

Design and Access Statement & Management Plan

Location: Unit 6, Botanic Avenue Square Gardens, First Street South, Manchester M15 6AE

Proposal: Change of use from Class E to Sui Generis and installation of an air conditioning condensing unit at the external podium area

1. Introduction

This document provides the Design and Access Statement and Management Plan to support the proposed change of use at Unit 6, Botanic Avenue Square Gardens.

2. Premises

The premises comprise:

- **Ground Floor Area** – used as a reception area only.
 - **First Floor Area** – the main trading area where grooming, boarding, and ancillary retail activities will take place.
-

3. Services

The proposed use will comprise:

- Cat and dog grooming (by appointment only).
- Ancillary retail sales of pet products are directly linked to the grooming service.
- Overnight indoor boarding accommodation for cats and dogs.

For clarity, no dog daycare service will operate. The premises are limited to grooming, ancillary retail, and overnight boarding only.

4. Business Hours

- **Pet Grooming & Retail:** 10:00 AM – 08:00 PM, seven days a week.
 - **Overnight Pet Boarding:** Outside of customer access hours (overnight only).
-

5. Animals

- Only cats and dogs will be accepted for grooming and boarding.
 - Boarding will be strictly indoors; pets will not use the balcony.
 - All animals will remain within the premises at all times.
 - The external balcony area forms part of the retail amenity only. It will not be used for grooming, boarding, or daycare, and access is restricted to retail customers.
-

6. Food & Drink

- Customers will be offered hot drinks and pre-packaged snacks only.
 - No food preparation or cooking will take place on-site.
-

7. Waste Management

A dedicated Waste Management Process has been submitted alongside this application.

This will deal only with grooming/boarding waste and packaging. No café/restaurant waste will be generated.

8. Noise Control

- Pets will remain indoors at all times.
- A noise impact assessment (Peninsular Acoustics, August 2025) has been submitted with this application. This report tested a range of potential scenarios, including higher-intensity uses such as dog daycare, to demonstrate that even under

worst-case conditions, noise levels remain within acceptable limits.

- The final proposal does not include daycare. The definitive use is grooming, retail, and overnight boarding only, as confirmed in this Statement.
 - All recommended acoustic mitigation measures will be fully implemented, including secondary glazing and ceiling enhancements where specified.
 - We can confirm there will be no proposed external alterations to the unit. The area identified as a 'plant room' is in fact a shared podium service area for plant and machinery. Please refer to our block plan for clarification.
-

9. Design & Access

Design

The proposal introduces only a minor external change: the installation of an air conditioning condensing unit at the podium level. This location has been chosen to minimise both visual and acoustic impacts. Accompanying plans provide further detail.

Access

- Customers and their pets will access the premises via the main ground-floor entrance during customer hours.
 - A lift provides access between the ground floor and first floor, ensuring full accessibility in compliance with Approved Document Part M.
-

10. Management Controls

- Appointments will be managed to avoid queuing and external disturbance.
- No dog daycare service will operate.
- The balcony will be managed as an ancillary retail amenity area for customers only.
- Access to the balcony will be controlled: doors will be fitted with locks for human use, and a pet guard will be installed to prevent pets from entering accidentally.
- Maximum capacity: 1 grooming animal per room; 1 boarding animal per room. No room will contain more than one pet.

- Café/patron numbers: not applicable (only incidental use while guiding animals through).
- Waste management will follow the dedicated Waste Management Process submitted with this application.

Animal Welfare & Hygiene Standards

- All activities will comply with the Animal Welfare Act 2006 (England & Wales) in the general handling, grooming, and boarding of pets.
- The operation will also comply with the Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018, covering grooming and boarding standards.
- Although there are no statutory provisions on hygiene standards, the operation recognises the by-products created by grooming and boarding (waste, hair, water, odours) and will follow suitable good practice for hygiene and animal welfare.

Additional Animal Welfare & Operational Controls

- **Environment & Premises** – Grooming areas will be clean, well-ventilated, well-lit, and safe. Cats and dogs will be kept separate (or closely supervised) to reduce stress or conflict.
- **Handling & Behaviour** – Staff will recognise signs of stress, fear, or discomfort in animals. Grooming will not proceed if welfare is at risk. Gentle handling techniques will be used, avoiding force, and rest breaks will be provided when needed.
- **Equipment & Tools** – Tools (clippers, scissors, brushes) will be maintained and sanitised regularly to prevent injury and disease transmission. All equipment will be kept in a safe working condition. Animals will be restrained using harnesses, nooses, or straps, but never in a way that causes pain.
- **Cleaning & Disinfection** – Waste, hair, debris, and excreta will be removed promptly. Floors, surfaces, and tubs will be cleaned and disinfected regularly. Protocols will separate clean and dirty zones to prevent contamination.
- **Water, Diet & Health** – Fresh water will be available as needed, especially after bathing. Any special dietary or medical requirements will be considered, with owners asked to provide details or supplies. Animals' health status will be checked (skin, ears, eyes, paws), with refusal or veterinary referral if concerns are found.
- **Records & Consent** – Owners will sign a consent form covering health disclosures, risks, and agreed services. Records will be kept for each animal, including treatments, products used, and any adverse events.

- **Staff Training & Qualifications** – Groomers will hold or be working towards formal training in animal care, behaviour, welfare, and grooming skills. A minimum Level 2 certificate is expected. Staff will also undertake ongoing continuing professional development (CPD).
 - **Emergency / Health & Safety** – First aid kits will be available for both animals and humans. Protocols will be in place for injuries, allergic reactions, escapes, and fire. Risk assessments will cover hazards such as slippery floors, electrical wiring, and chemicals.
-

11. Conclusion

The proposed scheme provides a balanced use that combines grooming, ancillary retail, and overnight boarding for cats and dogs, with robust management controls in place. The operation safeguards neighbour amenity through acoustic design, restricted use of external areas, and dedicated waste management. It also protects animal welfare and provides a safe, hygienic, and accessible facility.