



Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

Planning Application Ref: 143413/FO/2025

2 messages

Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

3 July 2026 at

15:50 To: julie.roscoe@manchester.gov.uk

Cc: Mark Dickens <Mark.Dickens@manchester.gov.uk>, Robert Griffin <robert.griffin@manchester.gov.uk>, fiona.ledden@manchester.gov.uk, Tom.Stannard@manchester.gov.uk, jeff.smith.mp@parliament.uk, andrew.western.mp@parliament.co.uk, Chantal Kerr-Sheppard <cllr.Chantal.Kerr-Sheppard@manchester.gov.uk>, garth.twose@trafford.gov.uk, Bob Phillips <bob@urbanimprint.co.uk>

Dear Julie,

We write regarding the continued failure to determine planning application 143413/FO/2025. Both the statutory determination period and the agreed Extension of Time, which expired on 29 May 2026, have now elapsed. No decision has been issued, no further extension has been agreed, and the Council has not provided any substantive explanation for the continuing delay despite repeated requests. While we note the Council's position that Planning Committee agendas are not confirmed until finalised, this does not explain why the application remains unscheduled almost twelve months after its submission on 11 July 2025 and more than one month after the expiry of the agreed Extension of Time.

Accordingly, we request a substantive response confirming:

- The reasons why application 143413/FO/2025 has not yet been reported to Planning Committee;
- Whether any planning, legal, procedural or administrative matters remain outstanding;
- Whether the case officer's report has been completed;
- The Planning Committee meeting at which the application is currently anticipated to be considered; and
- The anticipated timetable for determination.

We would welcome the opportunity to discuss the current position with you directly. If it would be helpful, we would be pleased to arrange a short telephone or Zoom meeting at a mutually convenient time. We hope this would provide an opportunity to clarify any outstanding issues and agree a realistic timetable for determination.

The continued absence of any clear explanation for the delay gives rise to understandable concerns regarding the Council's discharge of its responsibilities to determine the application within a reasonable timeframe.

We therefore request either a substantive written response or confirmation of a suitable time for a telephone or Zoom meeting by 10 July 2026.

In the absence of a substantive response, we will consider our position regarding an appeal against non-determination without further correspondence.

Yours sincerely,

Rhetta Moran, Chair, Ryebank Fields Community Group

