Management Plan - Strike A Pawz Ward Street

MANAGEMENT PLAN
Proposed Dog Grooming Salon – Strike a Pawz
45 Ward Street, Didsbury, Manchester, M20 6TJ
Applicant: Tony Parker

Prepared by Plans2ExtendLtd

1. Introduction

This Management Plan has been prepared in support of a full planning application for the change of use from Class E to Sui Generis to facilitate a dog grooming salon known as *Strike a Pawz*.

The proposal relates to an existing unit located to the rear of commercial premises within Didsbury Village. The site forms part of a mixed-use service yard environment, accommodating a range of commercial and service-based activities.

The purpose of this document is to demonstrate that the proposed use will operate in a controlled, low-impact manner, with no material harm to neighbouring occupiers, highway safety, or the surrounding area.

2. Site Context

The application site is positioned within a back land service area characterised by:

- Existing commercial units and businesses
- Servicing activity and vehicle movements
- Shared access arrangements
- Commercial waste storage and collection

The surrounding environment is therefore not purely residential and already experiences a degree of background noise and activity associated with commercial uses.

3. Nature of the Use

The proposed use is a professional dog grooming salon, operated by a qualified and experienced groomer.

The business will operate on the following basis:

- Appointment-only system (no walk-in customers)
- The operation will primarily be one-to-one, with capacity for a second grooming station where required. Staffing levels (up to a maximum of three) will reflect operational needs, including preparation, cleaning, and animal handling, whilst ensuring that the number of appointments at any one time remains limited and controlled.
- Limited number of dogs on site at any one time
- No overnight boarding or day care
- No outdoor grooming or external animal holding

The business will initially operate with a single groomer, with scope to expand to a maximum of three staff in total over time.

The operation will remain appointment-only and carefully managed, with grooming activity typically undertaken on a one-to-one basis, and with capacity for additional grooming stations where required.

The number of dogs being groomed at any one time will be actively managed to ensure that activity remains controlled, proportionate, and compatible with the surrounding environment.

The layout allows for operational flexibility; however, activity will be managed to ensure the number of dogs on site at any one time remains limited and controlled.

4. Hours of Operation

The business will operate within the following hours:

Monday to Saturday: 09:00 – 18:00
Sundays and Bank Holidays: Closed

The operation will remain appointment-only, with visits carefully managed and staggered throughout the day to avoid overlap, prevent congestion, and ensure activity remains controlled.

5. Customer Arrivals and Parking

Customer visits will be managed through a pre-booked appointment system.

- Drop-off and collection will typically take 2–3 minutes
- No external waiting or queuing will occur
- Appointments will be arranged to minimise overlap

A small internal waiting area is provided for short-term use only, for example during immediate drop-off or collection. Customers will not be encouraged to wait on site for extended periods.

The site is located within Didsbury Village, a sustainable and accessible location where many customers are expected to arrive on foot.

In addition:

- On-street parking is available within the surrounding area
- A nearby public car park (NCP) provides additional parking capacity

The nature of the use results in low vehicle movements and short-duration visits, significantly less intensive than many other commercial uses. Customer visits are typically limited to brief drop-off and collection periods, ensuring minimal parking demand at any given time.

6. Noise Management

Noise will be effectively controlled through both building design and operational practices.

- All grooming activity will take place indoors only
- Doors will remain closed during operation (except for access)
- Use of modern, low-noise grooming equipment and dryers
- Dogs will be groomed on a one-to-one basis where possible, reducing stress and barking
- No dogs will be kept, exercised, or held outside the unit

The appointment-only nature of the business ensures that the number of dogs on site at any one time remains managed and controlled.

Given the existing commercial character of the surrounding service yard, background noise levels are already elevated. The proposed use is not expected to result in any significant or harmful increase in noise.

7. Waste Management

The business will generate a small volume of waste, primarily dog hair and general grooming materials.

- Waste will be stored internally in sealed containers

- Removed regularly by a licensed commercial waste contractor
- No long-term external storage of waste
- No burning or uncontrolled disposal
- Customers will be required to clean up any dog fouling, with this responsibility actively managed and monitored by the operator

This will ensure the site remains clean, tidy, and well managed at all times.

8. Deliveries

The operation will not generate significant delivery activity.

- Deliveries of consumables (e.g. shampoos, grooming supplies) will be infrequent and small-scale
- No large vehicles or regular servicing requirements

9. External Impact and Appearance

- No external activity associated with the business
- No additional external lighting proposed
- The use will not alter the overall character or appearance of the service yard

10. Neighbour Consideration

The applicant is committed to maintaining positive relationships with neighbouring occupiers.

- A direct contact will be available for any concerns
- Any issues will be addressed promptly
- Operations will be reviewed where necessary to ensure minimal impact

11. Planning Policy Compliance

National Planning Policy Framework (NPPF)

- Section 6 – Building a strong, competitive economy
  Supports small business growth and local employment.

- Section 8 – Promoting healthy and safe communities
  Provides a local service in a sustainable location.
- Section 12 – Achieving well-designed places
  Integrates within the existing character of the service yard.
- Section 15 – Conserving and enhancing the natural environment
  Ensures responsible waste and low-impact operations.

Manchester Core Strategy (2012)

- Policy SP1 – Spatial Principles
  Supports sustainable neighbourhoods and local employment.
- Policy DM1 – Development Management
  Ensures protection of amenity, safe access, and appropriate design.
- Policy EC9 – Small Businesses and Self-Employment
  Encourages small-scale economic activity.
- Policy EN16 – Air Quality and Noise
  Noise impacts are controlled and mitigated.
- Policy T2 – Accessible Areas of Development
  Located within a sustainable and accessible area.

