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Planning
Manchester City Council
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Manchester
M60 2LA

31 May 2024

Submitted via the Planning Portal ref. PP-13084852

To whom it may concern,

Application to Discharge Condition 5 'Local Labour Proposal' relating to 35 Fountain Street, Manchester, M2 2AN

CBRE Limited is instructed by our client, 35 Fountain Street Limited, to submit an application to partially discharge planning condition no. 5 'Local Labour Proposal' attached to planning application 136013/FO/2023 on 16th October 2023.

'Elevation alterations and erection of two storey rooftop extension including rooftop terrace'

This application is made in order to partially discharge the requirements of planning condition no. 5 to allow for enabling works to commence. The main contractor for the development is yet to be appointed, with the construction process to be split into two phases comprising the enabling works (internal soft strip and existing façade removal) and then the refurbishment of the building. The demolition contractor will be responsible for satisfying completing the enabling works and the main contractor will be responsible for satisfying the construction requirements of the planning conditions.

Detailed below is a summary of the condition to which this application relates, alongside the relevant submission documents which fulfil the requirements of this condition.

Condition 5 – Local Labour Proposal

Condition Wording	Information submitted to fulfil requirement
(a) Prior to the commencement of the development, details of a Local Labour 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 Labour Proposal means a document which includes:	Please find enclosed a Local Labour Proposal to partially discharge part (a) of this condition. As noted above, the first phase of the works for this development will comprise the enabling works (internal soft strip and existing façade removal) which will be completed by the demolition contractor. Therefore, this element of the proposal solely relates to their commitment to recruit local labour. Once the main contractor is appointed, a Local Labour proposal

▪ the measures proposed to recruit local people including apprenticeships ▪ mechanisms for the implementation and delivery of the Local Labour Proposal ▪ measures to monitor and review the effectiveness of the Local labour 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 the remaining construction works will be submitted for approval.

Summary

The application has been submitted electronically via the Planning Portal Ref. PP- 13084852. The application fee of £215 has been paid directly to the Planning Portal.

I trust that the information submitted with this application is appropriate and that the application can now be registered and validated. Should you have any queries or wish to discuss then please do not hesitate to contact me.

Yours sincerely,



Laura Pennington
Planner
CBRE National Planning & Development

Encs. Construction Local Labour KPI Proposal and Reporting