

14 January 2025
Covering Letter LLA



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Planning Portal Ref: PP-13693967

Dear Micheal

Town and Country Planning Act 1990 (as amended)

Application to Discharge Condition 15a of Planning Permission Ref: 137450/FO/2023 – Royal Buildings, House, 2 Mosley Street, Manchester, M2 3AN

Application by: Criterion Capital Ltd

Introduction

Further to the grant of full planning permission at the above site on the 14 December 2023, we write on behalf of Criterion Capital to submit details to discharge condition 15a of Planning Permission Reference 137450/FO/2023.

Application Documents

In addition to the specific reports and drawings required to satisfy the condition set out above, the application is accompanied by the following:

1. This Covering Letter;
2. The completed application forms;

The following information has been provided in relation to the above condition:

- Local Labour Agreement Proposal

The requisite application fee has been paid via the Planning Portal.

Condition 15 – Local Benefit Proposal

Condition 15 states:

15) (a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, as well as end use, 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 and operation 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*

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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 for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

(c) Within three months of the commencement of the approved use, a detailed report which takes into account the information and outcomes about local labour recruitment, for the end use of the development, pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Please find attached a Local Benefits Proposal prepared by the applicant, which the applicants commitment to supporting local employment and skills development as part of the planning conditions discharge for the redevelopment of Royal Buildings, Manchester.

We trust that the application provides sufficient details to discharge part (a) of condition 15 of Planning Permission Reference 137450/FO/2021.

Should you require anything further or have any questions, please contact Jay Patel.

Yours sincerely

A handwritten signature in black ink, appearing to read "Savills", enclosed within a thin black rectangular border.

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