12. Overall Planning Balance

The proposal represents an appropriate use within an existing mixed-use service yard environment.

- Existing commercial character of the area
- Low intensity, appointment-based use
- All activity contained within the unit
- Effective management of noise, waste, and parking

The development provides economic and service benefits without causing harm to neighbouring amenity.

13. Conclusion

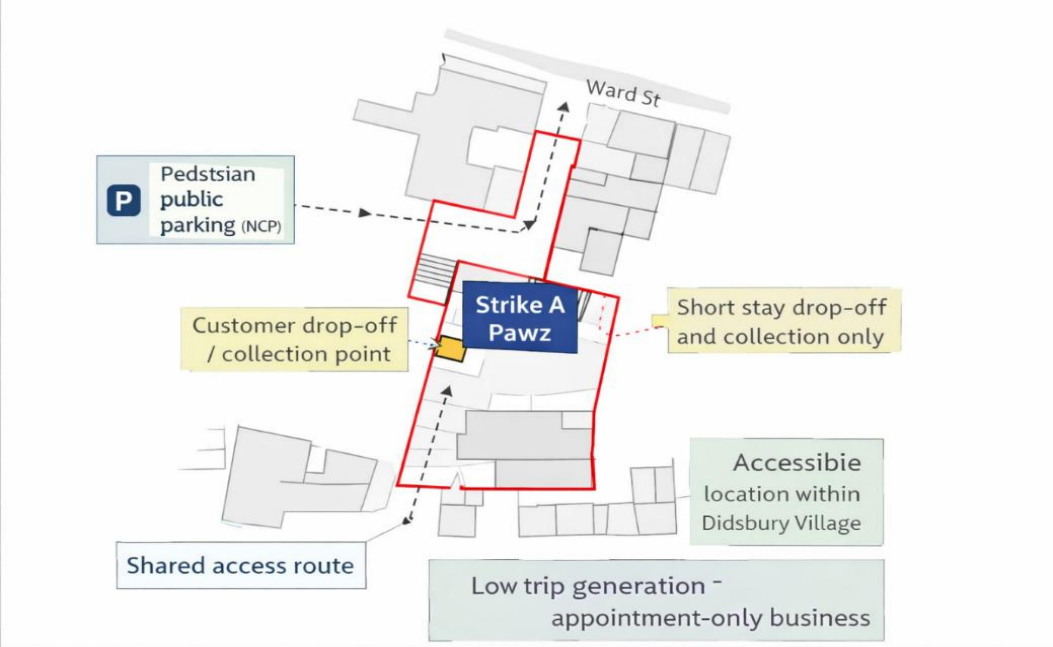
The proposed dog grooming salon is a well-managed, small-scale commercial use that is appropriate for its location.

The development:

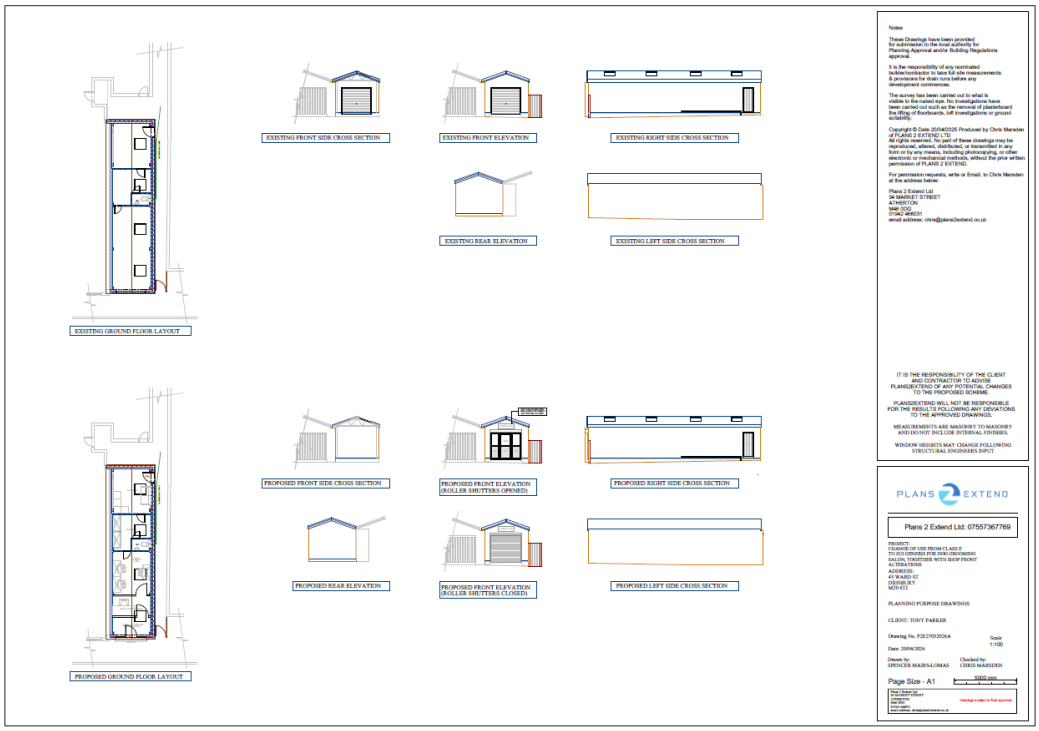
- Supports local economic growth
- Provides a valuable local service
- Operates in a controlled and low-impact manner
- Integrates within an established mixed-use environment
- Addresses a gap in local provision, with no comparable dog grooming salon serving the immediate area

The proposal is considered to comply with relevant planning policy and should be supported.

Strike A Pawz available local parking areas



Proposed Plans



Rear Elevation of 45 Ward St Didsbury

