

Application Number	Date of Applns	Committee Date	Ward
122183/VO/2018	28th Dec 2018	14th Mar 2019	Deansgate Ward
122184/FO/2018			

Proposal Erection of memorial to commemorate the 200th anniversary of the Peterloo Massacre

Location Manchester Central Convention Complex , Windmill Street, Manchester, M2 3GX

Applicant Manchester City Council, C/o Agent,

Agent Miss Katie Delaney, Maybern Planning and Development, Beehive Lofts, Beehive Mill, Jersey Street, Manchester, M4 6JG

Description

The applications relate to the forecourt of Manchester Central. The Complex, consists of three main buildings: the former Central Station (Grade II* Listed); the Manchester International Convention Centre (MICC); and the Seminar Centre. There are landscaped forecourts at the upper and lower level, the lower one being the former station approach which fronts onto Windmill Street. The complex is bounded by Watson Street/ the Great Northern Tower residential building, Windmill Street, Great Bridgewater Street and Lower Mosley Street. Surrounding the site are the Bridgewater Hall and the Grade II* Listed Great Northern Warehouse, Radisson Edwardian Hotel and Midland Hotel. The complex is raised above street level and is separated from Lower Mosley Street by the Metrolink viaduct.

The former Central Station was designed in 1875-80 by Sir John Fowler for the Midland Railway Company. It is rectangular on plan and has a substantial footprint. The elevations are faced with red brick and contain regular rows of windows with bays divided by brick buttresses. The elevations are partially obscured by modern extensions, however much of the Lower Mosley Street elevation and the network of cast iron lattice grids of the front and rear elevations remain exposed. The roof structure spans 64 metres and is vaulted. Internally, the building retains its large open vaulted space has retained its character and grand form.

The station was historically and physically linked to the Grade II* Listed Midland Hotel, which provided accommodation for passengers arriving at the station. The site is not within a conservation area, but is adjacent to the St Peters Square and Deansgate Conservation Areas. The City Council is a majority shareholder in the complex.

The forecourt is paved and is surrounded by Windmill Street, Lower Mosley Street, the station building and tram tracks. The Windmill Street edge is lined with trees and the forecourt has freestanding advertisements, cycle hoops and stairs to the upper forecourt area.

Planning permission and listed building consent is sought to erect a stone built circular memorial structure to commemorate the Peterloo Massacre on the north east part of the forecourt. Turner Prize winning architect, Jeremy Deller, has been working in collaboration with Manchester City Council and the Peterloo Memorial Campaign Group on the design which would comprise of two sets of concentric circles. One would rise in a series of steps to a central circular top and the other would be a version of this that is flush with the surrounding paving.

In the centre of both circles would be text in a compass-like configuration referring to analogous events that have occurred in the last 100 years. The circular form is intended to act as a compass, locating places in Manchester and the wider world.

