

Application Number	Date of Appln	Committee Date	Ward
118302/FO/2017	27th Nov 2017	8th Feb 2018	City Centre Ward

Proposal Erection of statue and associated low level circular enclosure

Location Adjacent To 2 St Peters Square, Manchester, M2 5PD

Applicant Emmeline Pankhurst Statue Project, C/o Agent,

Agent Mr Bob May, Turley, 1 New York Street , Manchester, M1 4HD,

Description

The site is located within St Peters Square between office buildings at One St Peters Square and Two St Peters Square. It is close to the junction of George Street and Dickenson Street. The site is within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area.

The surrounding area is known as the Civic Quarter and includes offices, hotels and financial and professional services along with restaurants, bars and cafes. St Peters Square is at the core of this area and is characterised by high quality public realm, high quality new development and exceptional highly graded listed buildings. The Grade I Listed Town Hall and City Art Gallery and the Grade II* Listed Town Hall Extension, Central Library, and Midland Hotel are adjacent to St Peter's Square.

St Peter's Square was recently redeveloped to create a modern and high quality square. The design has fully integrated the Grade II* Listed Cenotaph, Grade II Listed Memorial Cross and the Metrolink platforms and four tracks pass through the Square. New developments including One and Two St Peters Square have transformed and enhanced the environment.

The area contains a range of features and structures including the Grade II* Listed Cenotaph, the Grade II Listed Memorial Cross, the two Grade II Listed Phone boxes, the Grade II Listed 'Adrift', the Metrolink Platforms, the raised flower garden and water feature, trees and benches.

Planning permission is sought to erect a bronze statue of Emmeline Pankhurst who helped women win the right to vote and was the leader of the British Suffragette movement. The statue would be located within a 'Meeting Circle' constructed of Portland Stone. The entrance to this 'Meeting Circle' would be orientated towards the former Free Trade Hall, which is a significant location in the history of women's suffrage.

The statue would be 2.55 metres high and its pointing arm would be 1.97 metres above ground. The space between the statue and the meeting circle (excluding the arm) would be level and would be 1.95 metres wide and there would be a ring of grey coloured corduroy paving surrounding the statue to match that used in St Peters

Square. The minimum distance between the edge of the 'Meeting Circle' and the nearest obstruction, which is an exit door of the adjacent building would be 5 metres.

The WoManchester Statue Project (now the Emmeline Pankhurst Statue Project) was conceived by Councillor Andrew Simcock to raise the profile and celebrate the role that women have played in the city. The project started in 2015 with a list of 20 women who have made a significant contribution to the City and Emmeline Pankhurst was chosen following a public vote.

The design, Rise Up, Women! by Hazel Reeves was selected following a design competition and a public vote.

The City Council has a land ownership interest in the site and Members are reminded that in considering and determining these applications they are discharging their responsibility as Local Planning Authority and must disregard the City Council's land ownership interest.

Consultations

Publicity - The application was advertised in the local press as affecting the setting of listed buildings and the surrounding and adjacent conservation areas, a site notice was displayed within St Peters Square and letters were sent to surrounding occupiers. No replies have been received.

Historic England - Advised that on the basis of the information available to date, they do not wish to offer any comments and suggest that the views of our specialist conservation and archaeological advisers are sought, as relevant.

Corporate Property - No comments received.

Libraries, Galleries and Culture - No comments received.

The Head of Neighbourhood Services (Highway Services) - A Section 50 agreement is required for the installation of apparatus on the highway.

Greater Manchester Police (Design for Security) -

- The existing CCTV must cover the proposed statue;
- The statue should be built robustly to withstand anti-social behaviour and criminal damage;
- The surrounding structure should be designed to discourage skate-boarders. This can be achieved by adding subtle studs and designing the low wall with no hard edges;
- As the statues arm will be raised, it would need to withhold hanging, climbing and general physical harm.

