

**Manchester City Council
Report for Resolution**

Report To: The Executive - 16 March 2011
Subject: St. Peter's Square
Report of: The Chief Executive

Summary

To seek authority to undertake a public consultation exercise on the relocation of the Cenotaph, to advise Members on the progress of proposals for the re-design of St. Peter's Square; and to present a preferred option for the location of Metrolink infrastructure.

Recommendations

The Executive is recommended:

1. To consider the proposals set out in this report. In light of the consultations which have taken place with the Church Authorities and Veterans' Associations, to agree to a public consultation exercise to be undertaken on the re-location of the Cenotaph to a position close to the Town Hall to create a more appropriate setting for this important asset and enhanced opportunities for quiet contemplation;
 2. To authorise Officers to work with English Heritage, the Church Authorities, Veterans' Associations and the Passenger Transport Executive (PTE) to develop detailed design proposals for relocating the Cenotaph for consideration together with detailed design proposals for St Peter's Square, to be considered alongside the outcome of the public consultation;
 3. To authorise Officers to undertake jointly with the PTE a public consultation exercise on the second Metrolink line and associated stations.
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Wards Affected:

City Centre

Community Strategy Spine	Summary of the contribution to the strategy
Performance of the economy of the region and sub region	St Peter's Square lies at the heart of the Civic Quarter. The scale and potential of development within this area will provide a major focus for new investment and the growth of jobs, as the total amount of floorspace could exceed 5.4M m ² , with an estimated construction investment of just under £1Bn.
Reaching full potential in education and employment	The redevelopment opportunities within the Civic Quarter have the potential to create around 9,000 jobs. The adjacency of this area to The Corridor will provide a major opportunity to maximise local employment, training and procurement opportunities.
Individual and collective self esteem – mutual respect	
Neighbourhoods of Choice	The redesigned Square as part of the transformation of the Town Hall Complex will provide greater opportunities for communities to benefit from the scheme.

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Revenue and Capital Financial Consequences

The Council's costs arising from this report will be contained within the Town Hall Transformation Programme Budget.

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Background documents (available for public inspection):

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above.

Report to Executive - Town Hall Complex Strategy – 23 July 2008

Report to Executive - Town Hall Complex Refurbishment Programme – 17 December 2008

Report to Executive - Town Hall Complex Strategy – 11 February 2009

Report by Drivers Jonas - *Wider St Peter's Square Regeneration Framework* – October 2009

Report to the Executive – The Civic Quarter – Framework - 21 October 2009

Report to the Executive – The Civic Quarter Regeneration Framework - 10 February 2010

All held in Room 318, Town Hall

1. Introduction

- 1.1 In February 2010 the Executive endorsed, following public consultation, a Regeneration Framework for the Civic Quarter which provided a development and planning context for a series of major transformational projects in this area. In addition to significant investment being committed by the City Council in relation to the refurbishment of the Town Hall Extension and Central Library, and a redeveloped St Peter's Square, a series of private sector led projects were also promoted at Elisabeth House, the former Odeon Cinema site, Peterloo House and Mosley Street in particular. The overall strategy was designed to facilitate not only the renewal and enhancement of the Civic Estate, and in doing so drive a transformation programme for the Council, but also create the essential framework for contributing to the growth of the business and employment base of the City.

2. Progress to Date

- 2.1 Since this Framework has been produced there have been two events which have taken place:
- The City Centre Transportation Strategy has been produced which has been approved by the City Council following public consultation, and which amongst other things considered the implications of introducing a Second Metrolink line through the City Centre, a key operational necessity as the Metrolink network expands.
 - Following the international design competition launch which took place early last year, five design teams were short-listed and an exhibition of their designs has taken place.
- 2.2 It is necessary for the Executive to reflect on some of the key assumptions which have so far influenced the approach to planning and development in the St Peter's Square area, and to give guidance to Officers and private sector partners about future proposals as they relate to routing of the second line, the configuration of Metrolink Stops, and the long term positioning of the Cenotaph. The Regeneration Framework for the Civic Quarter envisaged that there would be no expansion of the Metrolink infrastructure within the Square, and that it would remain in its present location with a platform abutting one side of the Cenotaph.

3. Metrolink Infrastructure Options

- 3.1 In September 2009, the ITA approved the Metrolink Second City Crossing alignment to run via Cross Street, on the basis that it was the only route which would drive the necessary outcomes in terms of benefits to costs, and therefore justify the considerable expenditure. Officers of the PTE have been working closely with Officers here for some time to refine and evaluate the routing of this alignment. This relates to a section of the route either going from Cross Street through Albert Square, Mount Street and then to Manchester Central, or from Cross Street to Princess Street joining up with the

existing line at Mosley Street and St Peter's Square, with all trams being routed through St Peter's Square.

