

Planning

Delegated Officer Report

Summary of application details

Application reference:	144053/FO/2025
Application type:	Full planning permission
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.
Site address:	Unit 06 Botanic Avenue Square Gardens 6 First Street South Manchester M15 6AE
Ward(s):	Hulme
Date application valid:	21 May 2026
Applicant name:	Paws & Whiskers
Agent (if any):	Mr Liam Gooding
Case officer:	Sam Elliott
Recommendation:	Approve
Date of recommendation:	10/07/2026

Description of site, building and/or area

The application relates to Commercial Unit 06 within Block B of the Square Gardens development. The unit has ground floor access, but the primary commercial space is at first floor.

The unit benefits from a large floorplate and double height glazing to the balcony area, which is accessed via 2no. existing doors. There is landscaping to the private balcony area, though there are visual links into the communal areas of the Square Gardens development.

There is also a plant podium at first floor. At present, there are 5no. existing smaller AC condenser units, as well as 1no. larger AC unit.



The application site is located at the western end of Chester Street, within the First Street regeneration area. It is designated as part of First Street South within the First Street Development Framework Update 2018. As such it is close to the edge of the First Street development as bounded by the Mancunian Way.

The area features a number of PBSA buildings, with some Class E and educational uses within the vicinity.

Description of development

Planning permission is sought for a use as a cat and dog grooming service with overnight boarding for cats only, with an ancillary cafe (Sui Generis); as well as 1no. external AC unit and enclosure to the plant podium area at first floor.

Relevant planning history

111170/FO/2016/C1: Demolition of on-site building and structures. Erection of a residential building (part 8, part 10, part 23 and part 26 storeys with roof plant, to accommodate 624 apartments (43 x studio, 210 x 1 bed, 328 x 2 bed, 15 x 2 bed duplex and 28 x 3 bed) (Use Class C3). Associated residential amenity uses including podium garden, ground floor commercial units (Class A1, A2, A3, A4, B1, D1 (creche/day nursery and/or doctor's surgery) and D2 (gym use)) with associated access, servicing, parking and public realm. Approved 02/06/2026.

Non material amendment to application ref no 125573/FO/2019 as amended by 132553/NMC/2021, 132804/NMC/2022, 135358/NMC/2022, 135526/NMC/2022 and 138391/NMC/2023 to amend to revise to the description of development to reflect approved plans and updates to Use Classes Order and make relevant amendments to existing planning conditions (15,17,18,19 and 33). Approved 04/01/2023

142261/FO/2025: Use as a daycare centre for dogs (Sui Generis). Withdrawn

Consultation, notification and publicity responses

Consultations

MCC Highways Services:

No objection, subject to condition:

- Site is in an accessible City Centre location and not expected to generate trips.
- Lack of car parking provision acceptable, cycle parking condition requested.
- Outline CMP condition requested.

MCC Environmental Health:

No objection subject to condition:

- Construction hours, hours of operation and servicing hours conditions recommended
- Accepts NIA with respect to breakout and plant noise, recommends compliance conditions and provision requiring submission of verification report.
- Compliance condition with submitted waste details recommended.

Greater Manchester Police (GMP) Design for Security:

No objection:

- Initially recommended additional security measures
- Following review of revised Design & Access statement, the proposed measures are acceptable.

Notifications and publicity

Occupiers of neighbouring buildings were notified of the proposal via notification letters, and the application was advertised as being in the public interest via site notice. No representations have been received as a result of this publicity.

Relevant policies

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C3 – Public Transport
- JP-C5 – Streets for All
- JP-C6 – Walking and Cycling
- JP-P1 – Sustainable Places

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles
- EC1 – Employment and Economic Growth in Manchester
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC5 - Transport
- EN1 – Design Principles and Strategic Character Areas
- EN19 – Waste
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC10 – Food and Drink Uses
- DC26 – Development and Noise

NPPF

- Section 12 (Achieving Well Designed Places)

Draft National Planning Policy Framework (NPPF) (2025)

- The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

First Street Development Framework Update 2018

- First Street South

Assessment

Principle of Development

The application would see the use of a vacant commercial unit within the Square Gardens development. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat2, and Core Strategy policies EC1, EC3 and CC1, which support the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

It is considered that the proposed use could be properly managed through condition, particularly with a compliance condition ensuring the provisions of the Design and Access Statement are adhered to. Otherwise, conditions would be in place to control hours of operation, noise, waste and security. Revisions to the scheme have addressed concerns with the scale and position of the external plant, and a condition would be in place to ensure its enclosure matches the adjacent green screening and further blends into its surroundings.

