

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143944/FO/2025

Date registered valid: 21 October 2025

Proposal: Temporary change of use of public open space for the purpose of the Ice Rink adjoining the Christmas Markets for a temporary period until 4th January 2026

Address: Cafe Football Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

Ward(s): Deansgate Ward

Applicant: Mr Robert Derry Tamarisk Events Limited

Agent (if any):

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 26/11/2025

Application details

Type of application: Full Application Consent

Development type: Change of use

Date of site visit:

Standard consultations:

Printed: 23 October 2025 Expired: 13 November 2025

Neighbour notifications

Printed: 23 October 2025 Expired: 13 November 2025

Site notice

Posted: 24 October 2025 Expired: 14 November 2025

Press advert

Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to an area of public realm that sits between the Grade II listed Corn Exchange and the National Football Museum, also known as the Urbis Building. The area forms a small green space within the City Centre, consisting of a grassed area, with hard landscaped footpath around its eastern and northern boundaries. The site was the location of the former Lancaster Arcade before its demolition in the 1970s. The southern side of the site is lined by semi-mature trees.

Listed building: Not applicable

Conservation area: Cathedral Conservation Area 1972

Tree Preservation Order: Not applicable

Description of area

The application site sits within the heart of Manchester City Centre and the Cathedral Conservation Area. Neighbouring built development is characterised by a high number of significant listed buildings that consist of the Grade II listed Corn Exchange and Southeast wing of the former Chetham's Hospital, now Chetham's School of Music, as well as the Grade I listed Manchester Cathedral. Providing a stark contrast to that of the aforementioned listed buildings is the National Football Museum, or Urbis Building, with its prominent sloping roof and glazed façade. Uses within the neighbouring area are largely commercial Class E restaurant and café uses, with some residential development present to the west of the application site at Chetham's School of Music. To the east of the application site lies an active tram line.

Description of development

The application seeks consent for the temporary change of use of the application site to that of an ice rink till 04/01/2026.

The ice rink is a tented structure, with ice rink, boot room facilities and ancillary bar. The proposed ice rink would be covered by the tent structure, with a small portion of it being open to the elements. The premises would feature a ramped access.

The proposed hours of opening are Monday – Sunday (Including Bank Holidays) 09:30 – 20:00.

Planning History

There are a high number of planning applications on record for the application site, the most relevant of which are shown below:

143896/FO/2025 - Temporary permission (1st October - 31st January) for the erection of a single wind turbine with a maximum tip height of up to 21m in association with ice rink – Application pending consideration.

143873/VO/2025 - City Council Development for temporary change of use of public open space for the purpose of a Christmas Market for a period of 73 days – Approved October 2025.

140948/VO/2024 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market for a period of 54 days – Approved November 2024.

139925/FO/2024 - Temporary change of use of public open space for the purpose of the Ice Rink adjoining the Christmas Markets for a temporary period of 94 days – Approved July 2024.

138476/VO/2023 - City Council Development - Temporary change of use of public open space for the purpose of a Christmas Market, Ice village and ice rink for a period of 58 days – Approved December 2023.

125163/VO/2019 - CITY COUNCIL DEVELOPMENT for temporary change of use of public open space for the purpose of a Christmas Market, Ice Village and Ice Rink for a period of 58 days – Approved December 2019.

121355/VO/2018 - City Council Development for the temporary change of use of public open space for the purpose of a Christmas Market, Ice Village and Ice Rink from 9/11/2018 to 6/1/2019 – Approved November 2018.

117679/VO/2017 - City Council Development for the Temporary change of use of public open space for the purpose of a Christmas Market from 10 November 2017 to 21 December 2017 – Approved November 2017.

083489/FO/2007/C1 - Temporary use of land to form an 'urban beach', to include sandpit, food and bar areas/toilets, performance stage and P.A. facilities and security fencing – Approved August 2007.

Consultations & Notification Responses

Publicity – A site notice and press notice were published. Neighbouring properties were notified of the proposals by letter. No representations were received.