- 3.2 The St Peter's Square option is preferred by officers and the PTE on transport and development grounds. This option would maximise amenity benefits; avoiding the need for routing trams through Albert Square and the associated requirements to create large platforms in either Albert Square or Mount Street, which would also be very challenging in heritage and engineering terms. The St Peter's Square option would also significantly reduce the impact of Metrolink operations on the Midland Hotel.
- 3.3 Routing all trams through St Peter's Square would require expansion of the Metrolink infrastructure in this location, with two new island platforms being created in the Square at a point which not only protected the alignment of the existing lines but which also promoted maximum functionality. This brings into sharp focus the location of the Cenotaph which cannot remain at its present site if this option is to be pursued.

4. New Designs for St Peter's Square

- 4.1 As the public exhibition of the shortlisted designs showed, some proposals highlighted the very significant potential for creating a new major area of open space between Elisabeth House and the Central Library. What also became clear during the exhibition were the number of comments made that the existing layout of the Cenotaph was less than satisfactory. Particular reference was made not only to the constraints caused by its location which impacted upon the Remembrance Sunday event itself, but also the view that it no longer provided an appropriate setting for the many people who visited the Cenotaph daily and where a place for quiet contemplation was required.

5. Further Consultations

- 5.1 Council Officers and the PTE have of course recognised the sensitivities associated with any re-location of the Cenotaph, and have engaged the Church Authorities and representatives of the Veterans' Associations with a view to discussing the issues raised through the public consultation process. Meetings have been held with these bodies, chaired by Councillor Tony Burns, to gauge their reaction both to the principle of re-location and if this found favour, to discuss alternative locations within the Square. These meetings have confirmed that the present setting is not considered entirely satisfactory and these bodies would be open to reviewing options for re-location. Three options have been addressed: the Town Hall where the Peace Gardens are presently located; opposite Central Library; and opposite Elisabeth House. In all options the Cross which marks the site of the former St Peter's Church would remain in its present location. The Town Hall has emerged as the preferred option. It would create a strong civic focus for a hugely important asset; create the opportunity for quiet contemplation; provide much improved views of the Cenotaph from around the Square; and support the potential for creating a new major open space in St Peter's Square. The other options do not achieve all of these outcomes.

- 5.2 A layout of the Town Hall option is appended to this report. This is of course for illustrative purposes only, as significant design work will be necessary before a definitive proposition can be brought forward. If this proposal secured the in principle support of the Council, then further design work would proceed and would be overseen by representatives of the Church Authorities and the Veterans' Associations.
- 5.3 Detailed investigations will also be required to be undertaken on the status of the Cenotaph and ownership of the land. This would enable the Council to secure a complete understanding of all the processes which would need to be undertaken to ensure that any proposal to re-locate the Cenotaph was fully considered, and complied with any protective requirements relating to the land. At the very least there would need to be planning permission and listed building consents, and in these terms, the active involvement of English Heritage would be required. Preliminary discussions with that body have taken place and they have undertaken to be close participants in all of this work.

6. Conclusions

- 6.1 Subject to the comments of the Executive it is proposed that a public consultation exercise is undertaken on both the second Metrolink line and the re-location of the Cenotaph to the Town Hall. With the support of the Integrated Transport Authority (ITA) this consultation will be undertaken jointly with the PTE. The results of that consultation will be reported back to the Executive and the ITA for determination. At the same time, work will proceed to develop a detailed design for locating the Cenotaph at the Town Hall, and to ensure that this option is addressed as part of the developing designs for St Peter's Square. The intention is to produce comprehensive proposals for consideration in the summer.

7. Key Polices and Considerations

(a) Equal Opportunities

- 7.1 A key aim of a redeveloped St Peter's Square is to support the creation of new employment opportunities from a number of new and planned redeveloped schemes. In addition, there is a commitment to ensure that design standards will comply with the highest standards of accessibility.

(b) Risk Management

- 7.2 A risk management strategy will be developed for those projects being undertaken or managed by the Council, which will be continually monitored to enable the Council to respond to risks throughout the lifetime of the project concerned.

