

Local Benefit Proposal

Planning Condition 4 Discharge Document

Development	Trade City, Sharston Road.
Planning Application Reference	143771/FO/2025
Local Planning Authority	Manchester City Council
Applicant / Developer	Kier Sharston Ltd
Principal Contractor	Hargreaves Contracting Ltd
Date	9 th March 2026

1. Introduction

This Local Benefit Proposal has been prepared to discharge Planning Condition 4(a) attached to planning permission 143771/FO/2025. The document demonstrates the commitment of the Applicant and Contractor to recruit local labour, provide training opportunities, and deliver social and economic benefits during the construction phase of the development.

2. Development Overview

Development Name	Trade City, Manchester
Site Address	1934 Sharston Road,
Planning Reference	143771/FO/2025
Developer	Kier Sharston Ltd
Principal Contractor	Hargreaves Contracting Ltd
Estimated Construction Programme	44 weeks

The construction phase will create a range of employment opportunities including site management, skilled trades, technical roles and support services.

3. Definition of Local Labour

For the purposes of this proposal, local labour will be defined as individuals residing within the City Council administrative boundary and the wider local travel-to-work area. Priority will be given to residents living within the immediate local wards surrounding the site.

4. Measures to Recruit Local People

The following measures will be implemented to maximise opportunities for local people during the construction phase.

4.1 Local Employment Targets

Local Workforce	20% of the workforce recruited from the local area.
Apprenticeships	Minimum number of apprenticeship placements during construction 3nr.
Work Experience	Work experience placements for local students or trainees 5nr.
Local Subcontractors	Engagement of suitable local suppliers where feasible. 10%

4.2 Local Recruitment Initiatives

- Advertising opportunities through local job centres and employment services
- Collaboration with City Council employment and skills teams
- Use of local recruitment agencies and VCSE's
- Engagement with local colleges and training providers
- Promotion of job opportunities through community networks and online platforms

4.3 Apprenticeships and Training

- Construction apprenticeships in key trades such as bricklaying, carpentry, electrical and plumbing
- Site management traineeships where appropriate
- Work placements for local students
- Skills development opportunities through the project supply chain

5. Mechanisms for Implementation and Delivery

Developer	Oversight of Local Benefit Proposal commitments
Principal Contractor	Delivery of recruitment and training initiatives
Site Management Team	Monitoring workforce composition
Supply Chain	Participation in local employment initiatives

5.1 Supply Chain Engagement

Subcontractors will be encouraged to support the Local Benefit Proposal by participating in local recruitment initiatives, providing apprenticeship opportunities where appropriate and supplying workforce data for monitoring purposes.

5.2 Engagement with Local Partners

- City Council employment and skills teams
- Local Jobcentre Plus offices
- Local colleges and training providers
- Community organisations

6. Monitoring and Review

Monitoring will be undertaken throughout the construction phase to assess the effectiveness of the Local Benefit Proposal.

Local Workforce Numbers	Number and percentage of local workers employed
Apprenticeships	Number of apprenticeship positions created
Training Placements	Number of placements completed
Local Supply Chain	Number of local firms engaged in the project

7. Post-Construction Reporting

Prior to first occupation of the development, a Local Labour Outcomes Report will be submitted to the City Council as Local Planning Authority. The report will summarise the recruitment outcomes, number of local workers employed, apprenticeships created, training placements delivered and engagement with local subcontractors.

8. Conclusion

This Local Benefit Proposal demonstrates the commitment of the Applicant and Contractor to maximise local employment opportunities, support skills development and deliver positive economic benefits to the local community during the construction of the development.