

Management Plan

PROJECT:

FULL PLANNING APPLICATION FOR RETROSPECTIVE OUTBUILDING & RAISED DECKED AREA USED FOR BUSINESS PURPOSES, TOGETHER WITH DOMESTIC SHED FOR STORAGE & ALTERATIONS TO EXISTING FENCELINE INCLUDING NEW FENCELINES ERECTED WITHIN THE PROPERTY BOUNDARY & PROPOSED ALTERATIONS TO THE FRONT BOUNDARY & DROPPED KERB FOR OFF ROAD PARKING ACCESS

Address: 18 Broughville Drive, East Didsbury, Manchester, M20 5WH

Business Name: Strike a Paws

Applicant: Tony Parker

Date: 8th October 2025



Street view of 18 Broughville Drive East Didsbury

1. Introduction

This Management Plan accompanies the planning application for the: retrospective and proposed approval of works, including an outbuilding and raised decked area to be used as a small, home-based dog grooming business operating under the name Strike a Paws: The application also includes a domestic storage shed, fence line alterations, (retrospective), and proposed changes to the front driveway, boundary, and landscaping to create safe off-road parking - to provide safe and convenient off-road parking. The business has been designed to operate with minimal impact on the residential environment and in full compliance with Building Regulations and environmental standards.

2. Site History

Following a search of the LPAs planning portal there is no evidence of any previous planning application.

3. Business Operations

The business will be managed by the applicant, Tony Parker, who will act as owner-operator. The trading date of the company was October 2024 but will not be operational from the outbuilding until planning permission has been approved. A planning application is to be submitted for a single storey extension under a proposed lawful use application for the main dwelling. Appointments will be pre-booked to ensure a controlled and low-impact level of activity. The business will not require regular deliveries or collections, keeping vehicle movement and disruption to a minimum. The business will be fully insured.

4. Hours of Operation

The business will operate between the hours of 9:00 a.m. and 5:00 p.m. Monday to Friday, and 10:00 a.m. to 3:00 p.m. on Saturdays. It will remain closed on Sundays and Bank Holidays. Clients will park solely on the driveway within the site boundary, as shown on the submitted site plan, and will only attend for drop-off and collection of pets.

Appointment times will be managed to ensure that only one client vehicle is present on-site at any time.

5. Building Regulations and Safety Measures

5.1 The outbuilding is an existing timber structure, uninsulated, and finished in accordance with general safety standards, with attention given to fire safety, ventilation, and accessibility.

5.2 The structure measures approximately 66 mm higher than what is considered permitted development (measured from the existing kerb line, and the boundary fence is approximately 200 mm higher than standard permitted height.

5.3 The interior surfaces and external finishes will utilise non-combustible, specialist fire-resistant paint systems to improve safety and durability. Smoke detection will be installed, and a fire extinguisher will be provided within the outbuilding. All electrical installations will be carried out by a qualified electrician and certified under Part P of the Building Regulations.

6. Sound Decibel Metres to record dB levels

A decibel measuring meter, specifically, an IEC 61672 Class 2 sound level meter is equipped to measure at least the frequency-weighted A and Fast time-weighted sound level LAF, along with the time-averaged sound level LAeq. This equipment will provide evidence of decibel records, timed and dated.

7. Noise Management

Noise mitigation is an integral part of this plan. All grooming activities will be contained within the existing uninsulated outbuilding, with equipment and scheduling practices used to minimise disturbance to prevent sound escape. Professional low-decibel dryers and quiet grooming equipment will be used to minimise noise. Dog barking will be managed by careful scheduling and client communication, and muzzling

if necessary. The applicant will take proactive steps to address any noise concerns, including monitoring decibel levels.

8. Waste Management

The business will produce a small quantity of waste, primarily dog hair and general grooming waste. This will be collected by a licensed private waste contractor, ensuring environmentally responsible disposal. No waste will be burned, stored externally, or placed in domestic bins. There will be no deliveries associated with the business, further reducing any potential impact on the surrounding area.

9. Lighting and Visual Impact

The proposal includes no external lighting, thereby avoiding light spills or glare to neighbouring properties. The fencing and boundary treatments have been designed to maintain privacy for neighbours, particularly those to the side and rear of the property, including Mrs. Madhuri Deolekar. Finishes will be neutral and consistent with the existing character of the property to ensure that the development integrates seamlessly into the residential setting.

