PENNINE KENNEDY
SOLICITORS

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Date: 02 February 2026

Servicing Strategy – Discharge of Condition 12

Planning Application Ref: 140322/JO/2024

Site Address: Unit 2, Ground Floor, 577 Wilbraham Road, Manchester, M21 9AH

Proposed Use: Class E – Professional Services (Law Firm)

This Servicing Strategy is submitted pursuant to Condition 12 of the above planning permission, prior to first occupation of the approved retail unit (Class E).

1. Nature of Use

The unit will be occupied by a firm of solicitors. The use is low-intensity in nature and limited to client meetings, administrative work and staff occupancy. There will be no retail sales, food preparation, external plant or high-frequency servicing associated with the premises.

2. Servicing Location

All servicing and deliveries will take place directly from the public highway frontage on Wilbraham Road, immediately adjacent to the unit. No servicing will take place within the carriageway for extended periods and no loading bays or external servicing areas are required.

3. Number and Frequency of Deliveries / Collections

Servicing will be minimal and is anticipated to comprise:

One weekly refuse and recycling collection; and

Occasional small parcel or document deliveries (e.g. courier or postal deliveries).

There will be no bulk deliveries, palletised goods, or high-frequency servicing associated with the use.

4. Vehicle Sizes

All deliveries and collections will be undertaken by:

Small vans;

Courier vehicles; or

Domestic-sized refuse collection vehicles.

No articulated vehicles, HGVs or large service vehicles are required or anticipated.

5. Delivery Times

All servicing and deliveries will take place during normal business hours only:

09:00 – 17:00, Monday to Friday

No servicing, deliveries or waste collections will take place outside these hours, nor on Sundays or Bank Holidays.

6. Noise Management

Given the nature of the use and the small scale of servicing activity, noise generation will be negligible. All deliveries will be undertaken quietly and efficiently, with engines switched off when stationary. No external equipment or mechanical plant is proposed.

7. Access and Safety Arrangements

All deliveries will be supervised by staff where required to ensure:

Pedestrian safety is maintained at all times;

No obstruction of the public footway or highway; and

Vehicles do not idle unnecessarily.

The limited frequency and small vehicle size ensure that servicing will not adversely affect highway operation or residential amenity.

8. Ongoing Compliance

This Servicing Strategy will be implemented upon first occupation of the unit and will remain in operation for the lifetime of the approved use, in accordance with Condition 12 of the planning permission.

Yours faithfully

[redacted]