

22nd December 2021

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Discharge of condition 3a) of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following the recent planning approval at Manchester College, Northenden, Pegasus Group has been instructed on behalf of their client, Miller Homes North West, to submit a discharge of condition application. This relates to condition 3a) of planning permission 131147/FO/2021, which states:

"3) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

For clarity, we are only seeking discharge of 3a), as part b) can only be satisfied at a later date.

The enclosed Statement of Intent Letter and Local Labour Proposal Spreadsheet demonstrates Miller Home's commitment to recruit local labour and offer local learning and employment activities across the duration of the construction of the development.

Notably, it is also proposed that a number of career activities will take place in collaboration with educational institutions across Manchester. In particular, Miller Homes will continue their ties with the Manchester College, by holding career activities and engaging with students studying construction related subjects. This will help to provide a lasting legacy for the Northenden Campus, with the current college building on site proposed to be vacated in 2022.

Additionally, a number of work experience / placements roles will be offered to those studying at other Manchester's schools, colleges and universities as well as Manchester's job seekers outside of secondary and higher education.

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The Local Benefit Proposal will be updated during construction and following completion of the development to ensure that the proposed targets can be monitored and achieved.

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 3a pursuant to planning permission 131147/FO/2021.

I look forward to receiving confirmation of validation of this application in due course, however; should you have any queries in the meantime please do not hesitate to contact me on the details provided below.

Yours faithfully



Kerry Walker

Senior Planner

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