Management of the Use

The applicant has submitted the Design & Access Statement (Rev F) and the Proposed Floor Plans referenced DR_202 Rev T12 which outline management strategies associated with the use.

There would be 3no. staff on site at any time with training in animal handling, hygiene, noise management and emergency procedures.

The maximum boarding capacity for cats would be limited to 3no. The use would be on an appointment-based system.

Dogs attending the premises would remain on leads at all times whilst within customer areas. Cats would remain within secure carriers except whilst undergoing grooming or whilst accommodated within the designated boarding accommodation. When cats are temporarily removed from their enclosures for feeding, cleaning, or welfare purposes, they shall remain within staff-controlled internal areas only.

Animals would not be permitted use of the external balcony. Pet safety gates would be in place to prevent access if control is lost of a pet.

In the event of an approval, it is recommended that a condition is attached to the decision ensuring compliance with the above management strategy. Subject to this, it is considered that the proposed use could be effectively managed.

Visual Amenity

As per the Proposed Floor Plans referenced DR_202 Rev T12, there would be no balcony fencing, no external alterations for acoustic breakout reasons, no external pet gates or alterations to the existing balcony doors.

There would be a new air conditioning condensing unit installed at the first-floor plant podium area. This would primarily be visible from the western end of Chester Street, which is located towards the edge of the First Street development area and not highly frequented.

The proposed location of the plant has however been revised (as per drawings DR_202 Rev T12, DR_302 Rev T12, and DR_303 Rev T12) to make it less visible, moving it further from the Chester Street elevation and creating a 1200mm gap. It would however retain a minimum 500 mm maintenance clearance to the existing condenser unit.

Additionally, the proposed enclosure has been revised to approximately 990 mm (W) × 790 mm (D) × 2000 mm (H). At 2000mm in height, it would be the same height as the existing larger unit on the podium.



It would moreover be sprayed out in a green colour to match the existing green screening to the podium area.

In consideration of the above, the proposed plant and enclosure would not be overly prominent, substantially detract from the quality of the Square Gardens development, or unacceptably impact the street scene. It is also noted that there is mature planting adjacent to the podium, and over time this area will be screened further by foliage.

In the event of an approval, it is recommended that a condition is attached to the decision requiring details of the plant enclosure including a sample to ensure it is sprayed out to match the colour of the adjacent podium screening.

Subject to the above, the proposal is considered acceptable with regards to Places for Everyone Policies JP-Strat2 and JP-P1; Policies SP1, EN1, and DM1 of the Core Strategy; as well as Sections 12 of the NPPF.

Operation, Servicing and Construction Hours

The use would operate between the following hours:

Grooming, Cafe & Retail: 10:00am – 20:00pm daily
Boarding (cats only): Overnight only (outside customer hours).

Environmental Health have reviewed the above and are satisfied with the proposed hours.

They further recommend that deliveries, servicing and collections, including waste collections should not take place outside the following hours:

*Mondays to Saturdays: 07:30am to 20:00pm,
Sundays/Bank Holidays: 10:00am to 18:00pm.*

Subject to compliance conditions requiring the above, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to noise disamenity.

The consultee also recommends a condition for construction hours. It is not considered that a condition to this effect is necessary.

Breakout Noise

The applicant has submitted the Lollipaws Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note.

In addition to the above, the Proposed Floor Plans referenced DR_202 Rev T12 specify that the balcony is a customer waiting area only and no animals are permitted on the balcony. Additionally, overnight boarding is for cats only with no overnight dog boarding.

Environmental Health have reviewed the above and, on the understanding that boarding would be restricted to cats only and there would be no animals permitted on the balcony at any time, the proposed measures for the commercial unit including secondary glazing would be sufficient in meeting Council noise criteria would be met at the external receptors opposite the premises.

As such, in the event of an approval it is recommended that a condition is attached to the decision requiring compliance with the details of the Noise Impact Assessment and Clarification Note, as well as requiring submission of a verification report to validate the measures have been installed and the noise levels are as predicted. A condition is also recommended to restrict access to the balcony for animals.

Subject to the above, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to breakout noise disamenity.

Plant Noise

The applicant has submitted the Lollipaws Club Acoustic Assessment prepared by Peninsular Acoustics referenced PA1323 Issue/Revision P01 and dated January 2026, as well as the Noise Assessment Clarification Note.

MCC Environmental Health have reviewed the above and are satisfied that the plant would be acoustically treated so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

As such, in the event of an approval it is recommended that a condition is attached to the decision requiring compliance with the details of the Noise Impact Assessment and Clarification Note, as well as requiring submission of a verification report to validate the plant has been installed in accordance with the above and that noise levels are as predicted.

