

Our Ref: EH/JP/04C500347
Your Ref: PP-14760752

6th March 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-14760752

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITIONS 6 (CONSTRUCTION MANAGEMENT PLAN) AND 7A (LOCAL LABOUR PROPOSAL) IN RELATION TO PLANNING PERMISSION REF: 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge conditions 6 (Construction Management Plan) and 7 (Local Labour Proposal) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 6 – Construction Management Plan

Condition 6 states:

"Prior to the commencement of the development, a detailed construction management plan outlining working practices for that plot of development shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt the construction management plans shall include:

- *Display of an emergency contact number;*
- *Communication strategy with residents;*
- *Details of Wheel Washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff; and*
- *Sheeting over of construction vehicles.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development."

In response to condition 6, the following document has been submitted:

- Construction & Environmental Management Plan (March 2026)

Condition 7a – Local Labour Proposal

Condition 7a states:

"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 that plot 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 relevant plot of the development.

In this condition a Local Labour 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 Labour Proposal*
- iii. measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives."*

In response to condition 7a, the following document has been submitted:

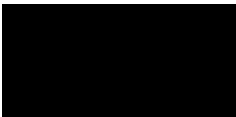
- Plymouth Grove Employment & Skills Plan (March 2026)

Summary

All the submission material to support the application has been submitted via the Planning Portal (PP-14760752). The application fee of £298 (plus £85 Planning Portal Service Fee) has been paid via BACS payment.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,



James Borley
Senior Planner



For and on behalf of Avison Young (UK) Limited