Gmail **Ryebank Fields Community <ryebankfieldscommunity@gmail.com>**

Planning Application ref 143413/FO/2025

Ryebank Fields Community <ryebankfieldscommunity@gmail.com> 13 August 2026 at 11:14
To: Julie Roscoe <julie.roscoe@manchester.gov.uk>, Tom.Stannard@manchester.gov.uk, Rebecca Heron <Rebecca.Heron@manchester.gov.uk>, Mark Dickens <Mark.Dickens@manchester.gov.uk>, Chantal Kerr-Sheppard <cllr.Chantal.Kerr-Sheppard@manchester.gov.uk>, Tina Kirwin-McGinley <cllr.tina.kirwin-mcginley@manchester.gov.uk>, jeff.smith.mp@parliament.uk, Bob Phillips <bob@urbanimprint.co.uk>

Dear Julie,

Thank you for your email of 12th August 2026 stating that you propose to submit our community planning application ref: 143413/FO/2025 to the 24th September committee.

Thank you also for advising that the Step Places/Southway application ref: 142223/FO/2025 has gone to reconsultation again. We note that new documents have been uploaded to the planning portal however, as you rightly say, we will receive questions from the community about this so any further information you have regarding the reasons for this reconsultation would be gratefully received.

We have now taken planning advice on the position outlined in your email. We appreciate that, if the Council considers that further consultation is required on the developer's application, this may affect whether that application can realistically be reported to Committee on 24 September.

However, we remain concerned that this should not result in any further delay to RFCG's application, particularly given the history of the application and the length of time it has already been with the Council.

We understand that planning applications should be determined without delay and that there should be sound planning reasons for any further delay. In the circumstances, we do not consider that delaying RFCG's application simply to enable it to be considered on the same date as the developer's application would provide an adequate planning justification, particularly if the developer's application itself is delayed because of further consultation.

We are also concerned that, if this was the Council's intended approach, it has never been made explicit to RFCG. The Council has had the opportunity to explain its intended approach to the two applications for some time, but this has only now been made apparent. The late notification of a potential further delay raises legitimate concerns regarding transparency and procedural fairness.

We would also point out that the Council cannot continue to delay determination of RFCG's application beyond the existing agreed period without RFCG's agreement to a further extension of time. RFCG confirms that it will not agree to any further extension of time. The Council should therefore proceed to determine the application within the existing framework and without further delay.

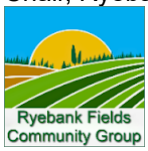
We would also ask the Council to have regard to the Government's Planning Guarantee, which establishes the policy expectation that applications should not spend more than a year with decision-makers and that major applications should, in practice, be determined within 26 weeks.

RFCG remains willing to engage constructively with the Council and would prefer both applications to be determined promptly and fairly, on their respective planning merits. However, we do not consider it appropriate for RFCG's application to be subject to further delay simply because of the Council's handling of the developer's application.

For the avoidance of doubt, RFCG has not agreed to any further extension of time for application 143413/FO/2025. We therefore ask the Council to confirm how it intends to proceed with the determination of the application within the existing timetable.

Kind regards,

Dr Rhetta Moran
Chair, Ryebank Fields Community Group



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