Transport for Greater Manchester – Recommended the following condition due to the close proximity of the works to the Metrolink lines:

No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of

construction and risk assessments, has been submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- measures to control the emission of dust and dirt during construction and;
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason:

- In the interests of highway safety.
- To safeguard the amenities of the locality.
- To ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. Further details can be found via the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>

Greater Manchester Pedestrian's Society - No comments received.

ISSUES

Relevant National Policy

The National Planning Policy Framework - The NPPF sets out the Government's planning policies for England and how these are expected to apply. The proposed developments comply with the following policies or parts thereof:

Section 4 - Promoting Sustainable Transport - The structure would be easily accessed by sustainable transport methods, including walking, cycling, buses and the Metrolink system being located with 30 metres of the nearest Metrolink Station and within easy walking distance of Oxford Road Station and bus services at Piccadilly Gardens and Oxford Road. St Peters Square is also part of a cycle route.

Section 7 - Requiring Good Design - The design of the statue and associated structure and materials proposed would be in keeping with the high quality public realm within which it would be located.

Section 12 Conserving and enhancing the historic environment -

Paragraph 128 - advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 131 - Advises that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 132 - Advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 133 - Advises that proposals that will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. This is essentially a matter of judgement and will depend on the weight that is attached by decision makers and consultees to the various issues.

Paragraph 134 - Advises that where proposals will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The statue would be within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area and would be within the setting of the Grade II* Listed Manchester Town Hall Extension, Manchester Central Library and the Midland Hotel and the Grade II Listed Memorial Cross.

The statue would have a high quality appearance and would be in keeping with the surrounding environment, would enhance the setting of these heritage assets and make a positive contribution to local character and distinctiveness.

Relevant Local Policies

Adopted Core Strategy - The proposal is consistent with the following policies within the Adopted Core Strategy for the City of Manchester and specifically:

Policy SP 1 - Spatial Principles - The statue would be easily accessible by walking, cycling and public transport. It would make a positive contribution to the surrounding area by contributing to the creation of a well-designed place, making a positive contribution to the wellbeing of residents, enhancing the character of St Peter's Square and considering the needs of the community. It would also incorporate measures to withstand anti-social behaviour and criminal damage.

Policy CC4 - Visitors, tourism, culture and leisure - The proposals would introduce a statue of Emmeline Pankhurst who was the leader of the British Suffragette movement and helped women win the right to vote. This will be only the second

statue of a woman within Manchester City Centre with the first being Queen Victoria. The proposals would include a 'Meeting Circle', which is intended to provide a stage and centred sense of place. It will include the wording 'Deeds not Words' and 'Rise up, Women!' The entrance to the meeting circle would be orientated towards the Free Trade Hall and the floor of the entrance would be carved with the wording 'Emmeline Pankhurst, Suffragette 1858 - 1928'. The statue is intended to inspire women today to use their vote and fight for their rights.

Policy CC9 - Design and Heritage - The statue would be within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area and would be within the setting of the Grade II* Listed Manchester Town Hall Extension, Manchester Central Library and the Midland Hotel and the Grade II Listed Memorial Cross.

The statue would have a high standard of appearance and function, would be in keeping with the surrounding environment and would preserve and enhance these heritage assets.

Policy CC10 - A Place for Everyone - The proposals would appeal to a wide range of residents and provide high standards of accessibility.

Policy T2 - Accessible Areas of Opportunity and Need - The statue would be easily accessible by walking, cycling and public transport and would be fully accessible for disabled people.

Policy EN1 - Design Principles and Strategic Character Areas - The proposal involves a good quality design and would enhance the overall image of Manchester. The City's heritage has been fully considered in the development of the proposals and the proposals would contribute positively to the experience of all at street level and enhance St Peter's Square.

Policy EN 3 - Heritage - The statue would be within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area and would be within the setting of the Grade II* Listed Manchester Town Hall Extension, Manchester Central Library and the Midland Hotel and the Grade II Listed Memorial Cross.

The statue would complement and take advantage of the distinct historic features of its location through the subject, the orientation of the entrance towards the Free Trade Hall and the chosen materials that would be in keeping with the surrounding environment and would preserve and enhance the historic environment within which it would be located.