Subject to this, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC26 with respect to noise disamenity resulting from plant.

Fumes and Odours

Information relating to potential fumes and odours and outlined in the revised Design & Access Statement (Rev F).

The ancillary café element of the use would only sell coffee and pre-packaged food as part of the ancillary café use. No cooking, heating, or reheating of food is proposed.

Environmental Health have reviewed the above and have not recommended a condition for a fume, odour and vapour strategy.

As such, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; and Saved UDP Policy DC10 with respect to amenity.

Waste

The applicant has submitted the revised Design & Access Statement (Rev F), the Proposed Floor Plans (DR_202 Rev T12), and the Waste Management Process document.

The main floor of the unit (1F) would feature a number of temporary waste storage bins for food, general, dry mixed recycling and animal by-product waste.



During business hours, all waste would be sorted and deposited into designated bins located in respective rooms or zones. At the end of each business day, waste from the first floor would be collected and transported to the ground-floor waste storage area. All waste is collected by a licensed disposal company on a weekly basis.

As per correspondence with the applicant received 07/07/2026 RE: Food Waste, food waste would consist solely of surplus or discarded pre-packaged food associated with the ancillary café, waste associated with the ancillary coffee service, and leftover or discarded pet food arising from the feeding of boarded cats.

Pet waste would be deposited in a separate designated Animal By-Products Bin.

MCC Environmental Health have reviewed the application and are satisfied with the waste arrangements. In the event of an approval, it is recommended that a condition is attached to the decision notice requiring compliance with the submitted documents as they relate to waste.

Subject to a condition requiring the submission of a scheme for the storage and disposal of refuse, the proposal is in line with Places for Everyone Policy JP-P1; Core Strategy Policies SP1, EN19 and DM1; and Saved UDP Policy DC10 with respect to amenity.

Accessibility

The proposal would be step-free with level thresholds and accessible ground floor access points.

While the ground floor access is not powered, the applicant has confirmed in correspondence received 09/07/2026 RE: Plant and Access that there will be an intercom or door entry system in place to enable mobility-impaired patrons to request assistance where required. From there, access to the upper floor can be achieved via a lift.

This would be consistent with Places for Everyone Policy JP-P1; and Core Strategy Policies SP1 and CC10.

Parking and Impact on the Highway Network

No additional car parking would be provided as part of the use. As per the Proposed Floor Plans referenced DR_202 Rev T12, there would be two secure internal cycle parking spaces (Sheffield stand or equivalent) provided within the ground floor of the premises.

In the event of an approval, it is recommended that a condition is attached to the decision notice requiring cycle parking is provided as above.

MCC Highways Services have reviewed the application and are satisfied that the use is not expected to generate a significant number of vehicular trips, that it is well accessible by sustainable modes, with rail and bus services located within a walkable radius of the site. Several opportunities for walking and cycling also exist.

The proposal is not considered to result in a negative impact on the highway as a result of parking deficiency or trip generation, and would promote sustainable modes of transport. The proposal is therefore consistent with Place for Everyone policies JP-C3, JP-C5 and JP-C6; as well as Core Strategy Policies SP1, CC5 and DM1 in these regards.

MCC Highways Services have also recommended a condition for an outline CMP. This is not considered proportionate to the application given the scope of the internal only alterations and the site's location.

Security

GMP Design for Security have commented on the application that the primary concern would be criminals targeting it to steal pets, particularly dogs of rare/value breeds.

The applicant has proposed security measures within the Design & Access Statement (Rev F) including a monitored intruder alarm system, comprehensive CCTV coverage throughout the premises, staff-only access to the boarding accommodation, staff supervision of all animal-related activities and emergency response procedures.

GMP Design for Security have reviewed and are satisfied with the above. In the event of an approval, it is recommended that a condition is attached to the decision notice requiring compliance with the submitted documents as they relate to security arrangements.

Subject to the above, the proposal is in line with Places for Everyone Policy JP-P1 and Core Strategy Policies SP1 and DM1 with respect to security.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

In consideration of the above, the proposed works would see the use of a vacant commercial unit within the Square Gardens development. It is considered that the proposed use could be properly managed through condition, particularly with a compliance condition ensuring the provisions of the Design and Access Statement are adhered to. Otherwise, conditions would be in place to control hours of operation, noise, waste and security. Revisions to the scheme have addressed concerns with the scale and position of the external plant, and a condition would be in place to ensure its enclosure matches the adjacent green screening and further blends into its surroundings.

The proposal would therefore meet the requirements set out in 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.

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.

Recommendation:

Approve

Conditions 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 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 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

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