G | T | P
Garner Town Planning

24A MARKET STREET, DISLEY, CHESHIRE, SK12 2AA
[redacted]

Planning Department
Manchester City Council
P O Box 532
Town Hall
Manchester
M60 2LA

Your Ref: PP-15181676

Our Ref: 810/PG

26 August 2026

Dear Sir/Madam,

THE QUADRANGLE, ALBANY ROAD, MANCHESTER, M21 0AW

I write with regard to the lawful development certificate at the above property.

The application is submitted to seek the Council's confirmation that a material start was made on the development approved by consent ref 124848/FO/2019 dated 5 November 2020 which approved a roof top extension to form three two-bedroom apartments and provision of an additional three car parking spaces.

The subsequent discharge of all of the pre-commencement conditions (3, 5, 6, 7 and 11) was approved by the Council on 26 April 2022 under consent ref CDN/22/0048.

Attached to this letter are documents which provide the necessary evidence to demonstrate that a formal commencement was made within the statutory three-year period of the planning consent being granted, listed as follows:

GTP1 – Full planning decision notice ref 124848/FO/2019 dated 5 November 2020
GTP2 – Discharge of conditions notice ref CDN/22/0048 dated 26 April 2022
GTP3 – Diagram showing swept paths for three new parking spaces dated 1 May 2022
GTP4 – Images of each of the three new parking spaces dated 1 May 2022
GTP5 – Letter from HMC confirming above ground water system dated 12 October 2022
GTP6 – Letter and photographs from HMC showing installation of rooftop soil drainage pipes dated 19 October 2022
GTP7 – Letter from HMC verifying use of three new parking spaces since 2022
GTP8 – Letter from HMC confirming installation of water tank in July 2023
GTP9 – Invoice from Konect confirming installation of electrics in February 2023

It is trusted that the Council will grant a positive certificate accordingly, but if any further information is required, please do not hesitate to contact me.

Yours faithfully,

[redacted]

Philip Garner
DipPS MSc MRTPI
Director