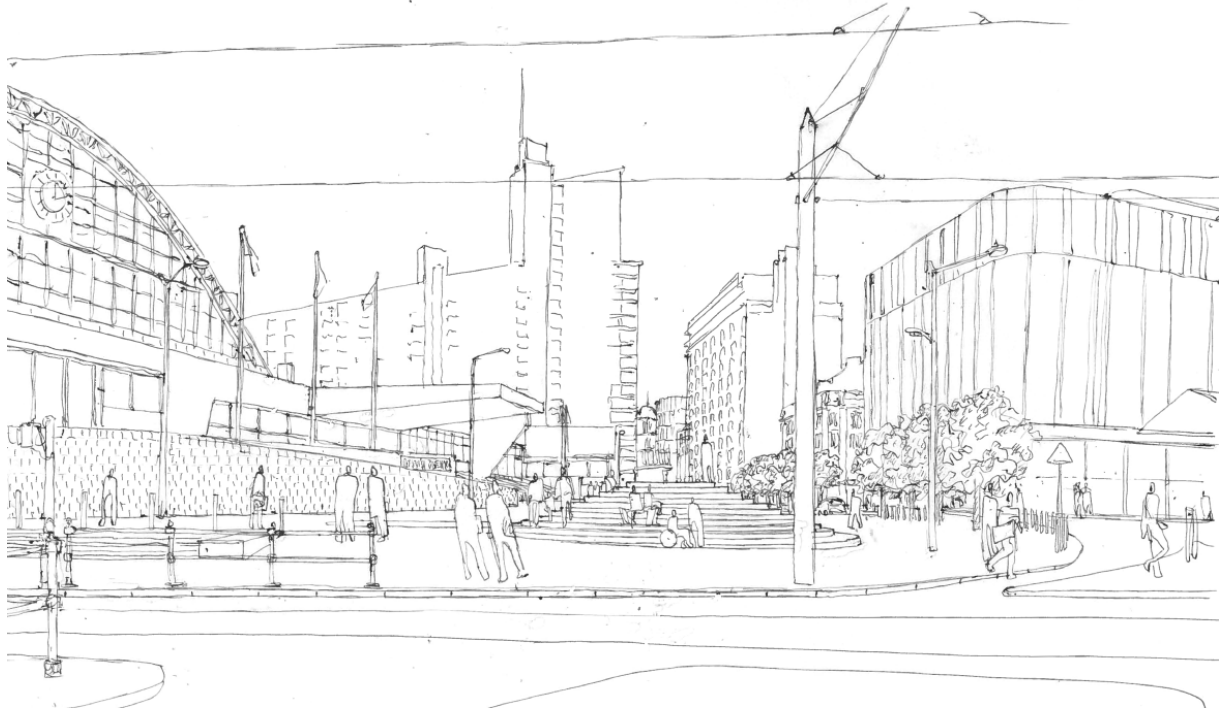


The stepped circle would consist of 12 equal steps, each with a 150mm rise and a 400mm tread and would be 11.6 metres in diameter. The level circle would have a diameter of 6 metres. Both circles would include the same information.

The memorial would be constructed of different stones with each step/band a different material comprising Burlington Slate Broughton Moor, Peakmoor Sandstone, Cove Red Sandstone, Whitworth Blue Millstone Grit, White Granite De Lank, Copp-Crag Sandstone, Scottish Dolerite, St. Bees Sandstone, Colourful Fletcher Bank Millstone Grit, Cwt-y-Bugail Welsh Slate, Corennie Pink Granite and Greenmoor Millsone Grit. These materials have been sourced from all regions of the United Kingdom. It would provide a bright range of colours with names, emblems and motifs etched into the stones that refer to the bold celebratory graphics of the banners calling for social reform that protestors traditionally held up. The text on the risers would contain the names of the victims and the villages, positioned according to their geographic location in relation to Manchester. These would be hand carved and painted.

The incisions into the stone surfaces would be of two kinds. On the horizontal part of the treads, the motifs recall Lancashire industrial heritage, as well as iconography related to revolutionary movements. These would be realised with stone inlays, inserted into recesses created in the stone through Computer Numerical Control (CNC) cutting. All of the commemorative information on the steps would be readable

from street level. The stepped structure would incorporate a handrail to assist access.



The memorial would be located on a site from which the massacre was viewed. It was higher ground and about 68 metres from the edge of the outskirts of the crowd. Its circular form is intended to act as a compass, locating places in Manchester and the wider world and it would be a focal point for participation, gathering and commemorative events associated with the massacre.

On Monday 16 August 1819, a 60,000 crowd walked to St Peter's Field in Central Manchester, from as far afield as Wigan, Rochdale, Saddleworth and Altrincham to call for parliamentary representation. Shortly after the meeting began, and before the orator Henry Hunt finished his address, local government forces charged into the crowd on horseback and, with swords drawn, injured 700 people and killed 18 men, women and children. It was a pivotal event in working-class politics, and linked to Chartism, the rise of Trade Unionism and the formation of the Labour Party. The political and cultural significance of the Peterloo Massacre, its association with Greater Manchester, and the continuing resonance and meaning of the events of 1819, makes commemorating the bicentenary of Peterloo in Manchester particularly important.

Peterloo was notable for the role of women reformers during June and July 1819. Of the eighteen people killed at Peterloo, the first was a small child with its mother. Depictions of women protestors under attack from mounted guards became poignant visual images associated with anti-government political propaganda and marked a turning point in women's engagement in the suffrage movement.

No external lighting is proposed. The stepped structure would incorporate a handrail to assist access. The existing advertising boards that are currently located on the low

wall, 2no. street trees, an electricity cabinet and pole would be removed to allow the siting of the memorial.

Land Interest

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

Consultations

Publicity - The applications were advertised in the local press as an application for listed building consent, as affecting listed buildings and the adjacent conservation areas, as affecting a right of way and as being of public interest. A site notice was displayed on the forecourt and letters were sent to surrounding occupiers. One objection has been received and is summarised as follows:

The commemoration of the event is a most sensitive and important matter, but the choice of location is at odds with the use of the space outside a facility dedicated to hosting large events. Spaces such as this are vital for events and displays, many of which have a direct and ongoing benefit to the economy and vibrancy of the city.

The loss of an important part of the forecourt to a permanent static memorial limits the use of a vital aspect of the facility's ability to fulfil its mandate. Flexible unimpeded forecourt spaces are absolutely essential to the success in mounting events for the Convention Centre.

Perhaps there is a space in the city that is not in conflict with the dynamic space requirements of the City Centre.

