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13th August 2021

FAO: Mr Dave Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 127950/NMC/2020)
APPLICATION TO PARTIALLY DISCHARGE CONDITION LOCAL LABOUR (28) IN RESPECT OF PHASE 2

Please find enclosed a planning application to partially discharge the local labour condition (28) of planning consent ref: 127950/NMC/2020 concerning phase 2 of development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-10125495)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen
Phase 2 – Construction of office building
Phase 3 – Construction of synagogue, hotel and residential tower
Phase 4 – Fit out of Boutique Hotel
Phase 5 – Refurbishment of Pub

The overall approach to discharging condition 28 is to discharge the condition on a phase by phase basis. This application relates to Phase 2.

This discharge of condition application is supported by documents which have been outlined in the table below, against the condition to which they relate.

No	Condition	Information Submitted
28	Prior to the commencement of each part of development (as defined by condition 51), a local labour agreement relating to the construction phase of that part of development shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of that part of the development and shall be kept in place thereafter. Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.	NW Social Value report_MayJun21 previously submitted Prepared by Bowmer + Kirkland St Michaels Local Labour Agreement PHASE 2 Prepared by Bowmer + Kirkland

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Director