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Reconsultation for MMU/Step Places planning applications

Please send your comments

The MMU/Step Places planning applications to build 120 houses on Ryebank Fields are out for reconsultation (again) to Manchester and Trafford Councils. **Please send your comments to both councils.**

A major concern is the location of Longford Brook which runs in a brick culvert from east to west under Ryebank Fields. **The would-be developers are still unaware of the location and condition of the Longford Brook culvert.** From the information we have seen, Longford Brook runs beneath some of their planned housing. This is not permissible. **The Lead Local Flood Authority (LLFA) "does not accept build-overs on culverted watercourses as part of planning applications."**

ANY culvert running beneath or close to proposed housing directly impacts upon the MMU/Step Places applications.

The contaminated materials buried beneath Ryebank Fields mean that any breach of the Longford Brook culvert could result in contamination of ground water affecting the whole community and explicitly

- Local residents
- Children, staff, and families of St. John's Primary School
- Users of the Longford Park Conservation area
- The wildlife, flora, and fauna

In Longford Park, Trafford Council plan to open up Longford Brook as part of their Heritage Lottery funded improvements. Therefore, this contamination risk is especially pertinent.

The would-be developers' latest statement says that further intrusive site investigation is needed to establish whether a culvert is present and, if so, where it is located. We say **Investigations must be completed before the MMU/Step Places planning applications are determined.**

Ryebank Fields Community Group strongly objects to any approach that attempts to leave these matters unresolved. Given the potential public health, environmental and safety implications, we believe these issues require the utmost public scrutiny and must be resolved before any decision can be made on the applications.

WHAT TO DO...

Wherever you live in the UK you can object to these developments. Please send your comments to both Manchester and Trafford Councils as follows:

MANCHESTER (MCC):

Deadline: 11th Sept 2026.

Please quote planning application reference: **142223/FO/2025**

Either **comment on the MCC planning portal** at:

[How to comment on a planning application | How to comment on a planning application | Manchester City Council](#)

Or **send an email** to:

planning@manchester.gov.uk

TRAFFORD (TMBC):

Deadline: 17th Sept 2025

Please quote planning application reference: **115688/FUL/25.**

Either **comment on the TMBC Planning Portal** at:

[Search Trafford Council Planning Applications](#)

Or **send an email** to:

development.management@trafford.gov.uk

If sending an email, please copy in your local councillors and MP and include your address.

We are happy to receive copy to ryebankfieldscommunity@gmail.com

It's best to comment in your own words but feel free to use our text as a guide if you wish.

Please share this information with neighbours, local residents and community groups.

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DOCUMENTS FOR REFERENCE:

Developers' Longford Brook Statement – Rev P02 (5 August 2026)

[Read the Longford Brook Statement](#)

Manchester City Council / LLFA Report

[Read the MCC / LLFA Report](#)