Historic England –The “Peterloo Massacre” is an important aspect of Manchester’s social and political history. It is fitting that a monument is now proposed to be erected to commemorate this event, on its 200 year anniversary, and remember the tragic loss of life. The public space in front of the station is an entirely appropriate location for the monument. They have no objection to either application.

National Amenity Societies – No comments received.

Manchester Historic Buildings and Conservation Areas Panel – noted that the location was not on the site of the Peterloo Massacre which was unfortunate and could lead to confusion. They felt that it should ideally be positioned within the area where the massacre took place, although they noted the need to have it in a more open location.

They were concerned about the availability and suitability of the different types of stone. Sandstone is a weak material that would weather and erode and they suggested that more robust stones such as granite and millstone grit be used. The variety of colours could look too garish and would affect it as a place of tranquillity, they also felt that these would weather poorly and look somewhat duller over time.

The inclusion of other worldwide events was queried and it should retain a Manchester focus related to Peterloo itself rather than being global. The proximity to the tram lines could be a health and safety issue for large crowds of people. Other health and safety issues need to be considered to avoid retro-fitting clutter such as handrails. The location next to the trams could be noisy and not suitable for public gatherings and speeches. Damage could be caused by skateboarding and BMX bikes.

They supported a monument but wondered whether it should be a more figurative sculpture which would be more accessible and understandable by visitors, or alternatively a circular wall that could be entered. The Panel stated that it was important to properly interpret the massacre on information boards nearby.

The Panel noted that the location had been compromised by the desire to keep the front forecourt of Manchester Central open and suggested that the memorial should be relocated more centrally to the forecourt, perhaps to the axis with Albert Square.

The design had resulted from too many outside influences and that it was trying to be overly sophisticated and needed a simplification, especially in the materials. They also felt that rather than two circles being used that it would be better to have a single more accessible feature.

Corporate Property - No comments received.

City Centre Regeneration – No comments received.

The Peterloo Memorial Campaign Group – No comments received.

Flood Risk Management - Confirmed that the Lead Local Flood authority does not have any drainage or flood risk comments on the proposed development.

The Head of Neighbourhood Services (Highway Services) – Advised that the proposals are acceptable and advised that there may be requirements for licensing, hoarding/scaffolding, skips, and any associated temporary traffic management arrangements.

Transport for Greater Manchester – Should the Memorial become the focus of events, there is concern that large gatherings of people may overspill onto the adjacent footway of Lower Mosley Street and onto the Metrolink tramway. This has potential to be detrimental to pedestrian safety and also impact on tram operations. A strategy to deal with such scenarios would be required.

The proposals show the removal of some of the steps from the Manchester Central Convention Complex forecourt to the footway. This leaves a single large step, identified in red on the image below. Any person falling off this rise is unlikely to impact on Metrolink operations, due to the lateral separation, however, consideration should be given as to whether this drop need to be protected. Recommended conditions to require the submission and agreement of a construction Management Plan and a pedestrian management strategy.

Greater Manchester Police - Recommend that a condition to reflect the physical security specifications set out in the Crime Impact Statement should be added, if the application is to be approved.

Greater Manchester Archaeological Advisory Service – Confirmed that there is no reason to seek to impose any archaeological requirements upon the applicant.

Greater Manchester Pedestrian's Society - No comments received.

Ward Councillors – No comments received.

ISSUES

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 location would be accessible for walking, cycling and public transport. It would make a positive contribution to the surrounding area.

Policy CC4 - Visitors, tourism, culture and leisure - The memorial is intended to be a focal point for participation, gathering and commemorative events associated with the massacre.

Policy CC9 - Design and Heritage - The memorial would be within the curtilage of the Grade II* Listed Manchester Central Station and adjacent the St Peter's Square Conservation Area and within the setting of the Deansgate Conservation Area and would be within the setting of the Grade II* Listed Midland Hotel and former Free Trade Hall and the Grade II Listed Royale Club. It 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 people and all information on the stepped element would also be visible on the adjacent circle on the forecourt.

Policy T2 - Accessible Areas of Opportunity and Need - The location is accessible for walking, cycling and public transport. It would make a positive contribution to the surrounding area and the information would be accessible for disabled people due to inclusion of an element flush with paving of the forecourt.

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 and the proposals would contribute positively to nearby listed buildings and conservation areas.

