

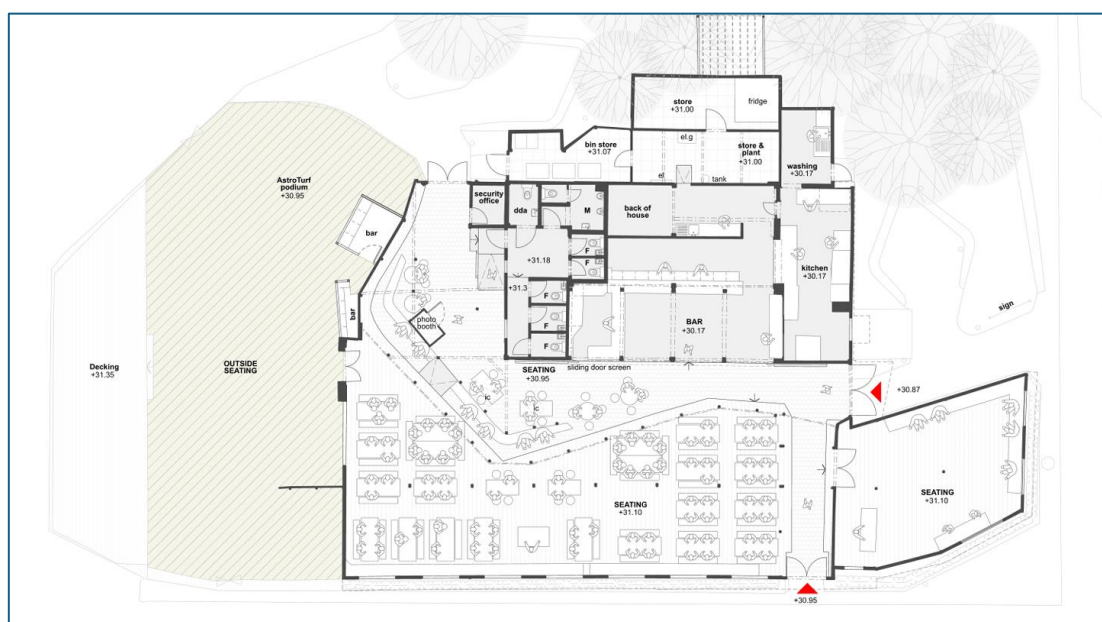
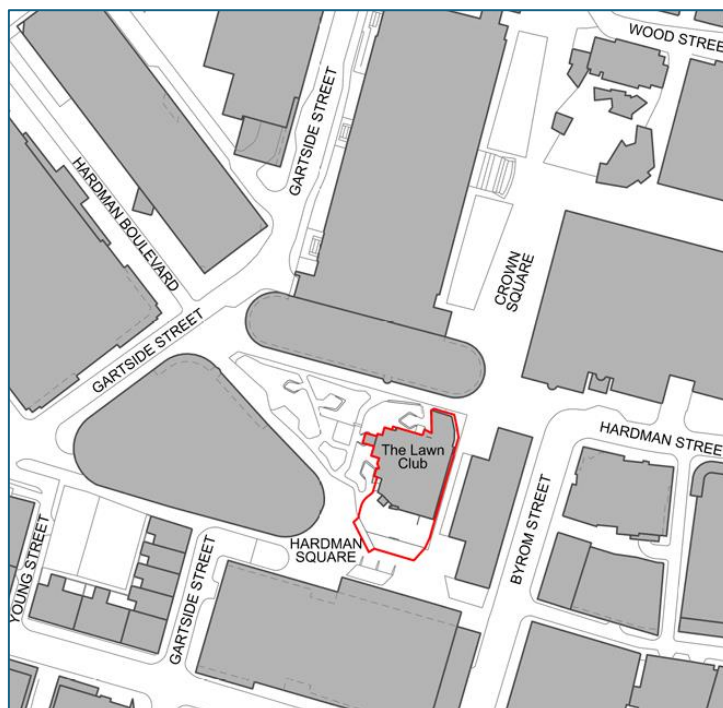
The Lawn Club, Hardman Square, Spinningfields

Servicing Strategy

March 2025

Introduction

1. This Statement sets out the servicing arrangements for the Lawn Club, located at Hardman Square, Spinningfields to the east of Byrom Street.
2. The site is located directly east of Byrom Street, approximately 30 metres from its connection with Hardman Street. The location of the site and layout of the building is shown on the drawings below.
3. This report sets out the number of deliveries needed to serve the site and the arrangements for goods to be received and moved within the building.



Delivery Strategy

4. Typical deliveries for the Lawn Club are as follows:

- Food
- Drink, (Bottles & Kegs)
- Catering supplies
- Sanitation
- Consumables
- Delivery Forecasts

5. The above deliveries are primarily undertaken by small vans making deliveries / private collections. Overall, there is usually one daily delivery to the bar. A summary of the vehicle types is set out below.

Vehicle Type	Characteristics	Turnaround Time (mins)	Vehicles Per Week
Small Vans	2 Tonne Vehicle Length – 4.5m	15	5
Medium Goods Vehicle	7.5 Tonne Vehicle Length – 8m	15	2

6. Many of these delivery vehicles will already be on the highway serving premises as part of a delivery round. Spinningfields has numerous occupiers that sell food and drink similar to that at the Lawn Club. There are also other common delivery types such as post, couriers, sanitation as well as waste collection which in Spinningfields is managed by B&M Waste Services Ltd and overseen by the Spinningfields site management.
7. Deliveries will take place from Byrom Street where existing loading bays and parking spaces are available. Currently the Lawn Club has most of its deliveries made earlier in the morning before 8am when there is no restriction on parking or delivery activity on Byrom Street. If there are no cars parked in the parking bays on Byrom Street immediately adjacent the building, then deliveries could take place from this location. However, if the spaces were occupied, then deliveries would take place from one of the alternative service locations on Byrom Street or Hardman Street. It is considered that either of these strategies would be acceptable in highways' terms.
8. Drivers therefore have a variety of options available to them for private deliveries/collections depending on the time of arrival, the size of vehicle and the nature of the goods to be transferred.
9. As described before most deliveries to Hardman Pavilion are likely to be already on the highway serving the Lawn Club or other premises in the vicinity as part of a delivery round. This means that the development will not result in a significant increase in service activity as the vehicles are already on the network.
10. Spinningfields employ a property management company to oversee the operations of activities servicing the buildings. This means that the management company can schedule deliveries so as not to conflict with other activities in Spinningfields.

11. Drivers delivering goods to the Lawn Club will take the goods into the main area of the bar and drivers would be expected to have their own handling equipment or take goods to the building by hand.

Conclusions

12. This document sets out the servicing strategy for the Lawn Club at Hardman Square and provides details of the vehicles servicing the bar and the measures in place for the delivery of goods to the building. The measures in place are considered appropriate for the scale of the building and that servicing can be undertaken in an efficient manner.