



Commercial / Office (A2) Operational Statement

NATURE OF USE

The commercial element of the proposed development will comprise Class A2 professional office accommodation, providing workspace for a small, professional services business. The use is typical of town-centre professional offices such as legal, property, financial or consultancy services, operating primarily through pre-arranged appointments and desk-based work.

The office use will be ancillary and complementary to the surrounding town centre context and will not involve any retail sales, public counter service or high-frequency customer turnover.

HOURS OF OPERATION

The office will operate during standard business hours, anticipated to be:

Monday to Friday: approximately 09:00 – 17:30

No operation on Sundays or public holidays

Occasional extended hours may occur for administrative or case-related work, but this would be infrequent and would not involve client visits outside normal business hours.

STAFFING LEVELS

The office will be occupied by a small professional team, anticipated to comprise:

2–15 staff members at any one time

Predominantly office-based, desk-based roles

Limited client attendance, typically by appointment only

Staff numbers are expected to remain modest and consistent with the scale of the office accommodation proposed.

VISITOR / CLIENT ACTIVITY

Client visits will be low-frequency and appointment-based, typical of professional office use. There will be no walk-in trade, no queuing, and no external advertising or signage likely to generate increased footfall beyond that normally associated with town-centre professional offices.

AMENITY CONSIDERATIONS

The proposed office use will operate quietly and will not give rise to noise, disturbance, odour, deliveries or servicing beyond what is normally associated with professional office accommodation. As such, the use is considered compatible with both neighbouring commercial uses and the residential elements of the development.

LIFE Property Group Ltd, 65 Station Road, Port Talbot SA13 1NW

info@lifepropertygroup.com lifepropertygroup.com 01792 546 666

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VAT Registration 344 1551 21



SUMMARY

In summary, the proposed A2 office use represents a low-impact, professional town-centre office, operating within normal business hours with modest staffing levels and limited visitor activity. The use is appropriate for the location and scale of the development and raises no amenity, traffic or operational concerns.

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