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

Proposal: Use as a daycare centre for dogs (Sui Generis).

Operation and Management Plan

1. Introduction

This updated management plan outlines the operational structure of the proposed pet facility, addressing the planning officer's comments and in line with UK planning requirements. The facility combines retail, grooming, dog daycare, a cat café, and limited outdoor use. All operations are confined within the red line boundary and are designed to ensure safety, hygiene, noise mitigation, and regulatory compliance.

2. Business Hours

- Operating Hours: 9:00 AM to 10:00 PM daily
- Outdoor Area Hours: 9:00 AM to 6:00 PM (to minimise any potential noise disturbance)

3. Clarification on Animals

The facility is exclusively for dogs and cats. No other animals will be on the premises.

- Dog Daycare: Supervised indoor care limited to 5 dogs at any time.
- Cat Café: Quiet room for guest interaction with cats only.
- Grooming Services: For both dogs and cats in a separate grooming room.
- Pet Hotel (Overnight Boarding): Separate sleeping areas for dogs and cats to prevent conflict.

Cats are restricted from the outdoor area and food preparation zones. Staff are trained to manage interactions safely and prevent any conflicts. CCTV is in place, and clear protocols ensure animal welfare.

4. Clarification on Uses

The facility offers the following services:

- Dog Daycare: Indoor play and rest, limited to 5 dogs.
- Cat Café: A Visitor space to interact with cats in a calm environment.
- Grooming: Dedicated grooming room with washing and drying facilities. No additional drainage is required beyond what is installed.
- Retail: Sales of pet products such as food, toys, and accessories.

- Pet Hotel: Overnight care for dogs and cats, with separate and sound-insulated zones.
- Café: Limited to hot drinks and pre-packaged snacks. No on-site cooking. No kitchen extraction is required.

- Outdoor Area: Dogs only. Used for brief, supervised time and waiting. Closed after 6 PM.

5. Fumes, Vapours and Odours

The following controls are in place to manage fumes and odours:
- Café: No cooking or frying. Minimal vapours from hot beverages only.
- Grooming: Light odours from pet-safe cleaning products.
- Waste: Animal waste disposed of in sealed Animal By-Products Bins.
- MVHR System: Ensures continuous fresh air and effective odour extraction across all zones.

6. Waste Management

Waste is managed following the "Lollipaws Club Waste Management Process":
- Waste is sorted and deposited in designated bins throughout the first floor.
- Collected daily and transported to the ground-floor storage area.
- Weekly collection by a licensed waste contractor.
- Animal By-Products Bin is used for pet waste.
- Contaminated bedding is disposed of in general waste.

7. Soundproofing and Noise Management

- Soundproofing applied to key internal zones.
- Acoustic treatments are detailed in construction drawings.
- Acoustic testing confirms compliance with noise limits.

8. Ventilation & Air Conditioning

A Midea VRF Heat Recovery System with MVHR provides:
- Continuous fresh air replacement
- Odour and vapour extraction
- Zoned heating/cooling

9. Safety & Hygiene

- Outdoor fencing prevents dog escapes.
- CCTV installed throughout.
- Daily cleaning and disinfection.
- Emergency plans are in place for both pets and staff.

10. Conclusion

This revised management plan demonstrates the facility's compliance with planning requirements while ensuring the highest standards of animal welfare, public safety, and neighbourhood respect.