



12th September 2026

TRAFFORD RESIDENTS

It's time to decide the future of Trafford Council's involvement in stopping any expensive housing development on Ryebank Fields

- WHEN?** Between now and the Trafford planning committee meeting on **Tuesday 22nd September at 6.30pm**
- WHAT?** **Agenda Item 7** Deciding about **road access to Ryebank Fields from Rye Bank Road** on the Trafford side application (ref: 115688/FUL/25) **Agenda Item 8** Deciding whether **Trafford Council objects to the Manchester planning application** (ref: 142223/FO/2025) to build 120 houses on Ryebank Fields
- WHO?** Trafford Council's Planning Officers are recommending that Trafford Council's Planning Committee **DEFERS RESPONSIBILITY to Manchester City Council's Planning Committee** for deciding whether to allow road access onto Ryebank Fields from Rye Bank Road in Trafford
- Trafford Council's Planning Officers are recommending **NO OBJECTION to the Manchester Planning application so long as Trafford Council is paid £115k towards Longford Park**

WHY Trafford Councillors must REJECT these recommendations:

REFUSE TO DEFER (Agenda Item 7)
AND OBJECT (Agenda Item 8):

SO THAT Trafford Council **exercises its power in the interests of the communities it represents**

SO THAT the decisions directly affecting Trafford residents about what happens to Rye Bank cul-de sac stays in house

SO THAT the **Rye Bank Community Garden**, which is an Asset of Community Value, **stays protected**

SO THAT Trafford Planning Committee creates **the opportunity to refuse the application rather than allow the decision to pass to Manchester**

SEE OVERLEAF



TRAFFORD RESIDENTS – ACT NOW

Tell your political representatives:

“I want you to REJECT the Agenda Item 7 recommendation to defer the decision about access to Ryebank Fields from Ryebank Road cul de sac. Doing this enables Trafford to determine the access application in its own right.”

“I want you to OBJECT to the Agenda item 8 Manchester Planning application on the grounds that it adversely affects Trafford residents through loss of a cul-de-sac community and the Rye Bank Community garden. There are wider issues to consider in terms of traffic and drainage. United Utilities objects to the application.”

“Will you do this please?”

FIND YOUR POLITICAL REPRESENTATIVES’ EMAILS HERE:

<https://www.trafford.gov.uk/council-data-and-democracy/how-council-works/councillors-and-committees/find-your-councillor>

Please copy in:

**Trafford Planning Committee Chair, Benjamin Hartley
benjamin.hartley@trafford.gov.uk**

**Trafford Council Leader, Tom Ross tom.ross@trafford.gov.uk MP
Andrew Western: andrew.western.mp@parliament.uk**

Please contact them today. Every message matters.

**See you at the Planning Committee Meeting, Trafford
Town Hall, Talbot Road, Stretford, M32 0TH Tuesday
22nd September at 6.30pm.**

SEE OVERLEAF