Policy EN 3 - Heritage - The memorial would be within the curtilage of the Grade II* Listed Manchester Central Station, adjacent the St Peter's Square Conservation Area

and within the setting of the Deansgate Conservation Area, the Grade II* Listed Midland Hotel, former Free Trade Hall and the Grade II Listed Royale Club. The memorial would complement and take advantage of the distinct historic features of its location 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 remainder 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 memorial would be adjacent the St Peter's Square Conservation Area and within the setting of the Deansgate Conservation Area. It 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 memorial would be within the curtilage of the Grade II* Listed Manchester Central Station and would be within the setting of the Grade II* Listed Midland Hotel and former Free Trade Hall and the Grade II Listed Royale Club. The memorial 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.

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 memorial would be accessed by sustainable transport methods, including walking, cycling, buses and Metrolink. A

cycle route runs along Windmill Street and cycle hoops are provided on the forecourt.

Section 7 - Requiring Good Design - The design and materials would be in keeping with the high quality public realm and its historic environment.

Section 16 - Conserving and enhancing the historic environment -

Paragraph 189 - an applicant should submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting. Where a site has the potential to include, heritage assets with archaeological interest, the developer should submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190 - LPAs should identify and assess the significance of any heritage asset affected by a proposal, including the setting, taking account of the available evidence and expertise. They should take this into account when considering the impact of the proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192 - LPAs 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 194 - 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 196 - 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 memorial would be within the curtilage of the Grade II* Listed Manchester Central Station, adjacent the St Peter's Square Conservation Area and within the setting of the Deansgate Conservation Area, the Grade II* Listed Midland Hotel, former Free Trade Hall and the Grade II Listed Royale Club. The memorial 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. It would also commemorate the historic importance of the site.

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 proposal would allow the delivery of the Peterloo Memorial within the Civic Quarter prior to the 200th anniversary of the event and could contribute to achieving these priorities by enhancing this environment.

Conservation Area Declarations

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.

Deansgate Conservation Area

Deansgate Conservation Area includes much of the area surrounding Peter Street and the junctions of Deansgate with both Quay Street and Bridge Street. The area is situated on ground which is mostly flat, although there is a gentle slope down Peter Street in a westerly direction towards the river. Peter Street, and its continuation into Quay Street, is the most important junction in the area. Acute and oblique angles affect the plan form of buildings; since land in the city centre is at a premium, buildings totally cover their site and as a result more interesting buildings occur, many with corner entrances which are typical of Manchester.

Generally, buildings in the area display the Manchester characteristic of a tri-partite subdivision of the elevations, consisting of an over-large ground floor, a less highly modelled middle section and a varied top level seen against the sky. Buildings on Peter Street, Quay Street and part of Deansgate are of different ages and styles, but retain a positive relationship with one another.

Where redevelopment proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings.

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.

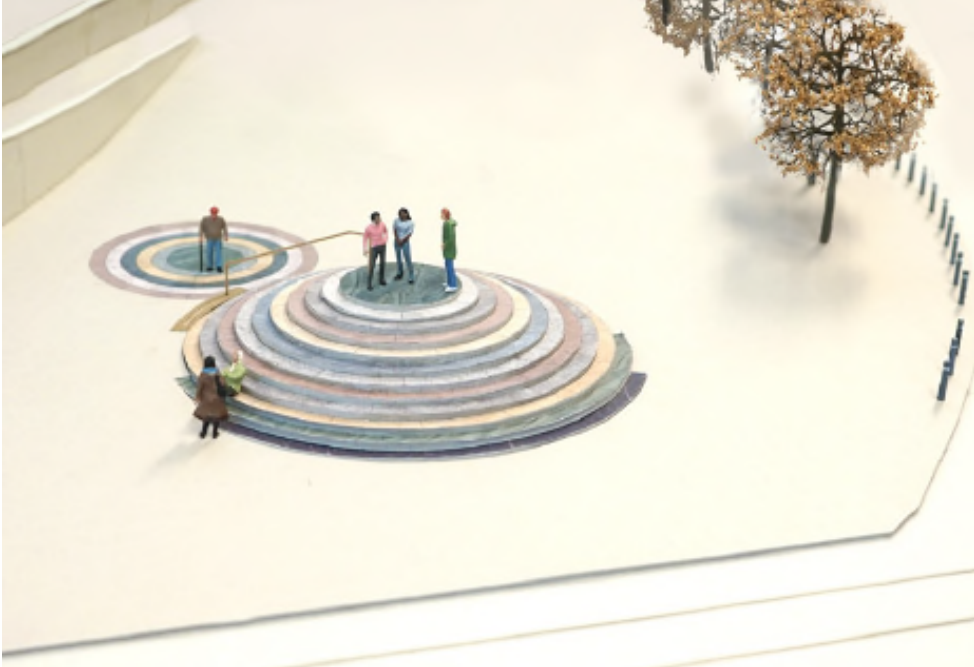
S149 Equality Act 2010 provides that in the exercise of all its functions the Council must have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between person who share a relevant protected characteristic and those who do not. This includes taking 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.