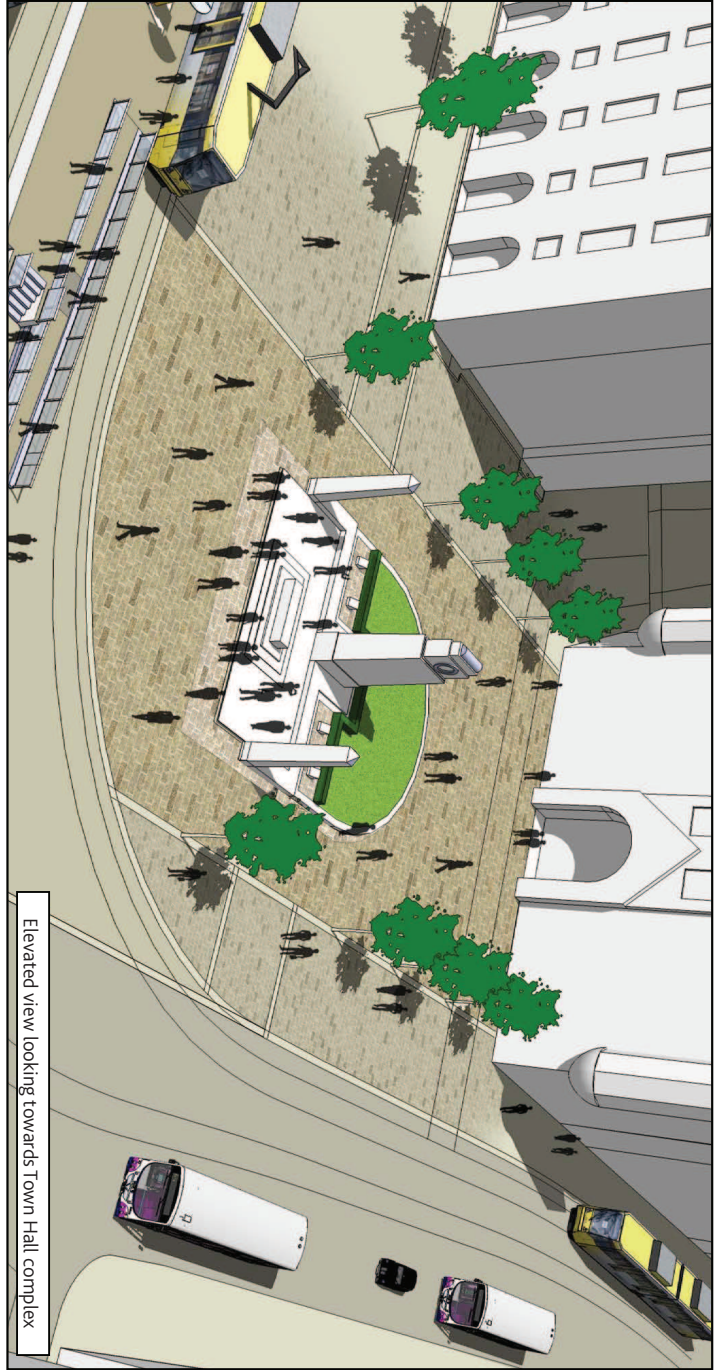
(c) Legal Considerations

- 7.3 The establishment of the proposed Metrolink route by the ITA will entail the making of a Transport and Works Order, which is not the responsibility of the Council. The possible re-siting of the Cenotaph will require both planning permission (for the new site) and listed building consent (for removal from the existing site). It is likely that other statutory procedures will be required relating to the legal status of the land and the War Memorial but further investigation is required before the precise need to comply with protective legislation can be ascertained.

Recommendations can be found at the front of the report.



Elevated view looking towards new Metrolink platforms



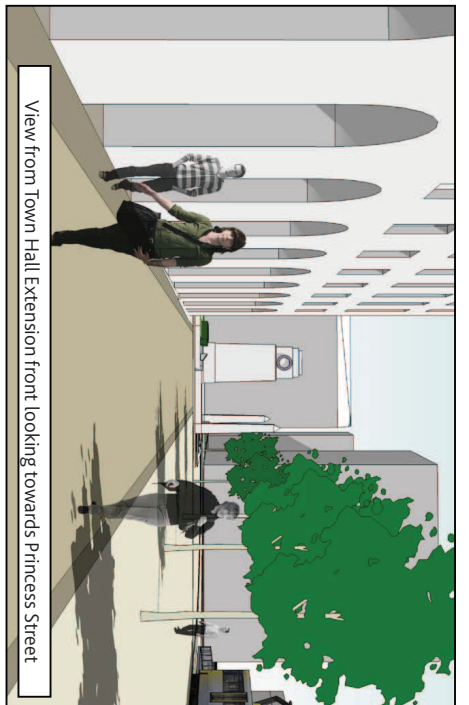
Elevated view looking towards Town Hall complex



View from Lloyd Street looking towards Art Gallery



View from corner of Princess Street / Mosley Street looking towards Town Hall



View from Town Hall Extension front looking towards Princess Street