

OPEN LETTER BY EMAIL



12 July 2026

Dear Tom Stannard,

**Re: Escalation of Continued Delay in Determination of Planning Application
143413/FO/2025**

We write to formally escalate our concerns regarding the continued delay in determining planning application 143413/FO/2025, for which we are the applicants.

The agreed Extension of Time expired on 29 May 2026. We have contacted Manchester City Council on seven separate occasions seeking an update, a timetable for determination, and clarification of whether any outstanding matters remain. We have also offered a telephone conversation and a video meeting to assist in resolving any issues and facilitate progress.

Despite these efforts, we have received neither a clear timetable for determination nor a satisfactory explanation for the continuing delay. Our correspondence has largely gone unanswered, leaving us with no indication of when the application will be determined. This lack of engagement falls well below the standard of openness, transparency and communication that applicants are entitled to expect from a Local Planning Authority.

This is particularly disappointing because the application is a community-led and community-funded initiative that seeks to secure the long-term protection of a valuable rewilded green space for the benefit of current and future generations. The proposal accords with Manchester City Council's own adopted planning and environmental policies, including the objectives of Core Strategy Policy EN9 (Green Infrastructure), which seeks to protect, enhance and expand green infrastructure across the city. It also supports the Council's wider ambitions for biodiversity recovery, climate resilience, public health and community wellbeing, as set out in its Green and Blue Infrastructure Strategy. In short, the application seeks to deliver outcomes that the Council itself has identified as important strategic priorities.

In our letter of 3 July 2026, we requested a substantive response and a clear timetable for determination by 10 July 2026. That deadline has now passed without any response from the Council.

Throughout this process, we have acted reasonably, professionally and constructively, responding promptly to requests and seeking to work collaboratively with officers to facilitate the timely determination of the application. Despite these efforts, we remain no closer to understanding how or when the application will progress.

The Council's ongoing delay is having practical consequences for a community-funded project that relies on the continued commitment and support of local residents and the wider community. More importantly, it is delaying the long-term protection of a site that already provides significant environmental, ecological and community benefits.

As Chief Executive, we are sure you will appreciate that this matter raises broader concerns regarding accountability, transparency and the quality of service being provided by the Local Planning Authority. Public confidence in the planning system depends upon applications being handled fairly, communicated openly and progressed within reasonable timescales.

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We therefore believe this matter now requires your personal attention and request that it is reviewed as a matter of urgency.

We would be grateful for a substantive written response confirming:

- The current status of the application;
- Whether any outstanding matters remain to be addressed;
- The anticipated timetable for determination; and
- The steps being taken to ensure the application is determined promptly and professionally, without further unnecessary delay.

We remain committed to resolving this matter constructively and hope that Manchester City Council will now take the necessary steps to progress and determine the application efficiently and without further delay.

We look forward to receiving your prompt response.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Dr Moran".

Dr Rhetta Moran
Chair
Ryebank Fields Community Group