Policy DM1 - Development Management - The proposals would comply with this policy for the following reasons:

- The siting, layout, scale, form, massing, materials and detail of the proposals would be appropriate;
- The effects on amenity would be acceptable;

- The proposals would be fully accessible to disabled people, and accessible by sustainable transport modes.
- The proposals would be acceptable in relation to community safety and crime prevention.

The reminder of this report fully addresses how the scheme is consistent with this policy.

Unitary Development Plan -The following saved policies of the Unitary Development Plan for the City of Manchester (UDP) are of relevance to these applications:

Saved Policy DC18.1 - Conservation Areas - The statue would be within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area. The statue would be in keeping with the appearance of the surrounding environment including the existing materials and would preserve and enhance the setting of surrounding buildings and the square within which it would be located.

Saved Policy DC19.1 - Listed Buildings - The statue would be within the setting of the Grade II* Listed Manchester Town Hall Extension, Manchester Central Library and the Midland Hotel and the Grade II Listed Memorial Cross.

The statue would preserve and enhance the setting of surrounding listed buildings.

The Guide to Development in Manchester SPD - This Supplementary Planning Document supplements guidance within the Adopted Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment. The proposals comply with these principles where relevant.

Manchester City Centre Strategic Plan - This plan presents a vision for the City Centre and sets out the strategic action required to work towards achieving this over the period from 2015 - 2018. The Plan considers the contribution to be made towards achieving the overall vision by each of the district components of the City Centre and recognises the key role of Manchester City Centre in providing a positive image and framework for inward investment and explains that its continued strong economic performance within a high quality urban environment will be fundamental to the prosperity of both Manchester and its city region.

The site of the applications falls within the area designated as the Central Business District, which is the focus for the largest regional concentration of financial and professional services and is along with Spinningfields and the Central Spine crucial to providing a diverse commercial product within the City Centre.

The key priorities for this area are:

- Encouraging the supply of more Grade A office floor space;
- Co-ordinating the major transport work in the area with the commercial and public realm developments taking place;

- Implementing a strategy to continue to attract major conferences to Manchester Central and investigating and encouraging further development and investment at the centre;
- Delivering the redevelopment outlined within the Strategic Regeneration Framework for St Michael's.
- Working collaboratively with partners to finalise regeneration proposals and bring forward development at the Grade II Listed Great Northern Warehouse.
- Delivering the Peterloo Memorial within the Civic Quarter prior to the 200th anniversary of the event.

The statue could contribute to achieving these priorities by enhancing St Peter's Square.

Conservation Area Declarations

George Street Conservation Area

The George Street conservation area is in Manchester City Centre and is bounded by Oxford Street, Portland Street, Charlotte Street, Mosley Street, St Peter's Square, Dickenson Street and George Street.

The origin of the conservation area dates back over 200 years to the Georgian period when agricultural fields were given over to urban uses with new streets laid out on a regular grid pattern. Charlotte Street and George Street became residential streets and the conservation area was also home to scientific and medical schools and societies, a library (the Portico Library) and the Institute of Fine Arts (now the City Art Gallery).

The area has been a changing and dynamic place partly due to fluctuating economic circumstances. Warehouses replaced the residential properties in the 19th Century and due to the decline of the British cotton industry during the early to mid-20th Century the warehouses were fully or partly vacant with many falling into disrepair.

In the 1960's the conservation area became popular with the Chinese community and is now also known as China Town. It is home to the City Art Gallery, shops, restaurants, hotels, entertainment uses and residential properties and is now an area of great commercial vitality. The Chinese Imperial Arch on Faulkner Street is the largest of its kind outside of China.

The regular grid pattern of streets established in Georgian times is still in existence and the historic buildings within the conservation area are generally built back to pavement.

The most significant buildings such as City Art Gallery are situated in the wider streets at the periphery of the conservation area. The Grade I Listed City Art Gallery and the Grade II* Listed Athenaeum at the junction of Princess Street and Mosley Street were designed by Sir Charles Barry, who later designed the Houses of Parliament.

