

Local Benefit Proposal

PLANNING APPROVAL: 118558/FO/2017

PLANNING CONDITION No. 5

HOWARD AND SEDDON JOB No. – 12,764

SITE LOCATION

58 RICHMOND STREET, MANCHESTER, M1 3LY

CLIENT

MR TAHIR AHMED

DOCUMENT REFERENCE

12,764/LBP/REVISION A

REVISION DATE

SEPTEMBER 2023



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H & S Project No. : 12,764

Client: Mr Tahir Ahmed

Project Address: 58 Richmond Street, Manchester, M1 3LY

Planning Approval: 98438/FUL/19

Project Description: Restoration of the listed building, including remedial work of the existing concrete structure and a 5 storey (including ground) side extension to accommodate 5 residential unit (3no. 1-Bed apartments and 3no. 2-Bed duplex apartments) on the ground and upper floors and ancillary facilities within the basement.

1.1 Project Overview

Site Address:

58 Richmond Street, Manchester, M1 3LY

1.2 Proposal:

Restoration of the listed building, including remedial work of the existing concrete structure and a 5 storey (including ground) side extension to accommodate 5 residential unit (3no. 1-Bed apartments and 3no. 2-Bed duplex apartments) on the ground and upper floors and ancillary facilities within the basement.

1.3 Local Benefit Proposal

The estimated target for FTE local employees for this scheme is 50%. The applicant is a developer based in Manchester and usually employs local workforce. Their direct labour comprises 100% local employees. The applicant will endeavour to use local sub-contractors wherever possible, however this must be price and availability driven.

The applicant proposes to use local Construction Agencies when required who recruit locally. Training opportunities / apprentice schemes will be considered when and where there is an opportunity and requirement to do so during the construction phase.

The applicants are locally based property developers with an existing supply chain and sub-contractor network based predominantly in Manchester.

The applicant seeks to utilise local supply chains, local suppliers and sub-contractors wherever possible and to encourage such businesses to sign up to the Greater Manchester Good Employment Charter.

Local labour will be prioritised and employed wherever possible subject to sufficient candidates with the requisite skill sets to undertake the role to be created being identified. Paramount within such recruitment process is to ensure that any appointment made is in the best long-term interests of the local residents.

The applicant will monitor the influx of labour and building supplies throughout the course of the development to ensure that local businesses and residents interests are considered during the whole construction phase.