Local Benefit Proposal

Development: Old Mill Street, Ancoats
Planning Reference: 138763/FO/2023
Planning Condition: 11 – Local Labour and Local Benefit

This Local Benefit Proposal sets out the measures that will be undertaken to maximise opportunities for local people to access employment, apprenticeships, training and related opportunities arising from the construction and subsequent operation of the development.

The Applicant/Contractor is committed to working with local employment, skills and training organisations and relevant contractors to promote and support local recruitment throughout the construction phase and within the completed development.

2. Local Recruitment and Apprenticeships

The Applicant and its appointed contractor will:

- Advertise suitable construction vacancies and subcontracting opportunities locally and seek to maximise recruitment from residents of Manchester and the surrounding area.
- Engage with local employment and skills services, including relevant Council services, Jobcentre Plus, colleges, training providers and community organisations, to promote vacancies and training opportunities.
- Encourage contractors and subcontractors to consider local residents when recruiting for suitable roles.
- Seek to provide apprenticeship, trainee and work-experience opportunities where appropriate and proportionate to the size and nature of the works.
- Provide information on vacancies, skills requirements and application processes in a form accessible to local residents.
- Apply the same approach to recruitment for suitable employment opportunities associated with the end use and operation of the completed development.

The Applicant will encourage its main contractor and relevant supply-chain partners to adopt these objectives through the procurement and contract management process.

3. Implementation and Delivery

Prior to commencement of construction, the Applicant will identify the main contractor and establish a process for implementing the commitments above.

The main contractor will nominate a responsible person to coordinate local employment and apprenticeship activity and maintain appropriate records of:

- Local vacancies and recruitment activity;
- Applications and appointments from local residents;
- Apprenticeship and training opportunities offered and undertaken;
- Engagement with local employment and training organisations; and
- Relevant supply-chain recruitment activity where information is reasonably available.

The Applicant will review progress with the contractor periodically throughout construction and address opportunities to improve local recruitment where practicable.

For the completed development, the Applicant/operator will seek to apply the same principles to suitable operational employment opportunities.

4. Monitoring and Review

The effectiveness of the Local Benefit Proposal will be monitored throughout the construction period and during the initial operation of the development.

Within one month prior to construction completion, the Applicant will submit to Manchester City Council a report setting out the outcomes of the construction-phase local labour and apprenticeship measures, including the information identified above.

Within three months of commencement of the approved use, a further report will be submitted to Manchester City Council setting out the local recruitment and employment outcomes associated with the end use of the development.

Where appropriate, the reports will identify any barriers encountered, lessons learned and measures proposed to improve local recruitment and employment opportunities.

The Applicant will retain relevant records to demonstrate implementation of this Local Benefit Proposal and will make them available to the Local Planning Authority where reasonably required.

Date: 17th September 2026