Wythenshawe, Plot Development

Outline Local Labour Method Statement November 2025

Introduction

1. Muse Places and Wythenshawe Community Housing Group ('The Applicants') confirm their commitment to ensuring that employment opportunities resulting from this development are made available to local residents to support Manchester City Council's Core Strategy Policy EC1.

Scheme Overview

2. The planning application is for the demolition of existing retail and office buildings, and erection of residential led (Use Class C3) mixed use development of up to 6 storeys (G+5) in height with a ground floor comprising workplace and retail use (Use Class E) at Birtles House, Unit 1 Market Place, Civic Centre, Wythenshawe, Manchester, M22 5RE ('the Site').

Applicant and Contractor

2. The applicants are Muse Places and Wythenshawe Community Housing Group.

3. The main contractor is to be determined.

Programme

4. The approximate start date for the development is December 2026 subject to the grant of planning permission. It is expected that the development will be completed by the end of 2028.

Process

5. The applicants, or contractor commit to the following:

- to co-operate the council's Employment and Skills Team to develop an employment and skills scheme to promote employment opportunities for Manchester residents during the construction works.

- to seek opportunities to employ local contractors, local sub-contractors and local people during the construction process and to engage with the Council's Employment and Skills Team to identify procedures to facilitate the appointment of local contractors, local sub-contractors, and local people.

- to agree to a suitably worded planning condition such as the following:

- *1) Prior to the commencement of development, a strategy that outlines anticipated local labour targets that the application, or contractor will endeavour to delivery during the construction of the development; and,*

- *2) Following construction, a final report detailing the local labour results which the Employment and Skills Team can use to demonstrate the impact of local labour activity and to monitor and track the outcome of the local labour strategy.*

Aims and Objectives

6. The applicants, or contractors' objectives in respect of local labour will be:

    - To work with the Council's Employment and Skills Team
    - To promote local employment and skills opportunities for local people (including jobs, apprenticeships, and work experience where appropriate)
    - To promote employment opportunities for local sub-contractors

Target

7. Targets for local labour opportunities will be discussed with the Council's Employment and Skills Team prior to the start of construction works on site, with a view of identifying opportunities for:

    - Supporting people into new jobs
    - Apprenticeship opportunities
    - Work placement opportunities
    - Education opportunities

Overview

8. This Outline Local Labour Method Statement confirms that the applicant or contractor commits to working with the Council's Employment and Skills Team to ensure that employment and education opportunities resulting from this development are made available to Manchester residents.

9. It also confirms that full details of the local labour strategy will be submitted for approval to the Council prior to the commencement of development and following completion of development a final report detailing the outcome of local labour strategy.