Development decisions should accord with the requirements of Section 16 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.

Impact on the Character and Appearance of the affected Heritage Assets

The memorial would be adjacent the St Peter’s Square and the Deansgate Conservation Areas, within the curtilage of the Grade II* Listed Manchester Central Station and within the setting of the Grade II* Listed Midland Hotel and former Free Trade Hall and the Grade II Listed Royale Club.

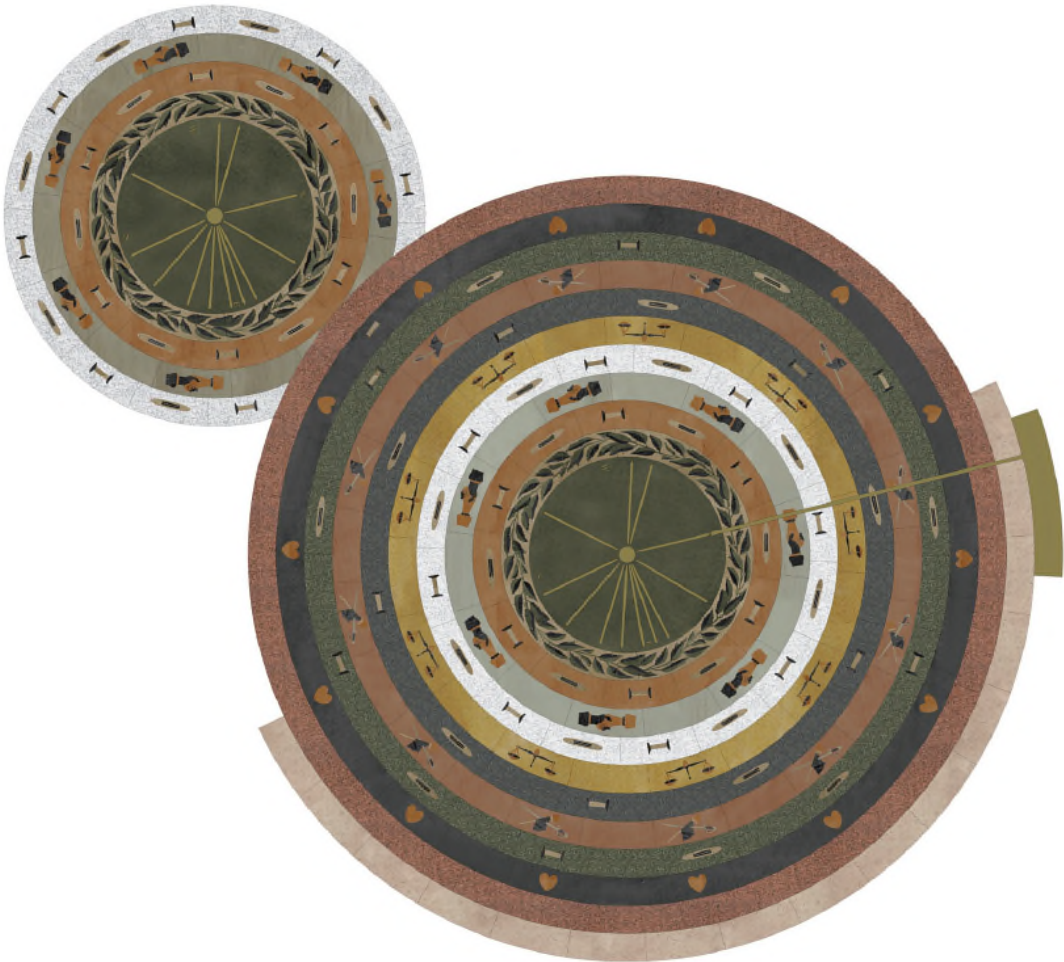


The surface of the forecourt of Manchester Central is modern and has a neutral impact in its curtilage and on the setting of the listed buildings and it allows uninterrupted views of the surrounding heritage assets. The memorial would

contribute positively to the experience, would enhance the forecourt and would complement the distinct historic features and history of the location.

The memorial would change the setting of these heritage assets. However, its simple design, its location on modern landscaping and given the adjacent modern features would have a minimal but positive impact. It would be a high quality piece of art that would use natural materials consistent with the character of the area and would relate well to its sensitive location and the surrounding listed buildings.

The proposals would provide a raised vantage point from which these important buildings and the conservation areas can be viewed. A maintenance plan has been submitted in support of the application.



The memorial would have cultural significance and would celebrate an event that helped shape the socio-economic and political development of Manchester.

It would also be viewed in context with the Emmeline Pankhurst Statue establishing an important pair of monuments within the City Centre with socio-political significance.