The Italian Palazzo style of architecture is evident on Charlotte Street, where most of the former warehouses on one side of the street were all designed by Edwin Walters in the 19th Century. Near the junction of Portland Street and Princess Streets, some of the small scale Georgian buildings still survive and accommodate shops, takeaways and public houses.

The part of the Conservation Area that now fronts St Peter's Square is home to a large high quality modern office building.

Where new building work is proposed this should relate to the existing building context in form, scale and materials. New and refurbished buildings shouldn't be diluted or superficial reflections of historic buildings, but should have a vitality of their own.

St Peter's Square Conservation Area

The St Peter's Square conservation area is situated in Manchester city centre and is bounded by Windmill Street, Lower Mosley Street, Peter House, George Street, Dickenson Street, Manchester Town Hall Extension, Manchester Central Library, Central Street, South Street, Peter Street and Museum Street.

It is an area which contains a mixture of commercial, cultural and civic buildings. The name derives from St. Peter's Church, which stood in the centre of St Peter's Square from 1788 to 1907.

The main characteristic of St Peter's Square conservation area is primarily one of civic grandeur, but it also contains some commercial property. The earliest building in the conservation area is the Friends' Meeting House on Mount Street, designed by Richard Lane and completed in 1830. It is in Greek Classical style with Ionic pedimented portico and replicates the Temple of Ilissus in Attica, a province of Greece. There are also a number of other listed buildings surrounding the square, including the Midland Hotel (Grade II* Listed), which is the epitome of the grand style in late Victorian architecture.

When opened in 1934 by King George V, the Central Library (Grade II* Listed) was the largest public library in the country. It is a Classical-style building in Portland Stone which takes inspiration from the Pantheon in Rome, with its circular plan and the central lantern light at the top of the dome. Its huge portico, supported by six Corinthian columns, emphasises the importance of St Peter's Square.

The Central Library and the Town Hall Extension were designed at the same time, and together they form a single composition with a walkway between them.

Scope for improvements around St Peter's square are limited to refurbishment of listed buildings and redevelopment of the others. Any proposals should relate to the existing building context in form, scale, height, massing and material, and be complementary to the character of adjacent listed buildings.

Albert Square Conservation Area

The Albert Square Conservation Area is bounded by Princess Street, Cooper Street, Kennedy Street, Clarence Street, Bow Lane, Tib Lane, Cross Street, John Dalton Street, Deansgate, Lloyd Street, Jackson's Row, Central Street, Manchester Central Library and Manchester Town Hall Extension.

It contains many listed buildings, including the Grade I Listed Town Hall, but also contains a number of more recent buildings such as Heron House. There is much variety in the building materials used in Albert Square. Generally buildings on the eastern side of the Square are built of yellow stone whilst those on the west side, opposite the Town Hall, are finished in red brick. This helps to emphasise the civic importance of the Town Hall.

The principal characteristic of the conservation area is the view looking east along Brazennose Street which focuses on the dominant tower of the Town Hall, framed by commercial buildings on either side.

A large amount of the Conservation Area in particular around the Town Hall and on Brazennose Street is pedestrianised.

The architectural emphasis of corners is a characteristic of Manchester buildings which contributes to the urban design character of the city centre. It is evident in the Albert Square area and its use in new developments will therefore be encouraged.

Designers should respect the architectural character of the existing historic buildings and create proposals which harmonise with them. This does not mean producing pastiche or a copy of an old building, since each building should have a vitality of its own and reflect the period in which it is built.

Legislative requirements

Section 16 (2) of the Planning (Listed Building and Conservation Areas) Act 1990 (the "Listed Building Act") provides that "in considering whether to grant listed building consent for any works to a listed building, the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"

Section 66 of the Listed Building Act provides that in considering whether to grant planning permission for development that affects a listed building or its setting the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Listed Building Act provides that in the exercise of the power to determine planning applications for land or buildings within a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking steps to minimise disadvantages suffered by persons sharing a protect characteristic and to encourage that group to participate in public life. Disability is a protected characteristic.