Counter Terrorism Policing North West – No objection received.

Highway Services – No objection.

Environmental Health – No objection subject to the development lowering sound levels if complaints are received.

Greater Manchester Police – No objection.

Metrolink – No objection subject to an informative relating to working within close proximity to Metrolink infrastructure.

Transport for Greater Manchester – No objection.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the ten boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage
- Policy JP-C5 – Streets for All

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th July 2012:

- Policy SP1 – Spatial Principles
- Policy CC1 – Primary Economic Development Focus (City Centre and Fringe)
- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy C10 – Leisure and the Evening Economy
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage
- Policy EN19 – Waste
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Development and Noise

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed and beautiful places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements

Issues

Principle of the Development

The proposal would see the temporary siting of an ice rink on site till 04/01/2026. The provision of said ice rink is a key source of tourism and economic growth for Manchester City Centre during the festive period that helps increase the profile of the City. Whilst permanent siting of such a structure in an area of public realm would not ordinarily be supported, as the proposals are only temporary, it is considered the development accords with Places for Everyone Plan Policies JP-Strat1 and JP-Start2, Core Strategy Policies SP1, CC1, CC2, CC4, C10 and DM1, in principle, subject to the matters discussed below.

Visual Amenity and Heritage

The siting of the ice rink within the Cathedral Conservation Area would not be supported should the proposals be permanent. However, as the development is temporary, it is considered any impact caused to the appearance of the street scene and neighbouring heritage assets would be minor in nature and would be outweighed by the public benefits of the proposal. On this basis, the development complies with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18 and DC19, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990.

Residential Amenity

The application site is located within a key thoroughfare of the City Centre and lies adjacent to the Primary Shopping Area, where background noise levels are high at most times, and the number of nearby residential dwellings is low. The proposed development would operate from 09:30 till 20:00, which are not considered to be unreasonable hours given its location. Environmental Health do not object to the proposals subject to noise levels being lowered if noise complaints are received. The development is therefore acceptable in this regard and accords with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26, and the National Planning Policy Framework.

Crime and Disorder / Public Safety

The ice rink would see the change of use of an area of public realm, which would see food and alcohol consumed on site, and would be likely to attract a high number of visitors. As part of these proposals, general best practice measures would be in place, this includes patrolling members of staff, on site security and first aid, and emergency evacuation plans. No objection has been received by the Counter Terrorism Policing North West unit. Greater Manchester Police do not object to the proposal. On this basis, the proposal is acceptable in this regard and accords with Core Strategy Policy DM1 and the National Planning Policy Framework.

Accessibility

The layout of the development would be so that ample room is left either side of the development to allow for full wheelchair access. Additionally, the premises would feature a ramped access. As such, the proposal is acceptable in this regard and accords with Places for Everyone Plan Policy JP-C5, Core Strategy Policies C10 and DM1, and the National Planning Policy Framework.

Highway Safety

The application site, as previously mentioned, is an area of public realm that can only be accessed by services vehicles. The submitted supporting information notes that fuel deliveries will be undertaken once a week between 07:30 – 08:00. During business hours no deliveries will take place. Highways do not object to the development. On this basis, the proposal is acceptable in regard to its impact on Highway Safety and therefore complies with Core Strategy Policy DM1 and the National Planning Policy Framework.

Waste Management

Proposed waste management arrangements would see the transportation of waste to a storage area located on Cathedral Street/Fennel Street. Whilst typically the transportation of waste and recycling to a separate storage area would be considered unacceptable, given how the development is temporary in nature, the development is acceptable in this instance. Therefore, the proposal complies with Core Strategy Policies EN19 and DM1, and the National Planning Policy for Waste.

