

Design & Access Statement & Management Plan – Rev B

Application: 144053/FO/2025

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

Applicant: Paws & Whiskers

Date: 10/02/2026

1. Introduction

This Design & Access Statement and Management Plan accompany the submission of the planning application for Unit 6 at Botanic Avenue Square Gardens referenced above. The revision responds directly to the Local Planning Authority's request for clarification regarding the maximum number of overnight boarding cats and the management of animals when temporarily outside their enclosures.

2. Premises and Location Plan

Unit 6 forms part of the larger mixed-use Square Gardens building. It includes ground and first floors, with exclusive internal stairs adjacent to the customer WC. The red line in Location Plan A1-101b Rev A covers only Unit 6 and the podium plant area. Shared corridors and podium spaces are excluded except where the plant is located.

3. Proposed Use

Change of use from Class E to Sui Generis for cat and dog grooming (by appointment), ancillary retail sales, and overnight indoor boarding for cats only. Installation of plants in the designated plant podium area (marked in green)

No dog daycare, outdoor activity, or external animal use is proposed. The external balcony is for customer amenity only and is not accessible to pets.

4. Business Hours

Grooming & Retail: 10:00 – 20:00 daily

Boarding: Overnight only (outside customer hours).

5. Staffing and Management

Total staff complement:

15 (maximum of 3 on-site per shift).

Staff trained in animal welfare, handling, hygiene, and noise control. Roles include grooming, reception, boarding, and administration.

6. Animals and Capacity

Maximum boarding capacity

The maximum number of cats boarded overnight at the premises at any one time shall be three (3).

Each cat is accommodated within its own individual enclosure located within the designated Pet Boarding Area, as shown on the Proposed First Floor GA Plan.

No shared or group boarding is proposed.

Animals outside enclosures

When cats are temporarily outside of their individual enclosures (for example, for cleaning, feeding, or short periods of supervised handling or exercise), they are strictly confined to internal, staff-controlled areas only.

Cats are permitted only within:

- the Pet Boarding Area; and
- associated internal handling/care space directly linked to the boarding function.

Cats are not permitted within:

- customer reception or retail areas (except for brief supervised transfer if required);
- staff welfare areas;
- stairwells (except in emergencies);
- the external balcony;
- any shared or external areas.

7. Feeding and Exercise Arrangements

Feeding of boarded cats takes place primarily within individual enclosures.

Where short periods of handling or exercise outside the enclosure are required, this takes place only within the designated internal boarding/handling area, under continuous staff supervision, with doors kept closed at all times.

No feeding, exercise, or animal activity takes place within customer areas, circulation spaces, or external areas.

8. Noise Control

Noise Assessment Report (Peninsular Acoustics PA1323) to confirm compliance for the proposed use based on the noise generated from the customers, pets, and plants/machinery, with proposed noise reduction measures (including ceiling and secondary internal glazing, which we are happy to be conditioned to). (overkill on allowing both dogs and cats overnight boarding, although it is not part of the proposal).

The submitted acoustic report also confirms that animals are restricted to designated internal rooms only, with no pet access to the external balcony, and that overnight activity is limited to cats only.

9. Plant Equipment and Podium Design

One air-conditioning condenser is installed on the external podium (in the shared service zone). Podium is screened and minimally visible from the street. The unit will be acoustically housed and comply with BS 4142 limits. Photo and street elevation provided.

10. Design & Access

Apart from the installation of plants, no external alteration to doors or glazing, facade.

Customer access via ground floor entrance with lift to first floor. All access routes are Part M compliant.

10. Operational & Animal Welfare Controls

Strict Appointment system to prevent crowding.

CCTV and staff monitor boarding overnight.

Cleaning between each grooming/boarding session. The operation complies with the Animal Welfare Act 2006 and 2018 Regulations. Staff qualified to Level 2+ animal care. Fire, first aid, and emergency procedures are in place.

Strict internal zoning to ensure animals remain within designated boarding and handling areas at all times.

11. Waste Management

Internal sealed waste storage. Waste will be collected on a regular basis by a licensed waste contractor. The use will not generate any food waste. All waste arising from the operation, including pet waste, will be securely stored and removed by licensed contractors, ensuring no adverse impact on residential amenity or the surrounding environment.

12. Conclusion

All issues from the LPA invalidation letters (17 October, 5 December 2025, and 5 February 2026) have been addressed. Location plan corrected, noise report updated for retail use, glazing clarified as internal only, and operational measures implemented. The proposal protects residential amenity, controls noise, and retains the building's appearance.