



The Planning Inspectorate

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Your Ref:
Our Ref: APP/B4215/W/24/3338841

11 March 2024

Dear Mr Holmes,

Town and Country Planning Act 1990
Appeal by corner stone mcr ltd
Site Address: 333 Dickenson Road, MANCHESTER, M13 0NR

Thank you for your appeal received, 15 February 2024.

A type B appeal is an appeal under section 78(1) or 78(2) of the 1990 Act in respect of an application relating to land and development which are the same or substantially the same as the land and development in respect of which an enforcement notice—

(a) is served on or after—

- (i) the date of the notice of the decision or determination giving rise to the appeal, or
- (ii) the expiry of the specified period;

(b) is served earlier than 28 days before the expiry of the time limit specified—

- (i) in the case of a householder or minor commercial appeal, in paragraph (2)(a); or
- (ii) in any other case, in paragraph (2)(d); and

(c) is not withdrawn before the expiry of the period of 28 days from the date on which the enforcement notice is served.

We are of the opinion that the above appeal meets the criteria stated above at (a)(i) in relation to the attached enforcement notice dated 15 January 2024. Therefore, any appeal relating to planning application 137891/FO/2023 should have reached us no later than 12 February 2024.

As your appeal was not received until 15 February 2024, it is therefore considered as being late, and we will be taking no further action on it.

A copy of this letter has been sent to the LPA.

Kind regards

Yours sincerely,

Validation Officer TA

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