

OPEN LETTER BY EMAIL



To: Rob Griffin (Principal Planner, Manchester City Council)

robert.griffin@manchester.gov.uk

cc: Julie Roscoe (Director of Planning, Building Control and Licensing)

julie.roscoe@manchester.co.uk

Mark Dickens (Deputy Director, Planning and Building Control)

mark.dickens@manchester.gov.uk

From: Ryebank Fields Community Group

ryebankfieldscommunity@gmail.com

10th June 2026

Dear Rob,

Our Planning Application Ref: 143413/FO/2025

Further to our email of 3rd June 2026, we have met with our planning consultants, Urban Imprint, to discuss the progress of our community-led planning application to retain Ryebank Fields as a Community Woodland and Meadow. This application was submitted to Manchester Local Planning Authority on 11th July 2025 and validated on 28th August 2025.

Please explain why, to date, Manchester Local Planning Authority has repeatedly failed to confirm a committee date for our application.

We have engaged with the planning process in good faith, having responded to every issue raised by the statutory consultees and MCC highways services team in a prompt and professional manner. As far as we are aware there is no valid reason why the planning committee cannot now consider our application.

On 17th February 2026 you wrote to us as follows:

“The council will need to take into account the various consultee and notification responses to determine the reporting timescales for the application. It is likely that the application would need to be considered by a future meeting of the Council’s Planning Committee, but I am not as yet in a position to confirm which meeting it will be reported to. I will update you in due course.”

That was **four months** ago.

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We subsequently agreed to an Extension of Time on the understanding that you would provide a committee date. We have contacted you on multiple occasions since (15th April; 24th April; 27th April; 2nd May; 11th May; 28th May) to request said committee date.

Specifically, on 28th May we informed you that the Extension of Time period - agreed with the Authority on 24th April 2026 - would expire the next day, on 29th May 2026.

Given the timescales, we expected our application to be determined at the May or June planning committee dates. This did not happen.

On 5th May 2026 you wrote to us as follows:

"The Council as local planning authority will not be reporting this application to its May committee meeting. We would be looking at the meetings to be held in June or July to report this application, I will of course advise you to which meeting it will be reported when I am in a position to do so and also contact you should any further information or clarification be required."

We now request that our application is heard at the next Manchester City Council planning committee meeting on 9th July 2026.

Rob, as you are aware, we represent a significant community who have dedicated their time and energy and donated their hard-earned money to conceive, develop and process this application. The community wants to know about its progress and to immediately understand and expedite all delays that continue to date. We are profoundly disappointed and concerned by the Authority's repeated deferral of our uncomplicated planning application within the time scale agreed by both parties.

In summary we have three core questions:

- 1. Why has our planning application not yet been reported to the Authority's committee?**
- 2. Specifically, at which committee is the Authority hearing this application?**
- 3. Derived from questions 1 and 2, with immediate effect will the Authority please set out a clear timeline of how and when our application will be determined?**

For the last four months we have been waiting for your answers to these questions. We are sure that you will agree that this situation is unacceptable and reflects extremely poorly on the Authority's planning process.

We look forward to hearing from you imminently.

Yours sincerely,

A handwritten signature in blue ink that reads 'DR Moran'.

Dr Rhett Moran, Chair, Ryebank Fields Community Group