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 memorial would have cultural significance and would be an accessible cultural attraction for visitors, including Manchester residents. It is the realisation of a lengthy public campaign for a permanent commemoration of the Peterloo Massacre in Manchester City Centre.

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.

Full Access

The stepped element of the memorial would include a handrail for people who need support descending the monument. The steps of the memorial would have a very shallow gradient and are low rise, so that they are comfortable to sit on; their dimensions comply with points 8.7 and 8.8 of 'Design for Access 2'.

Each step is a different type of stone sourced from the UK, and this will result in some varying contrast between adjacent risers.

The surface will be treated to achieve good slip resistance.

The steps do not overlap and have a solid riser, as indicated in points 8.9 and 8.13.

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

The design also incorporates another element that replicates the information on the stepped memorial and is flush with the surrounding paving.

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 application is supported by a Crime Impact Statement the recommendations of which would be required to be implemented by condition.

The shape of the structure which includes a strip of rumble paving would discourage misuse, preventing skaters or cyclists from gaining speed on the approach to the memorial.

During special events at the complex it is proposed to fence off the memorial and only allow controlled access with marshals employed to regulate pedestrian movements and ensure that health and safety measures are put in place.

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 operates adjacent the forecourt subject to compliance with conditions.

Pedestrian access onto and across the forecourt and into Manchester Central Convention Complex would not be prevented by the siting of the Memorial.

The conditions recommended by Highway Services and Transport for Greater Manchester would be applied to the application.

During special events at the complex it is proposed to fence off the memorial and only allow controlled access with marshals employed to regulate pedestrian movements and ensure that health and safety measures are put in place.

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.

Effect on the Natural Environment

The removal of the trees would have a detrimental impact on the site that would be required to be mitigated by the planting of three semi mature trees to replace each tree removed (total of 6 new trees).

Given the above the proposals are considered to be in accordance with Section 15 Conserving and enhancing the natural environment of the National Planning Policy Framework and policies EN3 (Design and Heritage) and EN15 (Biodiversity and Geodiversity) of the Core Strategy for the City of Manchester.

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 and 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

Application reference: 122183/VO/2018

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 location plan referenced 475_L00_01 received by the City Council as local planning authority on 21 December 2018

The drawings referenced:

475_C90_01_D
475_L11_02_F

received by the City Council as local planning authority on 21 December 2018

475_L12_02_G
475_L15_01_F
475_L15_02
475_L15_03
475_L15_04

received by the City Council as local planning authority on 29 January 2019

475_L14_01_B

received by the City Council as local planning authority on 19 February 2019

The Design and Access Statement prepared by Jeremy Deller and Caruso St John Architects received by the City Council as local planning authority on 21 December 2018

The Construction Method Statement prepared by Conlon received by the City Council as local planning authority on 21 December 2018

The Construction Health and Safety Plan prepared by Conlon received by the City Council as local planning authority on 25 February 2019

The Site Waste Management Plan prepared by Conlon received by the City Council as local planning authority on 31 January 2019

The Peterloo Memorial Vibration Assessment prepared by Martec Environmental Consultants Ltd. received by the City Council as local planning authority on 21 December 2018

The Crime Impact Statement Version A referenced 2018/0949/CIS/01 and dated 4 January 2019 received by the City Council as local planning authority on 25 February 2019

The Maintenance Strategy received by the City Council as local planning authority on 25 February 2019

The Accessibility Statement Revision D prepared by Caruso St John Architects received by the City Council as local planning authority on 6 March 2019

The Architects Statement on Location and Permeability prepared by Caruso St John Architects received by the City Council as local planning authority on 25 February 2019

The Site Investigation Report prepared by Worms Eye received by the City Council as local planning authority on 21 December 2018

The Planning Statement prepared by Maybern Planning and Development received by the City Council as local planning authority on 25 February 2019

The emails from Katie Delaney of Maybern Planning and Development dated 1 March 2019 and 25 February 2019 (10:46)

The letter from Katie Delaney of Maybern Planning and Development dated 25 February 2019

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) 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;
- the retention of 24hr unhindered access to the trackside signalling and Overhead Line Equipment situated on the adjacent footway of Lower Mosley Street during construction;
- 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;
- a scheme for recycling/disposing of waste resulting from demolition and construction works;
- a noise and vibration section that shall base the assessment on British Standard 5228; and
- a community consultation strategy.

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.

