

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

The Curling Club Ltd
Unit 17
Orbital Business Park
Watford
WD18 9DA

Agent (if used)

Ms Jude Finney
Showbase Ltd
Millington Hall Farm
Millington Lane
Altrincham
WA14 3RN

Part 1 – Particulars of the application/development

Proposal: Erection of temporary marquee structure until 28 February 2026, to house indoor curling lanes (sui generis sport and recreation use), including associated toilet and refreshment facilities.

Location: Temporary Marquee At Deansgate Square , Owen Street, Manchester, M15 4TQ

Date of application: 14 August 2025

Application number: 143404/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 28 February 2026.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 CC1, CC4, CC9 and DM1 and saved Unitary Development Plan policies DC19 and DC26.

2) The development hereby approved shall be operated in accordance with the following plans and documents:

- o Sustainability Policy, prepared by The Curling Club
- o Design and Access Plan, prepared by The Curling Club
- o Covering Letter, prepared by Showbase

All received by the City Council as Local Planning Authority on 8 July 2025

- o Proposed Front Elevation
- o Proposed Rear Elevation
- o Proposed Right Side Elevation
- o Proposed Left Side Elevation
- o Proposed Site Plan

All received by the City Council, as Local Planning Authority on 14 August 2025

- o Wind Microclimate Assessment dated 11th September, prepared by WSP

Received by the City Council as Local Planning Authority on

- o Construction Management Plan, prepared by Showbase
- o Appendix Highways Considerations, prepared by The Curling Club

All received by the City Council as Local Planning Authority on 29 September 2025

- o Noise Impact Assessment: 2025115-03 V2
- o External Lighting Statement

All received by the City Council as Local Planning Authority on 20 October 2025.

- o Waste Management Plan, prepared by the Curling Club.

Received by the City Council as Local Planning Authority on 23 October 2025.

Reason - In the interests of visual amenity and pursuant to Core Strategy Policies SP1, CC1, CC4, CC9 and DM1 and saved UDP policies DC19 and DC26.

3) The use hereby permitted shall be discontinued no later than the 28 February 2026 and the structure comprising the development is required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) Prior to the expiration of the temporary period, a scheme to reinstate the wind baffle and associated public realm including street furniture shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

5) (a) The development shall be acoustically insulated in accordance with the Noise Impact Assessment ref. 2025115-03 V2, received by the City Council, as Local Planning Authority, on the 20 October 2025.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The limiter will need to be set accordingly when amplified sound or music is played.

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition (including that the setting and validating of the limiter on the sound system).

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - In order to limit the outbreak of noise from the marquee pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, final details shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt, any plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (Laeq) below the typical background (LA90) level at the nearest noise sensitive location.

b) Prior to the first use of any internally (where required to extract externally) and externally mounted plant, equipment and servicing, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition.

The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on surrounding occupiers, in pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) Prior to the first use of the development, a Noise Management Plan and Management and Operational Plan, shall be submitted for approval in writing by the City Council as Local Planning Authority. These documents shall include the maximum noise limit and details of the setting of the limiter on the sound system in accordance with the approved Noise Impact Assessment Ref No.50-894-R1. The approved management strategies shall be kept in operation at all times thereafter.

Reason: To minimise the impact of noise on surrounding occupiers, in pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

8) a) Highways Condition Survey Review Doc Ref: SCP/250983/HCSR/01 established the condition of the Highways prior to the commencement of development.

b) When all construction/fit-out works are complete, the same carriageways/footways included in Doc Ref: SCP/250983/HCSR/01 shall be re-surveyed, and the results submitted for approval in writing by the City Council as Local Planning Authority for assessment.

Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority including timescales for undertaking the works.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

9) No amplified sound or music shall be produced or played in any external areas at any time.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

10) Development shall be carried out in accordance with the Construction Management Plan, prepared by The Curling Club (Received 29 September 2025)

Reason - In the interests of highway safety and residential amenity in accordance with saved policy DC26; of the Unitary Development Plan for the City of Manchester (1995) and Policies SP1 and DM1 of the Core Strategy (2012).

11) The use hereby approved shall not operate outside the following hours:

- o Monday - Sunday 11:00 until 23:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) Deliveries, servicing and collections associated with the management of the use including waste collections shall not take place outside the following hours:

- o Monday to Saturday: 7:30 to 20:00
- o Sundays and Bank Holidays: 10:00 to 18:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

13) The details of the approved Waste Management Strategy, prepared by The Curling Club (Received 23 October 2025) shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

14) The use shall operate in accordance with Appendix Highways Considerations, prepared by The Curling Club. This includes measures to minimise any impact on the highway network that shall be kept in operation at all times thereafter.

Reason - In the interests of highway safety in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 28 October 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026