



Urban Future Planning Consultancy Ltd
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28th February 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Sir / Madam

Continued use of premises as an indoor trampoline park & leisure facility with associated parking for a temporary three-year period at 61 Great Ducie Street, Manchester, M3 1RR

Please find enclosed documents to accompany a planning application seeking consent for the above development proposal.

The application site relates to a large, predominantly single storey warehouse building with associated mezzanine situated at the junction of Great Ducie Street and Trinity Way. The premises was formerly used for storage and prior to this was occupied by 'Whispering Smith' –a clothing supplier and cash and carry. The site includes a soft landscaped perimeter to Great Ducie Street and large car park and servicing area to the rear which is primarily accessed from Great Ducie Street. A secondary access which is presently closed off is available from Mary Street.

For almost a decade, the application site has been occupied by an indoor trampoline park, following the initial granting of temporary, three-year permission (LPA Ref: 115056/FO/2017) which expired on 18 April 2020. The 2017 consent was renewed for

an additional three years (126009/FO/2020) in 2020 and again renewed in 2023 (LPA ref no. 136655/FO/2023). The current consent will expire in June 2025.

The Applicant's business is thriving and provides a highly regarded leisure service to local residents and visitors. It sustains a number of jobs and comprises sustainable economic development that promotes consumer choice. On this basis, the Applicant wishes to renew the consent for another three years in order for him to continue the business in a secure setting.

At the time of the previous application, Greater Manchester Police (Design for Security) confirmed the facility appears to have been operational for three years without generating significant incidents of criminal or antisocial activity, and therefore there is no objection.

Flood Risk Management confirmed the site is within Flood Zone 2 but at low risk of surface water flooding. The continuation of the change of use does not result in a change in Flood Risk.

The City Centre Growth and Regeneration department acknowledged there is a framework in place for the site and wider area, however any development delivery will be on the individual landowners to bring forward detailed schemes. It was confirmed that if a landowner / building owner is seeking this use then there is no issue from City Centre Growth and Regeneration. Highways and Environmental Health did not object to the scheme.

Having regard to the existing planning policy framework, City Council policy and national planning guidance, the continued use of the premises as an indoor trampoline park is considered acceptable for another three years. The proposed development has led to the reuse of a previously vacant site, adjacent to the main Manchester orbital road, in an area identified within the City Centre Strategic Plan as being within the proposed, extended city centre boundary.

There is no reason to suggest a further three-year period of use would undermine the Council's longer term, regeneration objectives and the use would make best use of the site until such time that the area undergoes changes. The site enjoys a highly sustainable location within a short walking distance of the established city centre with access to a range of transport modes. The proposed use is therefore capable of sharing existing resources and infrastructure and given its location at the city centre fringe is unlikely to raise any undue amenity issues.

I look forward to discussing the merits and acceptability of the scheme with you over the coming weeks.

Yours faithfully

Nazia Shah

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Chartered Town Planners