4) The development hereby approved shall be constructed using the following materials as specified on the drawing referenced 475_L14_01_B:

- a. Cumbrian Slate Green
- b. Peakmoor Sandstone, buff
- c. Cove Red Sandstone, red
- d. Whitworth Blue Millstone Grit, grey
- e. White Granite De Lank, white
- f. Copp-Crag Sandstone, yellow
- g. Scottish Dolerite, black
- h. St. Bees Sandstone, red
- i. Colourful Fletcher Bank Millstone Grit, variegated
- j. Cwt-y-Bugail Welsh Slate, black
- k. Corennie Pink Granite, pink
- l. Greenmoor Millstone Grit, buff

Prior to the placing of any decorative stone on site, full details of the jointing, detailing and finishes and treatment of the materials and samples and specifications of any alternative or additional materials to be used 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.

5) Notwithstanding the details shown in the approved documents and detailed in condition 2 of this decision and prior to the memorial being made available for public use, full details of a pedestrian management strategy to enable the pedestrian interface with Metrolink to be safely managed when the Memorial is the focus of events and large pedestrian gatherings has been submitted to, and approved in writing by, Manchester City Council (approval to be in consultation with Transport for Greater Manchester).

Reason: To mitigate against crowds of people standing on the tramway or inadvertently being pushed into the path of a tram in accordance with policies SP1, DM1, T1 and T2 of the Core Strategy for the City of Manchester.

6) In the event that any contamination is encountered on the site at any time before the development is completed (during the watching brief), development shall cease until a report detailing the measures, if any, that are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in only in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to and approved in writing by the City Council as local planning authority in order to evidence this within 3 months of the completion of groundworks.

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 DM1 and EN18 of the Core Strategy.

7) Following the removal of the 2no. trees a minimum of 6no. new trees shall be planted within a timescale and at a location to be agreed in writing by the City Council as local planning authority. Full details of these replacement trees, which shall be at least semi mature in age, shall be submitted to and agreed in writing by the City Council as local planning authority prior to planting.

Reason - In order to protect the character of the area, in accordance with Policies EN3 and EN15 of the Core Strategy for the City of Manchester and saved policy DC18.1 of the Unitary Development Plan for the City of Manchester.

8) No trees shall be felled and no works shall be carried out to trees and shrubs during the main bird breeding season (March to July inclusive), unless evidence that confirms the absence of nesting birds by a suitably qualified person can be submitted to and agreed by the City Council as local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policies EN15 of the adopted Core Strategy for the City of Manchester.

9) The memorial hereby approved shall be maintained in accordance with the Maintenance Strategy received by the City Council as local planning authority on 25 February 2019 for the life of the memorial.

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.

10) The development hereby approved shall comply with the recommendations contained within sections 4, 5 and 6 of the submitted Crime Impact Statement Version A prepared by Greater Manchester Police and referenced URN:2018/0949/CIS/01 shall be fully implemented and maintained for as long as the memorial is in situ.

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.

Application reference: 122184/LO/2018

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 location plan referenced 475_L00_01 received by the City Council as local planning authority on 21 December 2018

The drawings referenced:

475_C90_01_D

475_L11_02_F

received by the City Council as local planning authority on 21 December 2018

475_L12_02_G
475_L15_01_F
475_L15_02
475_L15_03
475_L15_04

received by the City Council as local planning authority on 29 January 2019

475_L14_01_B

received by the City Council as local planning authority on 19 February 2019

The Design and Access Statement prepared by Jeremy Deller and Caruso St John Architects received by the City Council as local planning authority on 21 December 2018

The Construction Method Statement prepared by Conlon received by the City Council as local planning authority on 21 December 2018

The Crime Impact Statement Version A referenced 2018/0949/CIS/01 and dated 4 January 2019 received by the City Council as local planning authority on 25 February 2019

The Maintenance Strategy received by the City Council as local planning authority on 25 February 2019

The Accessibility Statement Revision D prepared by Caruso St John Architects received by the City Council as local planning authority on 6 March 2019

The Planning Statement prepared by Maybern Planning and Development received by the City Council as local planning authority on 25 February 2019

The emails from Katie Delaney of Maybern Planning and Development dated 1 March 2019 and 25 February 2019 (10:46)

The letter from Katie Delaney of Maybern Planning and Development dated 25 February 2019

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) The development hereby approved shall be constructed using the following materials as specified on the drawing referenced 475_L14_01_B:

- a. Cumbrian Slate Green
- b. Peakmoor Sandstone, buff
- c. Cove Red Sandstone, red

- d. Whitworth Blue Millstone Grit, grey
- e. White Granite De Lank, white
- f. Copp-Crag Sandstone, yellow
- g. Scottish Dolerite, black
- h. St. Bees Sandstone, red
- i. Colourful Fletcher Bank Millstone Grit, variegated
- j. Cwt-y-Bugail Welsh Slate, black
- k. Corennie Pink Granite, pink
- l. Greenmoor Millstone Grit, buff

Prior to the placing of any decorative stone on site, full details of the jointing, detailing and finishes and treatment of the materials and samples and specifications of any alternative or additional materials to be used 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) The memorial hereby approved shall be maintained in accordance with the Maintenance Strategy received by the City Council as local planning authority on 25 February 2019 for the life of the memorial.

