

Planning Application for
the new construction works to One
City Road, Manchester – Local Benefit
Proposal - Planning Condition 6

Revision 1A – 14/02/23



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- (b) Within one month of the first occupation of the development, details of the results of the scheme shall be submitted for consideration

1 – Introduction

A Construction Environmental Management Plan (CEMP) has been produced by Marshall Construction (West Yorkshire) Ltd (MCWY) for the proposed redevelopment of One City Road, City Road East/ Medlock Street, Manchester M15 4PN (See Planning Condition 8 for full details) It describes how construction operations will be planned and controlled to minimise any detrimental impact on local amenities, neighbouring residents/businesses and infrastructure. The plan provides a qualified assessment based on current information and is subject to modification during detailed construction planning and following discussions required with Manchester Highways.

The site is located at the junction of City Road East and Medlock Street near the City centre of Manchester. The current building is accessed from City Road East and Shortcroft Street. An existing building up to 4 storeys with app. 6 storey feature tower on the northern corner currently occupies the site, this is to be demolished and redeveloped with 2No New Office buildings; 1No 15 storeys incl. roof plant plus basement plantroom, the other 11No storeys incl. roof plant plus basement plantroom. The new structure will comprise a steel frame with composite floors around a structural core, the structure will be sat on new pile foundations with a façade mixture of precast feature panels and inset glazing. The offices will include a main circulation and service core with open plan office areas around the cores complete with primary mechanical and electrical services, suspended ceilings and raised access floors.

2 – Local Benefit Proposal

The aim of the plan is to identify the opportunities for the employment/training of local labour both during the construction and after completion of the Proposed Development at One City Road Manchester M15 4PN

The Developer for the scheme is CDP Developments and the Principal Contractor for the construction works will be Marshall Construction (West Yorkshire) Ltd (MCWY) – a construction company who have carried out numerous contracts in the Manchester Area over our 120-year history, and employing/ training many staff from the Manchester Area on a full time and temporary basis.

Labour Required During Construction

The extent of labour required for the construction of the development can be split into three main categories,

1. Labour employed directly by MCWY
2. Labour employed by companies subcontracted to MCWY.
3. Labour employed by companies supplying materials to MCWY and subcontractors

Labour Employed Direct (up to 15 personnel)

The Site Management Team will consist of all or part of the following: -

Approx. 3No Site Managers
2No Site Engineers
2No Assistant Site Engineers

These members of staff are generally already employed by MCWY. There are unlikely to be new opportunities for employment of new local labour in these positions. Although where possible the staff allocated will ideally be from members of staff who live locally to the site and who have been trained and continue to be trained by MCWY.

The labour directly employed by MCWY will consist of any or all of the following: -

Forklift Drivers
General Labourers
Engineers Assistant
Gate Assistant

It is intended that these positions will be filled by local labour. MCWY already have some operatives from the Manchester and surrounding areas currently employed on other sites. It is anticipated that the majority of these positions will be filled by local people already employed by MCWY. It is however possible that there may be some opportunities for the employment of new candidates from the local area. Measures to monitor the local labour employed on site will by means of operatives' home address taken at induction stage along with signing in records at the site entrance.

Subcontract Labour (approx. 330 operatives on site, plus approx. 140No personnel involved off-site (Management/ Design/ Manufacture) plus Approximately 30No apprenticeship opportunities across the companies involved): Approx. 500No Total

Subcontractors will be appointed to carry out works in the following trades: -

Consultants
Security
Testing
Statutory Services Installations
Temporary Plumbing & Electricians
Bulk Excavation
Ground Works
Ground Improvement

Structural Steelwork
Metal Decking
Underground drainage storage attenuation
Formworkers and Concreters
Brickwork
Roof & Wall Cladding
Loading Dock Installation
Precast Installers
Scaffolding
Concrete Works
Fire Protection
Gyproc & Jumbo Stud Walling
Aluminium Windows and Doors
Joinery
Mechanical, Electrical and Plumbing Installations
Plastering
Roller Shutter & External Fire Exit Doors
Interior Finishes
Balustrading
Painting and Decorating
Floor Finishes
Cleaning
Landscaping
Tarmac Surfacing
Sealants
Fencing

As and when each subcontractor is appointed, they will be asked to identify any opportunities they may have for the employment/training of local labour, (a copy of a draft letter to be sent to all subcontractors is attached – appendix 1).

It is anticipated that the maximum potential for the employment/training of local labour will be in the ground works, steelworks and envelope trades. It is therefore our intention to place the subcontract orders for these trades with companies from the Manchester area wherever practicable.

Other trades are more specialised in nature and therefore cannot be restricted to local companies but priority will be given to local companies where this is commercially and practically viable.

Indirectly Employed Labour (50-100No)

By purchasing locally sourced/manufactured materials we will be indirectly employing local labour from the Manchester & Lancashire area.

Materials used in the construction of the project will be sourced locally where possible. The materials likely to be locally available and purchased directly by Marshall Construction (West Yorkshire) Ltd are:

Ready Mix Concrete and Mortars
Stone/hardcore etc

Precast Concrete panels
Blocks and walling ancillaries
Drainage Materials
Mesh & Reinforcement
Timber & Joinery Supplies
Kerbs and Paving Materials

As and when each subcontractor is appointed, they will be asked to identify any materials that they are supplying as part of their subcontract order that can be sourced locally.

Employment of Temporary/Short Term Labour

Occasionally the need will arise for the employment of temporary/short term labour at short notice, (e.g., for sickness or holiday cover). In these situations, where time would not allow for a full selection process, labour would be sourced through a local Employment Agency.

Employment Opportunities after Construction

This section of the plan is to be developed further by the future building occupier.

On completion of the construction project details of any local labour personal wishing to be considered for continued employment at the site will be passed on to the building occupier for their consideration. Within one month of the first occupation of the development, details of the results shall be submitted to MCC Planners for information.

Process for Advertising/Filling Identified Vacancies

Any opportunities identified by this plan will be advertised locally in the Manchester and Surrounding Area press. Contact will also be made with Manchester District Council's Economic Development Team as and when opportunities arise. Contact details for these offices will also be displayed in the site accommodation facilities provided for prospective contractors to use.

Review and Development

A periodical review will be carried out to determine the effectiveness of the plan and any potential improvements identified during the review will be implemented.

APPENDIX 1

Sample letter to be issued to all subcontractors with their appointment

Dear Sirs,

RE: One City Road Manchester M15 4PN

It is a company consideration for the above development that a plan is implemented for the creation of employment/training opportunities for local labour.

In order that we can implement this plan please can you advise us of any opportunities you are likely to have for the employment/training of local labour on this site. It would also be of benefit if you could inform us of any existing employees/material suppliers that you may already have from the Manchester areas that may be likely to work on this site.

Please be as positive as possible when considering this request as it is important that every opportunity for employment/training of local labour is identified and included within our plan.

Yours faithfully
Marshall Construction (West Yorkshire) Ltd

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