

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Change of Use to cat and dog grooming service with overnight boarding for cats only and ancillary cafe (Sui Generis), with external plant to plant podium.

Location:

Unit 06 Botanic Avenue Square Gardens 6 First Street South Manchester M15 6AE

Application reference:

144053/FO/2025

Applicant:

Paws & Whiskers Paws & Whiskers

Date of application:

21 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out in accordance with following drawings, documents and correspondence received by Manchester City Council as the Local Planning Authority:

Plans

- Waste Management Process

Received 22/09/2025

- DR_101 REV: T11 [Location plan]

Received 07/07/2026

- DR_202 REV: T12 [Proposed Floor Plans]
- DR_302 REV: T12 [Proposed Elevations]
- DR_303 REV: T12 [Existing & Proposed Balcony Elevation and Cross Section]

All received 08/07/2026

Documents

- Lollipaws Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 R02 Issue/Revision P01 and dated January 2026,
- the Noise Assessment Clarification Note.

All received 25/06/2026.

- Design & Access Statement (Rev F)

Received 07/07/2026

Correspondence

- RE: Food Waste received 07/07/2026
- RE: Plant and Access received 08/07/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-C3, JP-C5, JP-C6, and JP-P1; Policies SP1, EC1, EC3, CC1, CC5, EN1, EN19 and DM1 of the Core Strategy; saved UDP policies DC10 and DC26; as well as Section 12 of the NPPF.

- 3) Notwithstanding the details as set out in condition 2 above, prior to the installation of the 1no. air condenser unit and enclosure hereby approved at the first floor plant podium, full and final details of the enclosure shall be submitted for approval by the City Council as Local Planning Authority to ensure it is sprayed out to match the green screening to the plant podium.

This shall include:

- Confirmation of the material and RAL colour of the adjacent green screening
- A sample of the proposed enclosure material sprayed out in a matching RAL green colour to that of the adjacent green screening

The approved details shall then be implemented and be in place prior to the first use of the development hereby approved.

Reason - To ensure the appearance of the shopfront to be erected is not adversely affected by the materials to be used in its construction. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Policies SP1, EN1, and DM1 of the Core Strategy; as well as Section 12 of the NPPF.

- 4) a. The plant and enclosure shall be installed in accordance with the details of the Lollipaws Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 R02 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note both received 25/06/2026 and remain operational thereafter so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

b. Prior to the first operation of the plant and enclosure, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant and enclosure achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location in accordance with the details of the Lollipop Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 R02 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note both received 25/06/2026.

c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the plant and enclosure can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 5) a. Notwithstanding the details of Condition 2 above, prior to the first operation of the use, the unit shall be acoustically treated to limit the break out of noise in accordance with the details of the approved Lollipop Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 R02 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note both received 25/06/2026.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b. Prior to first use of the development, a verification report, which will include post-completion testing, shall be submitted to and be approved by the Local Planning Authority validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved Lollipop Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 R02 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note both received 25/06/2026.

c. In the event of non-conformity with the approved documents discharged in parts a and b of this condition, then any measures/changes required to achieve

conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 6) The use hereby approved will be managed in accordance with the details of the Design & Access Statement (Rev F) received 07/07/2026 and the Proposed Floor Plans referenced DR_202 Rev T12 received 08/07/2026. For the avoidance of doubt, this includes measures that:

- There will be a maximum of 2no. cats for overnight boarding
- There shall be no free-roaming animals permitted within the premises.
- No animals shall be permitted on the external balcony, and internal pet gates shall be installed to the 2no. balcony entrances as shown on the Proposed Floor Plans referenced DR_202 Rev T12 to further limit animal access.
- Cats shall only be permitted in the Pet Boarding Area; the Grooming Area and Associated internal care and handling spaces.
- Cats shall otherwise not be permitted within the retail areas (other than brief supervised transfer where necessary); Staff areas; or Shared communal areas; as shown on the Proposed Floor Plans referenced DR_202 Rev T12.
- Dogs attending grooming appointments shall remain under owner control and on leads at all times.
- There shall be no overnight boarding of dogs or animals other than cats.
- No feeding, exercise, or animal activity shall take place within customer areas, circulation spaces, external areas; the external balcony. Where brief periods of handling or welfare-related exercise are required, this shall take place only within designated internal boarding areas as shown on the Proposed Floor Plans referenced DR_202 Rev T12 under continuous staff supervision.

Reason - In the interests of the orderly management of the use and for protecting against noise disamenity pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

- 7) The premises shall not be open outside the following hours:

Grooming, Café & Retail: 10:00am – 20:00pm daily

Boarding (cats only): Overnight only (outside customer hours).

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

- 8) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Mondays to Saturdays: 07:30am to 20:00pm,

Sundays/Bank Holidays: 10:00am to 18:00pm.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policies DC10 and DC26.

- 9) a) Waste management shall be carried out in accordance with the details of the following approved documents:

- The Design & Access Statement (Rev F) received 07/07/2026,
- The Proposed Floor Plans (DR_202 Rev T12) received 08/07/2026,
- The Waste Management Process document received 22/09/2025, and
- Correspondence RE: Food Waste received 07/07/2026

Details of the approved waste management strategy shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

b) In the event that waste management does not conform with the scheme specified in part a of this condition, any required measures/changes and verification shall

continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In the interests of amenity and public health, pursuant to Core Strategy policies SP1, EN19 and DM1.

- 10) Prior to the first use of the development hereby approved, 2no. secure internal cycle parking spaces (Sheffield stand or equivalent) shall be installed within the ground floor of the premises in accordance with the submitted drawing Proposed Floor Plans referenced DR_202 Rev T12 received 08/07/2026, and remain in-situ thereafter for the duration of the development.

Reason: To promote sustainable modes of transport pursuant to Place for Everyone policies JP-C3, JP-C5 and JP-C6; as well as Core Strategy Policies SP1, CC5 and DM1.

- 11) Prior to the first use of the development hereby approved, Security measures for the use shall be carried out in accordance with the details of The Design & Access Statement (Rev F) received 07/07/2026 and remain in-situ for the duration of the development. .

Reason: To ensure the safe operation of the use for patrons and to prevent theft pursuant to Places for Everyone Policy JP-P1 and Core Strategy Policies SP1 and DM1.

- 12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as a cat and dog grooming service with overnight boarding for cats only and ancillary café (Sui Generis), and for no other purposes of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Places for Everyone Policy JP-Strat2 and Core Strategy Policies SP1, EC1, EC3, CC1 and DM1, and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Highways Licensing

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Date: 16 July 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.