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.

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 and 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.

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: 122183/VO/2018 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.

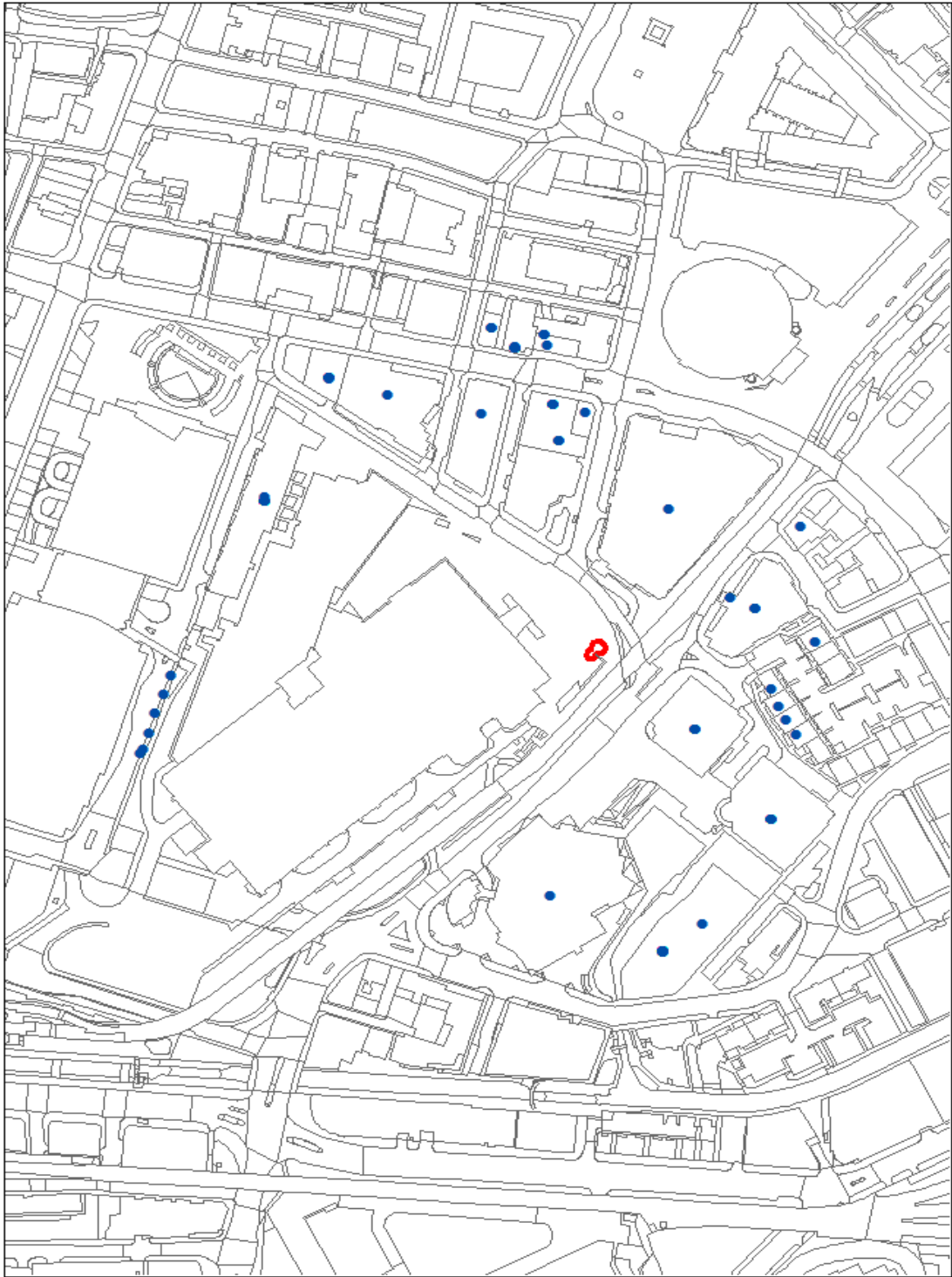
The following residents, businesses and other third parties in the area were consulted/notified on the application:

Highway Services
Environmental Health
Corporate Property
MCC Flood Risk Management
City Centre Renegeration
Greater Manchester Police
Transport For Greater Manchester
Greater Manchester Archaeological Advisory Service
Greater Manchester Pedestrians Society
Peterloo Memorial Campaign Group
Historic England (North West)

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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