10. Environmental Considerations

Sustainable drainage has also been incorporated. The extended driveway will be constructed using a permeable hard landscaping system in line with Sustainable Drainage Systems (SuDS) guidance, allowing rainwater to drain naturally into an on-site soakaway. No detergents or chemicals will enter the foul or surface water drainage systems.

11. Neighbour Relations and Complaints Procedure

The applicant is committed to maintaining positive neighbour relations. A formal complaints procedure will be in place for immediate neighbours, allowing any concerns about noise, parking, or amenity to be raised directly. All complaints will be acknowledged within seven

working days and investigated promptly, with practical measures taken to resolve issues where necessary

12. Management Responsibility and Conclusion

The owner will adhere to high standards of animal welfare, health, and hygiene in accordance with local authority and RSPCA guidelines. The business has been carefully designed to minimise its impact on the surrounding area while providing a valuable, small-scale local service. In conclusion, this Management Plan demonstrates the applicant's commitment to maintaining a safe, compliant, and neighbourly business environment. The outbuilding will be constructed to Building Regulation standards, using fire-safe materials and non-combustible finishes. The operation will be quiet, controlled, and considerate, ensuring that residential amenity, privacy, and safety are always protected.

13. It is the intension of Plans2ExtendLtd to work proactively with the LPA and the delegated planning officer to ensure a smooth transition during the planning process.

Policy Compliance Statement

The proposed outbuilding and associated works at 18 Broughville Drive, East Didsbury, Manchester (Strike a Paws) have been designed and planned in accordance with both national and local planning policy frameworks. The development represents a small-scale, sustainable home-based business that contributes positively to the local economy through job creation, while remaining fully compatible with the residential setting.

National Planning Policy Framework (NPPF)

Section 6 Building a strong, competitive economy

The proposal supports local economic growth by establishing a home-based dog grooming business that creates new employment

opportunities. The applicant will operate as a local employer, providing one full-time position for a professional groomer. This aligns with NPPF objectives to support small and start-up businesses that stimulate local enterprise and self-employment.

Section 8 Promoting healthy and safe communities

The business provides a valued community service, improving local accessibility to dog grooming facilities while maintaining a safe and well-managed residential environment. Controlled appointment scheduling ensures limited traffic generation and neighbourly operation.

Section 12 Achieving well-designed places

The design, materials, and layout are sympathetic to the existing property and surrounding streetscape. Neutral finishes and well-considered boundary treatments ensure that the new structures integrate seamlessly with the residential character.

Section 15 Conserving and enhancing the natural environment

Sustainable drainage systems (SuDS), responsible waste management, and low-impact operational practices ensure the development protects environmental quality and residential amenity.

Manchester Core Strategy (2012)

Policy SP1 Spatial Principles

Supports sustainable neighbourhoods and encourages the creation of local employment opportunities. The business contributes directly to the local economy while maintaining residential compatibility.

Policy DM1 Development Management

The scheme meets all relevant development management criteria, including good design, safety, accessibility, and protection of residential amenity through effective control of noise, waste, and drainage.

Policy EC9 Small businesses and self-employment

The proposal aligns with this policy by fostering self-employment and supporting a small-scale enterprise that generates local job opportunities, contributing to a diverse and resilient local economy.

Policy EN16 Air Quality and Noise

The operation includes comprehensive noise mitigation, such as acoustic insulation and quiet grooming equipment, ensuring no adverse effects on neighbours.

Policy EN19 Flood Risk and Sustainable Drainage

Permeable driveway surfacing and on-site soakaways demonstrate compliance with sustainable drainage principles.

Policy T2 Accessible Areas of Development

Off-road parking and managed appointment scheduling ensure safe vehicle access with minimal impact on local traffic or on-street parking.

Building Regulations and Other Standards

The proposed outbuilding will be constructed in full compliance with the Building Regulations.

All works will be carried out by qualified professionals, ensuring safety, efficiency, and environmental performance.

The business will also operate in accordance with local authority animal welfare licensing standards, and RSPCA guidance.

Conclusion

The proposed development is consistent with the objectives of the NPPF and Manchester Core Strategy, supporting local economic growth through job creation, self-employment, and sustainable small business

activity. It provides a well-managed, low-impact service that enhances the local economy while safeguarding residential amenity, environmental quality, and design integrity.

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For Plans2ExtendLtd

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