



Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

Planning Application Ref. 143413/FO/2025 – Request for Clarification Regarding Determination Timetable

Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

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To: Tom.Stannard@manchester.gov.uk, Rebecca Heron <Rebecca.Heron@manchester.gov.uk>, Julie Roscoe <julie.roscoe@manchester.gov.uk>, Mark Dickens <Mark.Dickens@manchester.gov.uk>, Robert Griffin <robert.griffin@manchester.gov.uk>, fiona.ledden@manchester.gov.uk, Chantal Kerr-Sheppard <cllr.Chantal.Kerr-Sheppard@manchester.gov.uk>, jeff.smith.mp@parliament.uk, Bob Phillips <bob@urbanimprint.co.uk>, Ryebank Fields <ryebankfieldsfriends@gmail.com>

Dear Mr Stannard,

Thank you for your recent correspondence, sent on behalf of the Chief Executive, in response to our letter of 29 July 2026.

We acknowledge your confirmation that Manchester City Council intends to determine Planning Application Ref. 143413/FO/2025 at a future meeting of the Planning Committee. However, your latest response appears to represent a significant change from the position previously communicated to us.

The Council's previous indication that it was working towards determining the application "before the end of the summer" provided the only indication of an anticipated timetable that we have received since the Extension of Time expired. The omission of that assurance from your latest correspondence therefore appears significant and naturally gives rise to uncertainty as to whether the Council's anticipated timetable has changed.

Given that our application was validated in September 2025, that the agreed Extension of Time expired on 29 May 2026, and that no further extension has been requested or agreed, the withdrawal of the Council's previous indication regarding the anticipated timescale naturally raises questions.

We would therefore be grateful if the Council could clarify the following:

1. Does the Council remain committed to working towards determining Planning Application Ref. 143413/FO/2025 before the end of the summer?
2. If that is no longer the anticipated timetable, what circumstances have changed since your letter of 16 July 2026?
3. Can the Council confirm whether the determination of Planning Application Ref. 143413/FO/2025 is in any way dependent upon, or being influenced by, the progress or determination of the competing planning application (Ref. 142223/FO/2025)?
4. If the two applications are not procedurally linked, is there any reason why the community-led application cannot now be reported to the next available meeting of the Planning Committee?

Ryebank Fields Community Group has consistently sought to engage constructively with the Council throughout this process. We have responded promptly to requests for information, cooperated fully with officers and exercised considerable patience whilst awaiting a determination. Our purpose in writing is simply to understand whether the Council's position has changed and, if so, why.

The recent correspondence has inevitably created uncertainty because the only indicative timetable previously provided has now been omitted. We hope the Council will therefore appreciate why clarification is important after approximately twelve months since validation of the application.

We look forward to receiving your response and trust that the application can now be progressed to determination without further unnecessary delay.

Yours sincerely,

Dr Rhetta Moran
Chair
Ryebank Fields Community Group