S17 Crime and Disorder Act 1998 provides that in the exercise of its planning functions the Council shall have regard to the need to do all that it reasonably can to prevent crime and disorder.

Visual Amenity

The proposed statue is considered to be high quality piece of art using quality traditional materials that would be in keeping with the character of its surroundings. It would relate well to its highly sensitive location and the surrounding listed buildings.



The statue would contribute positively to the experience of all and enhance St Peter's Square and would complement the distinct historic features of the location.

A maintenance plan would be required by condition to ensure that the high quality appearance is maintained.

Given the above the proposals are considered to be in accordance with policies SP1, CC9, EN3, EN1 and DM1 of the Core Strategy for the City of Manchester and the Design principles of the Guide to Development in Manchester SPD.

Impact on the setting of the Heritage Assets

Sections 16, 66 and 72 of the Listed Buildings Act requires members to give special consideration to the desirability of preserving or enhancing the setting of surrounding listing buildings and to the desirability of preserving or enhancing the character or appearance of that area.

Development decisions should accord with the requirements of Section 12 of the National Planning Policy Framework which notes that heritage assets are an irreplaceable resource and emphasises that they should be conserved in a manner appropriate to their significance.

The statue would be within the George Street Conservation Area and adjacent the Albert Square Conservation Area and the St Peters Square Conservation Area and would be within the setting of the Grade II* Manchester Town Hall Extension, Manchester Central Library and the Midland Hotel and the Grade II Listed St Peters Cross.

The statue would be located within the George Street Conservation Area, but would have minimal impact on it in the context of the office buildings at One St Peters Square and Two St Peters Square. The statue would be seen in context with the St Peter's Square and Albert Square Conservation Areas and would be within the setting of the above listed buildings.



The statue would enhance the character and appearance of St Peters Square and the adjacent conservation areas. It would not obscure views of the surrounding listed

buildings or the Memorial Cross and would enhance their setting. The proposed materials would be in keeping with the surrounding environment and would preserve and enhance the historic environment within which it would be located.

Given the above the proposals are considered to be in accordance with policies SP1, CC9, EN3, EN1 and DM1 of the Core Strategy for the City of Manchester and the Design principles of the Guide to Development in Manchester SPD.

Principle of the development

The statue would be only the second of a woman within the City Centre with the first being Queen Victoria.

The statue would have cultural significance and would be an accessible cultural attraction for visitors including Manchester residents. The 'Meeting Circle' is designed to be a gently sloping, informal seating wall, which aims to provide an enduring, inviting space for people to gather to relax, meet, celebrate, reflect.

It is planned that during 2018 Hazel Reeves and a community artist will engage with schools and women's groups in Manchester.

Given the above the proposals are considered to be in accordance with policies CC4, SP1 and DM1 of the Core Strategy for the City of Manchester.

Disabled Access

The space between the statue and the meeting circle (excluding the arm) would be level and would be 1.95 metres wide with a ring of corduroy paving surrounding the statue that would be 0.95 metres from the edge of the 'Meeting Circle'. The space within and around the 'Meeting Circle' would be level.

It is not considered that the statue would be a barrier to access throughout and across the square to surrounding facilities and streets.

Given the above the proposals are considered to be in accordance with policies SP1, CC10, T2, and DM1 of the Core Strategy for the City of Manchester and the Design and Accessibility principles of the Guide to Development in Manchester SPD.

Safety and security

The statue should withstand potential antisocial behaviour. The site is covered by the CCTV system and the statue is 25% larger than life size to allow it to be constructed at a size that would be a robust and able to withstand anti-social behaviour and criminal damage.

The surrounding structure would discourage skate-boarders and includes anti-skateboard studs that match those already used within St Peter's Square.

Given the above the proposals are considered to be in accordance with policy DM1 of the Core Strategy for the City of Manchester and the Community Safety and Crime Prevention Principle of the Guide to Development in Manchester SPD.

Transport Issues / Relationship to Transport Infrastructure

The proposal would not impact on the sustainable modes of transport, including walking, cycling, buses and the Metrolink system that operate within the Square subject to compliance with conditions.

