

Design & Access Statement & Management Plan – Rev F

Application: 144053/FO/2025

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

Applicant: Paws & Whiskers

Date: 07/07/2026

1. Introduction

This Design & Access Statement and Management Plan accompany the planning application for Unit 6, Botanic Avenue, Square Gardens, Manchester.

The proposal seeks permission for the change of use of the premises from Class E to a Sui Generis pet-related commercial use comprising:

- Retail sale of pet-related products;
- Dog grooming;
- Cat grooming; and
- Overnight cat boarding.

For the avoidance of doubt:

- No overnight dog boarding is proposed;
- No dog daycare is proposed;
- No pet play area is proposed;
- The external balcony will operate solely as a customer waiting area;
- No animals will be permitted on the balcony;
- Animals will not be permitted to roam freely within customer areas.

This revised statement has been updated following discussions with the Local Planning Authority, the applicant, and the building management company to ensure consistency across all submitted documents. It also incorporates the latest operational confirmations provided by the applicant, the building management company, and Greater Manchester Police in response to the Local Planning Authority's further consultation comments.

2. Premises and Location Plan

Unit 6 forms part of the larger mixed-use Square Gardens development.

The unit comprises ground-floor and first-floor accommodation connected by an internal staircase adjacent to the customer WC.

The application site includes only Unit 6 and the associated plant deck area identified on the submitted plans.

Shared corridors, communal areas, and external spaces remain outside the application site except where required for servicing and plant equipment.

3. Proposed Use

The proposal comprises:

- Dog grooming by appointment;
- Cat grooming by appointment;
- Ancillary retail sales (including coffee and pre-packaged food);
- Overnight indoor boarding for cats only.

A single proposed air conditioning condenser unit will be installed within the designated first-floor plant deck area shown on the submitted drawings.

The proposed condenser unit has not yet been installed.

The existing condenser units serving other occupiers within the Square Gardens development will remain in situ and do not form part of this application.

For the avoidance of doubt:

- No dog daycare is proposed;
- No outdoor animal activity is proposed;
- No pet play area is proposed;
- No external animal use is proposed;
- The external balcony will operate solely as a customer waiting area.

The ancillary café will provide coffee and pre-packaged food only. No cooking or heating of food is proposed on the premises. All food and drinks will be sold in their pre-packaged form.

4. Business Hours

Grooming and Retail

10:00 – 20:00 daily

Boarding

Overnight only outside customer operating hours.

5. Staffing and Management

The business will employ approximately 15 staff members, with a maximum of 3 staff present on site at any one time.

Staff will receive appropriate training in:

- Animal welfare;
- Animal handling;
- Hygiene procedures;
- Noise management;
- Emergency procedures.

Roles include:

- Grooming;
- Reception;
- Boarding;
- Administration.

Dogs attending the premises shall remain on leads at all times whilst within customer areas.

Cats shall remain within secure carriers except whilst undergoing grooming or whilst accommodated within the designated boarding accommodation.

6. Animals and Capacity

Maximum Boarding Capacity

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

Each cat shall be accommodated within an individual enclosure located within the designated Pet Boarding Area shown on the submitted plans.

No shared or group boarding is proposed.

Animals Outside Enclosures

When cats are temporarily removed from their enclosures for feeding, cleaning, or welfare purposes, they shall remain within staff-controlled internal areas only.

Cats shall only be permitted within:

- The Pet Boarding Area;
- Associated internal care and handling spaces.

Cats shall not be permitted within:

- Customer reception areas;
- Retail areas (other than brief supervised transfer where necessary);
- Staff welfare areas;
- Shared communal areas;
- The external balcony;
- Any external areas.

Dogs attending grooming appointments shall remain under owner control and on leads at all times.

No free-roaming animals are permitted within the premises.

7. Feeding and Exercise Arrangements

Feeding of boarded cats shall take place primarily within individual enclosures.

Where brief periods of handling or welfare-related exercise are required, this shall take place only within designated internal boarding areas under continuous staff supervision.

No feeding, exercise, or animal activity shall take place within:

- Customer areas;
- Circulation spaces;
- External areas;
- The balcony.

8. Noise Control

A Noise Impact Assessment prepared by Peninsular Acoustics (Reference PA1323) accompanies the application.

