

01-Jul-25

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

RE: The Curling Club at New Jackson - Application for Temporary Full Planning Permission

Dear Sirs,

We, Showbase Ltd, write as event production consultants and agent to The Curling Club Ltd, who are making an application for;

Permission to erect a temporary marquee structure for a period of three and a half months, to house indoor curling lanes (Sui Generis – sport and recreation use), including associated toilet and refreshment facilities.

The structure is to be sited at:

Deansgate Square
Owen Street
Manchester
M15 4TQ

and is brought to Manchester on the back of two years' successful operation at The Curling Club's Southbank Centre location in central London.

The proposed installation is:

- A Clearspan Marquee structure, 15m x 25m in size, located on the hardstanding courtyard space at the base of the Deansgate Square towers.
- Internal fit-out to accommodate 8no. curling lanes, a refreshment service area and general seating.
- Temporary flooring, lighting and climate control suitable for indoor sport use.
- Ancillary toilet area to accommodate 5no. standard toilet cubicle and 1no. disabled toilet cubicle.

The marquee will be fully demounted and removed at the end of the temporary period, with the area being restored to its original condition.

The proposed development is consistent with key planning objectives set out in the Manchester Core Strategy 2012–2027, particularly in relation to promoting sustainable communities, health and

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wellbeing and creating vibrant community spaces, as well as aligning with strategies relating to the Great Jackson Street Framework 2018.

a. Policy SP1 – Spatial Principles

The development supports the city's goal of creating neighbourhoods of choice by providing a new, accessible recreational opportunity that will bring short-term vibrancy to the site. It promotes inclusive growth by offering a sport not typically accessible in many areas, contributing to local distinctiveness and positive place-making.

b. Policy DM1 – Development Management

The temporary structure is modest in scale, reversible in impact, and designed to operate without detriment to visual amenity, noise levels, safety, or traffic. Management plans will ensure appropriate servicing, lighting, and accessibility standards are upheld. It aligns with the policy's requirement for development to be appropriate in scale and not have an adverse impact on the surrounding area.

c. Policies C1, EN11, EN12 – Health / Open Space, Sport and Recreation

The curling marquee is an example of a new sport and recreation facility in the City Centre area, which is both sustainable and accessible and supports the city's general public health objectives.

Curling is a low-impact sport suitable for a broad demographic, including older people and those with limited mobility, and directly contributes to active lifestyles. The structure is accessible to those with limited mobility or disabled needs, being on ground level, with no stepped access, and with appropriate toilet facilities.

d. Policy CC10 – A Place for Everyone

As well as the development being accessible, the curling marquee will also provide an activity which appeals to families.

e. Policy T2 – Accessible Areas of Opportunity and Need

Whilst the site itself is in an urban area and with no parking facilities, the curling marquee will encourage pedestrian and cycle transport within the city centre. There are cycle parking facilities along Owen Street, and walkable public transport links via Castefield and Castle Quay.

f. Policy EC8 – Temporary Uses

Manchester City Council encourages temporary uses that activate space, trial new ideas, and add cultural or community value. This proposal contributes to local vibrancy and innovation, supporting city goals around inclusive regeneration and community activation.

Being sited on Deansgate Square, The Curling Club's offering will also feed into the city's objectives in relation to the Great Jackson Street Development Framework 2018 at Owen Street and the prioritisation of temporary and meanwhile uses of spaces in this zone.

g. The Great Jackson Street Framework 2018

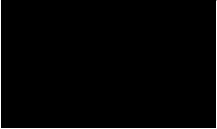
While the areas surrounding Owen Street are continuing to be developed, the curling marquee, as a meanwhile use during a construction phase, has the purpose of;

- Introducing additional community activity, drawing people into the area,
- Adding vibrancy and movement, delivering a lively, inclusive public realm in interim construction phases,
- Supporting connectivity, bridging periods of transition, and anchoring the site in recreational use amid construction,
- Enhancing the social infrastructure and reinforcing the live-work-play ethos central to the Framework.

The Curling Club provide their Operational Plan and Health & Safety information for review, and the landowner (FQ Commercial Investments, attached to RENAKER build) provides their permission for the installation by way of License to Occupy.

The proposed development is a modest, temporary recreational use that will deliver community benefit with minimal impact. We respectfully request that planning permission is granted for the temporary installation and operation of the curling marquee.

Yours Sincerely,



J Finney

Business Manager of Showbase Ltd
on behalf of The Curling Club Ltd