Given the above the proposals are considered to be in accordance with Section 4 of the National Planning Policy Framework, policies SP1, CC4, CC10, T2 and DM1 of the Core Strategy for the City of Manchester and the Design Principle of the Guide to Development in Manchester SPD.

CONCLUSION

The proposal is in accordance with all relevant Core Strategy policies. Careful consideration has been given to the impact that the works would have on the setting of the surrounding heritage assets and it is considered that the proposal would be acceptable.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

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

Recommendation APPROVE

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included advice about the information required to be submitted to support the application.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

The OS - Site Location Plan referenced FORM3007 1001 Rev 00 received by the City Council as local planning authority on 27 November 2017

The drawings referenced FORM3007 6101 Rev 00, FORM3007 6101 Rev 02, FORM3007 4201 Rev 00 and FORM3007 1002 Rev 01 received by the City Council as local planning authority on 27 November 2017

Pages 12, 13, 15 and 19 of the Design and Access Statement prepared by Turley Design received by the City Council as local planning authority on 27 November 2017

The email from Councillor Andrew Simcock dated 23rd January 2018

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1, T2, CC4, CC9, CC10, EN1, EN3, DM1 and Saved Policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

3) Before the development that is hereby approved commences samples and specifications of all materials to be used in the development and full details of the construction, including jointing shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials and in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect the setting of designated heritage assets and careful attention to building work is required to protect the character and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP 1, CC9, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Before the completion of the proposals hereby permitted the scheme to provide access for disabled people into the 'Meeting Circle' and around the statue as detailed on pages 12, 13, 15 and 19 of the Design and Access Statement prepared by Turley Design and shown on the drawing referenced FORM3007 6101 Rev 02 shall have been implemented fully in accordance with these approved documents and shall be retained for the life of the structure.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions of the Adopted Core Strategy for the City of Manchester, in particular policies CC10, T2, SP1 and DM1.

5) A strategy for the maintenance of the structure shall be submitted to and approved in writing by the City Council as local planning authority before the works hereby approved are completed. The approved strategy shall be implemented on completion of the works and shall be maintained for the life of the structure.

Reason - In the interests of visual amenity and because the proposed works affect the setting of designated heritage assets and careful attention to building work is required to protect the character and appearance of the conservation area and the surrounding listed buildings in accordance with policies SP 1, CC9, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) The proposed development shall be constructed in accordance with the following recommendation made by Greater Manchester Police:

- a. The existing CCTV shall cover the proposed statue;
- b. The statue shall be built robustly to withstand anti-social behaviour and criminal damage;
- c. The surrounding structure ('Meeting Circle') shall be designed to discourage skate-boarders;
- d. As one arm of the statue will be raised, the arm shall withhold hanging, climbing and general physical harm.

The measures relevant to each element shall be implemented prior to the completion of each element of the installation on site and shall be maintained for the life of the installation.

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.

7) No development shall take place, including any works of demolition, until a Construction Management Plan (CMP) with detailed method statements of construction and risk assessments, has been submitted to, and approved in writing by Manchester City Council (approval to be in consultation with Transport for Greater Manchester). The approved CMP shall include agreed safe methods of working adjacent to the Metrolink Hazard Zone and shall be adhered to throughout the construction period. The CMP shall provide for: -

- the parking of vehicles of site operatives and visitors;
- loading and unloading of plant and materials;
- storage of plant and materials used in constructing the development;
- construction and demolition methods to be used; including the use of cranes (which must not oversail the tramway);
- measures to control the emission of dust and dirt during construction and;

- a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason - In the interests of highway safety, to safeguard the amenities of the locality and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system in accordance with policies SP1, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 118302/FO/2017 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