The assessment considers:

- Dog grooming activities;
- Cat grooming activities;
- Retail activities;
- Overnight cat boarding;
- Associated plant and machinery.

The report concludes that the proposed use can operate without causing unacceptable impact to neighbouring occupiers, subject to implementation of the recommended mitigation measures.

The recommended mitigation measures include:

- Secondary internal glazing;
- Internal acoustic wall treatments;
- Acoustic ceiling treatments;
- Acoustic enclosure for plant equipment.

The recommended mitigation measures comprise internal acoustic works only, together with the approved external acoustic enclosure to the proposed condenser unit.

No other external acoustic alterations are proposed.

The submitted acoustic report confirms that:

- Animals are restricted to designated internal areas only;
- No pet access to the balcony is proposed;
- Overnight boarding is limited to cats only.

9. Plant Equipment and Podium Design

One proposed air conditioning condenser unit will be installed within the designated first-floor plant deck area shown on the submitted drawings.

The proposed condenser unit has not yet been installed.

The existing condenser units serving neighbouring occupiers remain in place and are unaffected by this proposal.

The proposed condenser location has been agreed with the building management company and is shown on the revised drawings.

All associated services shall be routed internally in accordance with the building management company's requirements.

The condenser shall be enclosed within the approved acoustic enclosure and operated in accordance with the submitted Noise Impact Assessment.

10. Design & Access

No external alterations are proposed other than the installation of the approved condenser unit and acoustic enclosure within the designated plant deck.

No additional balcony fencing is proposed.

No external pet gates are proposed.

The existing balcony will remain unchanged.

Customer access will remain via the existing ground-floor entrance with lift and stair access to the first floor.

All customer access arrangements remain compliant with Part M of the Building Regulations.

11. Operational & Animal Welfare Controls

The operation shall be managed through a strict appointment-based system to prevent overcrowding.

The retail area shall be used solely for the display and sale of pet-related products together with ancillary coffee and pre-packaged food.

For the avoidance of doubt:

- No pet play area is proposed;
- No dog daycare is proposed;
- No animals are permitted on the balcony;
- No free-roaming animals are permitted within customer areas;
- Overnight boarding is limited to cats only.

Additional management measures include:

- Monitored intruder alarm system;
- Comprehensive CCTV coverage throughout the premises;
- Staff-only access to the boarding accommodation;
- Cleaning between grooming and boarding sessions;
- Staff supervision of all animal-related activities;
- Animal welfare procedures;
- Emergency response procedures.

These security measures are entirely internal and do not require any external alterations to the building.

12. Waste Management

The operation will generate general waste, recyclable waste, and food waste.

Food waste will arise from:

- the feeding of boarded cats;
- surplus or discarded pre-packaged food associated with the ancillary café; and
- waste associated with the ancillary coffee service.

All food waste will be stored within the dedicated food waste bin shown on the approved Waste Management Plan before collection by an authorised waste contractor.

Waste shall not be stored externally.

Waste will be transferred via the ground floor staircase fronting Chester Street for storage within the dedicated internal waste store shown on the approved drawings.

The tenant shall arrange collection through an authorised waste contractor in accordance with the building management requirements.

Waste will be managed in accordance with the building management company's approved waste management strategy and stored within the dedicated internal waste storage area shown on the approved drawings before collection by an authorised waste contractor.

All waste arising from the operation, including pet-related waste, shall be securely stored and removed regularly to prevent nuisance.

13. Sustainable Transport

Staff and customers will utilise the existing secure and sheltered cycle parking facilities provided within the Square Gardens development.

No additional cycle parking is proposed.

Deliveries are expected approximately 1–2 times per week, generally by small courier vans.

No regular HGV deliveries are anticipated.

14. Conclusion

The proposal comprises a carefully managed pet-related commercial use incorporating:

- Ancillary retail sales (including coffee and pre-packaged food)
- Dog grooming;
- Cat grooming;
- Overnight cat boarding.

The proposal incorporates robust operational management procedures covering:

- animal welfare;
- security;
- servicing;
- waste management;
- noise mitigation;
- plant operation.

The revised drawings and supporting documents have been updated to ensure consistency throughout the application and to address the Local Planning Authority's consultation comments.