Urbanize Homes Ltd.



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Date: 18/08/2023

'WITHOUT PREJUDICE'

Regarding – RE: Tatton Arms Planning Condition 30:

"***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. 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.***"

Conversion of former Tatton Arms Public House to create 7 new residential (c3) apartments and development of a further 21 new apartments (c3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping.

CLIENT: Urbanize Homes LTD

PROJECT ADDRESS: Tatton Arms, Boat Lane, Northenden, Manchester, M22 4HR

PLANNING APPROVAL: 125635/FO/2019

Proposal:
Conversion of former Tatton Arms public house to create 7 new residential (C3) apartments and development of a further 21 new apartments (C3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping

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 people. 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 than any appointment made is in the best long-term interests of the 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.

With kind regards,

Dan Arya BSc (Hons), Development Director