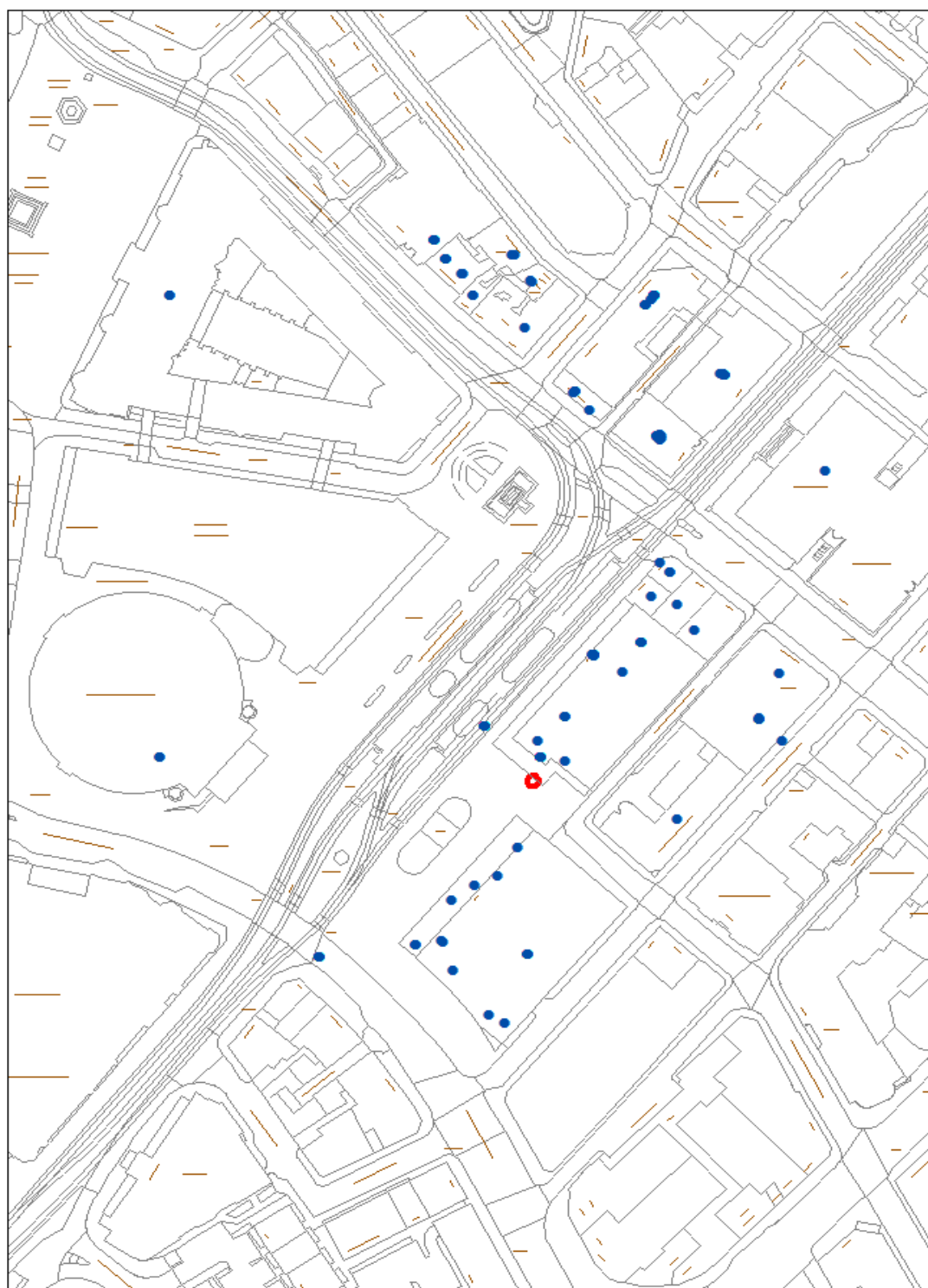
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Corporate Property
Manchester City Galleries
Greater Manchester Pedestrians Society
Greater Manchester Police
Greater Manchester Pedestrians Society
Historic England (North West)
Transport For Greater Manchester

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

Representations were received from the following third parties:

Relevant Contact Officer :	Emily Booth
Telephone number :	0161 234 4193
Email :	e.booth@manchester.gov.uk



 Application site boundary  Neighbour notification
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