



MANCHESTER
CITY COUNCIL

Planning

Robert Tyrer
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P O Box 532 Town Hall
Manchester M60 2LA

Phil Booth
Resolute Architecture
102 Craddock Road
Sale
M33 3LL

Date: 17 April 2026

Dear Sir or Madam,

Town and Country Planning Act 1990 (as amended) (Section 192)

Application No.: 145450/LP/2026

Description: Single-storey rear extension and hip to gable loft conversion with rear dormer.

Location: 132 Caldervale Avenue, Manchester, M21 7PY

This letter is an acknowledgement of your recent application which was validated on 9 April 2026. If we later find out that this is not the case, we will write to you again. Overleaf you will find a summary of your legal rights as an applicant. The target date for dealing with your application is **4 June 2026**. You are advised not to commence any use or operation(s) prior to the receipt of your decision.

In determining your application, we will assess the information you have provided to determine the lawful nature of the development or use. It is your responsibility to provide sufficient information and/or evidence in support of your application.

Please note that information regarding this application can be viewed online via the City Council's website. Search for the application number at the following address:
www.manchester.gov.uk/planning/publicaccess.

In any correspondence, please quote the above reference number. The planning officer dealing with your application is **Robert Tyrer**.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

YOUR RIGHTS AS AN APPLICANT

The letter attached records the date on which your application was validated and registered.

You have the legal right to appeal to the Secretary of State if you have not received a decision from Manchester City Council, in writing, by the target date shown overleaf. This does not apply if you have already agreed (again in writing) to extend that period; nor does it apply if you have received a letter saying that I consider your application to be invalid for any reason.

If you decide to appeal to the Secretary of State, you can do so online or using a form available from the Planning Inspectorate website by visiting www.gov.uk/appeal-lawful-development-certificate-decision.

Because any decision to appeal in this way means that Manchester City Council would no longer be legally able to consider your application, you may want to seek professional advice before deciding what action to take.



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Certificate of lawfulness application – receipt of monies received

Date: 17 April 2026

Planning Application Details			
Application No.	145450/LP/2026		
Proposal	Single-storey rear extension and hip to gable loft conversion with rear dormer.		
Location	132 Caldervale Avenue, Manchester, M21 7PY,		
Payment Details			
Payment Required	£264.00		
Payment Received	£264.00		
Refunds Issued	£0.00		
Balance Outstanding	£0.00		
Payment(s) Details			
Receipt No: 60638	17 Mar 2026	£264.00	ONLINE

Julie Roscoe
Director of Planning, Building Control & Licensing

For Internal Office Use Only:

Receipt Printed on... 17 April 2026 / 145450/LP/2026 / TC1AC1BCGLK01 / TC1AC1BCGLK04 (User: DAVDSN)