

Operational Management Statement

Trinity United Church – 2 Greenhill Road, Cheetham Hill, Manchester, M8 9LG

Proposed Use: Class E Commercial Furniture Showroom

1. Introduction

This Operational Management Statement has been prepared to support the proposed change of use of the existing vacant church building at 2 Greenhill Road, Cheetham Hill, Manchester, to a **Class E commercial furniture showroom**.

The statement outlines how the premises will operate on a day-to-day basis and demonstrates that the proposed use will have **minimal impact on parking demand, servicing requirements, and the surrounding highway network**.

2. Nature of the Business

The premises will operate solely as a **furniture showroom**, displaying example furniture pieces such as bedrooms, beds, sofas, and kitchen fittings for customers to view.

The showroom will function as a **display and consultation space only**. Customers visiting the premises will be able to view furniture and place orders; however, **no products will be purchased and collected directly from the site**.

All furniture items displayed are demonstration units intended to showcase design, quality, and layout options.

3. Furniture Replacement and Deliveries

Furniture within the showroom will be periodically refreshed in order to maintain a modern and up-to-date display environment.

- Display furniture will typically be **replaced approximately every 6–8 months**.
- Replacement items will be delivered from a **separate off-site warehouse facility located elsewhere in Manchester**.
- Furniture will **not be stored on-site in bulk** and there will be **no distribution activity from the premises**.

Deliveries will be **infrequent and pre-arranged**, occurring only when showroom displays are updated.

4. Servicing and Logistics

The operational model ensures that **no regular servicing demand is generated by the showroom**.

Key operational points include:

- **No stock storage or distribution operations** at the premises.

- **No customer collections** of furniture or large items from the site.
- All customer purchases will be **processed through the company's warehouse and delivery network**.
- Purchased furniture will be **delivered directly from the warehouse to the customer's home**.

As a result, the development will **not generate ongoing servicing traffic**, delivery vans, or logistics activity typically associated with retail operations.

5. Parking and Transport Impact

The showroom is located within an accessible urban area with strong pedestrian activity along Greenhill Road and nearby streets.

Given the operational model:

- Customers will primarily **visit to browse and discuss furniture options**.
- No large items will be transported by customers from the site.
- The absence of on-site purchasing or collections significantly **reduces parking demand**.

Therefore, the proposed use is expected to generate **very limited vehicle trips** and will operate largely as a **walk-in showroom environment**.

6. Hours of Operation

The showroom will operate during typical daytime retail hours, expected to be broadly within the following range:

- **Monday – Saturday:** 09:00 – 18:00
- **Sunday:** 10:00 – 16:00

These hours are consistent with similar showroom uses and will not generate late-night activity.

7. Summary

The proposed furniture showroom at Trinity United Church will operate as a **low-impact commercial use**, characterised by:

- A **display-only showroom model**
- **No on-site stock storage**
- **No customer collections**
- **Furniture refreshed every 6–8 months**

- **Deliveries managed from a separate warehouse**
- **Minimal servicing or parking demand**

This operational approach ensures that the development will have **negligible impact on local highways, servicing activity, or neighbouring properties**, while enabling the long-term reuse and maintenance of the building.