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30th March 2023

FAO: Ms J Atkinson
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear Jen,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
ST MICHAELS, MANCHESTER (APPLICATION REFERENCE: 131612/JO/2021)
APPLICATION TO DISCHARGE CONDITION LOCAL LABOUR (28)**

Please find enclosed a planning application to discharge the condition regarding local labour (28) of planning consent ref: 131612/JO/2021 (as amended by consents 133317/NMC/2022, 134638/NMC/2022 and 135828/NMC/2022) concerning development on land bounded By Jacksons Row, Bootle Street, Southmill Street and 201 Deansgate, known as St Michael's.

The application has been made on behalf of the applicant, Jacksons Row Developments Limited, and has been submitted online via the Planning Portal.

The application comprises:

- Completed planning application forms;
- Supporting information (As set out below); and
- A planning application fee of £116.00 (PP-12061281)

DISCHARGE OF CONDITIONS

The development is to be constructed in phases, as follows:-

Phase 1 – Demolition of the Sir Ralph Abercromby pub kitchen - complete
Phase 2 – Construction of office building
Phase 3 – Construction of hotel and residential tower

The approach to discharging condition 28 (local labour) is on a phase by phase basis. Discharge is only sought in relation to Phase 3 through this submission.

This discharge of condition application provides the documents for Phase 3, as outlined in the table below, against the condition and detail to which it relates.

No	Condition	Information Submitted
28	Prior to the commencement of Phase 3 of the development (as defined by condition 51), a local labour agreement relating to the construction phase of that part of development shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of that part of the development and shall be kept in place thereafter. The local labour scheme in respect of Phase 2 of the development (as defined by condition 51) as approved under consent referenced CDN/21/0643 shall be kept in place. Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.	Local Labour Spreadsheet

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Yours sincerely,



Diane Ellis
Associate Director