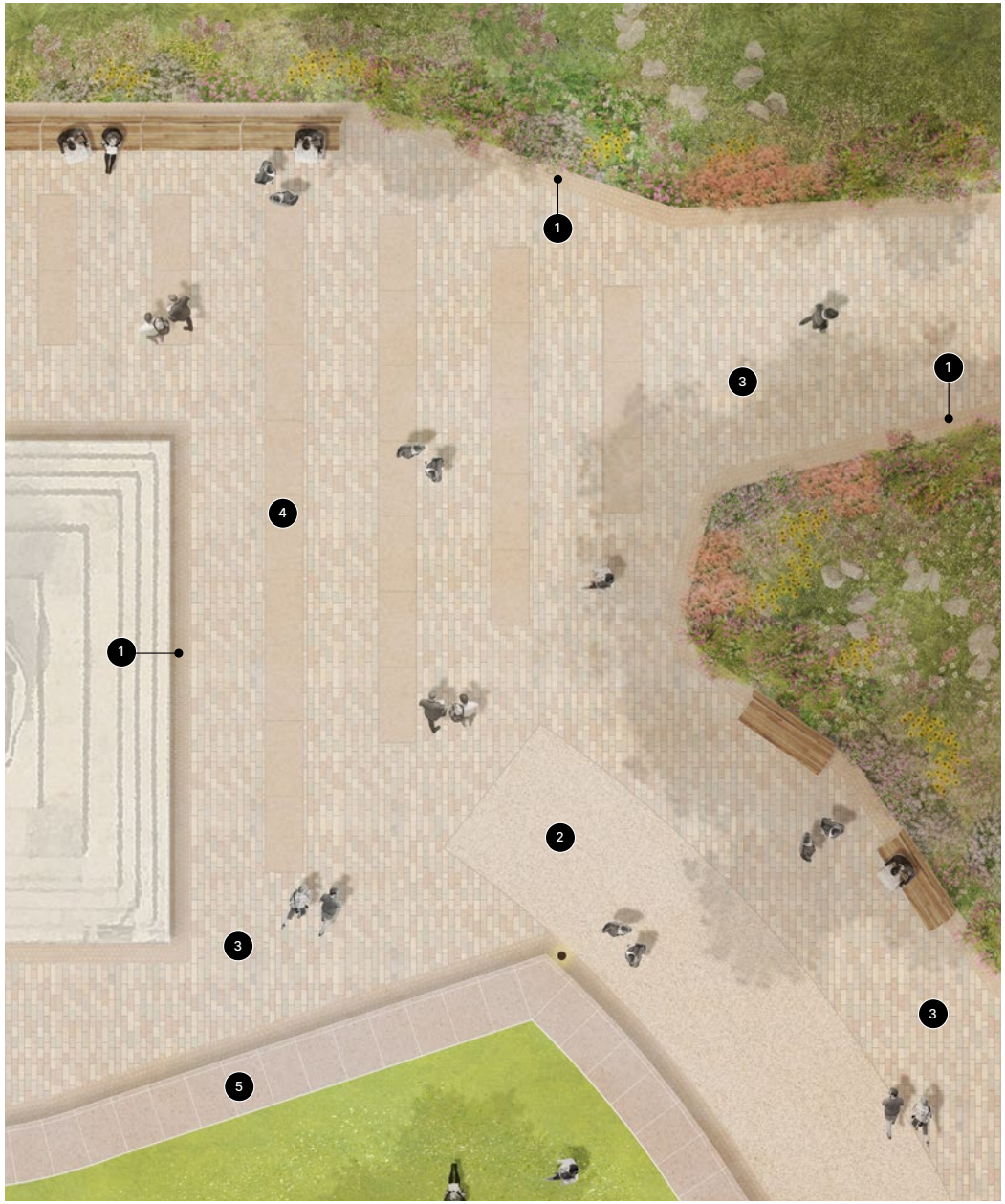
A carefully selected palette of materials ties the Gardens together, creating a clean, timeless look that reduces clutter and strengthens its identity.

High-quality, simple, natural stone paving helps shape routes and spaces and references the other civic spaces within the city centre.

Variations in pattern and texture will assist in defining areas and movement routes, making the Gardens easy to navigate and enjoyable to explore.

Key

1. **Cropped Cube Block Border**
2. **Exposed Aggregate In Situ Concrete - Buff**
   Slate reclaimed from site used within Mix
3. **Granite Paving Blend**
   Stretcher Bond (125 x varying lengths)
4. **Feature Stone Banding**
   Stacked Bond (780 x 1500mm)
   Accent stone from paving blend (3.)
5. **Granite Lawn Plinth**



Over

5000sqm

of new/reused paving to be relaid


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