Conclusion

In light of the above and subject to appropriate planning conditions, it is considered that the development is acceptable and is therefore in accordance with Places for Everyone Plan Policies JP-Strat1, JP-Strat2, JP-P2 and JP-C5, Core Strategy Policies SP1, CC1, CC2, CC4, CC9, CC10, C10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy for Waste, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

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 a right to a fair hearing and to this end the local planning authority 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 Director of Planning, Building Control & 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 recommendation given is proportionate to the wider benefits of 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

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Conditions to be attached to decision for approval

1) The permission hereby granted is for a limited period only, expiring on 04 January 2026, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC1, CC2, CC4, CC9, EN3 and DM1 and saved Unitary Development Plan policy DC26.

2) The structures hereby permitted shall be discontinued no later than the 05 January 2026 and the fixings and works comprising the development are required to be removed no later than one week 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).

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter be retained and maintained in accordance with the approved details.

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).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- o Skate Manchester Red Line Plan (Received 22/10/2025)
- o 180383 - 0SU Rev 14: Ice Rink Survey Plan
- o 180383 - 1FP Rev 14: Ice Rink Floor Plan
- o 180383 - 2aST Rev 14: Ice Rink Structural Plan Cassette Layout
- o 180383 - 2bST Rev 14: Ice Rink Structural Plan Frosting / Half Frosting Markup
- o 180383 - 2IN Rev 14: Ice Rink Internal Walling Plan Detailing
- o 180383 - 3FC Rev 14: Ice Rink Floor Covering Plan
- o 180383 - 4BA Rev 14: Ice Rink Barrier Layout
- o 180383 - 5EL Rev 14: Ice Rink Electrical Plan
- o 180383 - 6aHS Rev 14: Ice Rink Health & Safety Plan
- o 180383 - 6bHS Rev 14: Ice Rink Signage Plan
- o 180383 - 9PR Rev 14: Ice Rink Printed Barrier Layout
- o Noise Management Plan (Prepared by Tamarisk; Received 14/10/2025)
- o Event Management Plan (Prepared by Tamarisk; Received 14/10/2025)
- o Fire & Emergency Action Plan (Prepared by Tamarisk; Received 14/10/2025)
- o STD2001-F01 HEALTH AND SAFETY RISK ASSESSMENT (Received 14/10/2025)
- o High Wind Speed Action Plan (Received 14/10/2025)
- o Incident Matrix (Received 14/10/2025)
- o Email correspondence RE Noise Complaints Procedure (Prepared by Tamarisk Events; Dated 25/11/2025; Received 25/11/2025)

All stamped as received by the Local Planning Authority on 10/09/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

5) The development hereby approved shall only be open for use inside of the following hours for its lifetime:

- o Monday - Sunday (Including Bank Holidays) 09:30 - 20:00.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) The development hereby approved shall manage noise in accordance with the following documentation for its lifetime:

- o Noise Management Plan (Prepared by Tamarisk; Received 14/10/2025)
- o Email correspondence RE Noise Complaints Procedure (Prepared by Tamarisk Events; Dated 25/11/2025; Received 25/11/2025)

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall store and present its waste for collection in accordance with section 25 of the approved Event Management Plan (Prepared by Tamarisk), stamped as received by the Local Planning Authority on 14/10/2025, for its lifetime.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police
Transport For Greater Manchester
Metrolink
Counter Terrorism Policing North West (CTPNW)

T Mobile 66214, Communication Station On Roof Of, The Printworks, Withy Grove, Manchester, M4 2BS

The Rabbit In The Moon Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

National Football Museum Urbis, Cathedral Gardens, Corporation Street, Manchester, M4 3BG

First Floor, Pler House, 1 Fennel Street, Manchester, M4 3DU

STARBUCKS, 75 Hanging Ditch, Manchester, M4 3DU

Flat At, Chethams School Of Music, Long Millgate, Manchester, M3 1SB

Pler House, 1 Fennel Street, Manchester, M4 3DU

Chethams School Of Music, Long Millgate, Manchester, M3 1SB

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Conservation Area - Cathedral Conservation Area 1972

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Less) -

Area Team Boundary - Name: CENTRAL