

Comments for Planning Application 143413/FO/2025

Application Summary

Application Number: 143413/FO/2025

Address: Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields) Manchester M21 9WW

Proposal: Change of use of former university playing fields to community woodland and meadow.

Case Officer: Robert Griffin

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I welcome the submission of this planning application for Ryebank Fields submitted by Ryebank Fields Community Group (RFCG), and wish to show my strong support for it.

I have lived on Longford Road over 30 years and have been lucky to enjoy walking on the fields over these years and see it grow and develop into the uniquely beautiful wild oasis it is now - a wonderful urban Greenfield space. This is so important living in such a densely built, traffic filled part of Manchester.

I wish to support the planning application because of the following reasons:-

1. Biodiversity and Nature Conservation: If left alone the trees and particularly the variety of oaks would host so many diverse species and increase their carbon capture.
2. Contamination and remediation: This proposal avoids the risks of contamination by retaining the land in more or less its existing state, maintaining public health and safety without exposing future residents to potential contamination hazards that have been identified on the site.
3. Infrastructure: The proposal is designed around the land's existing form and constraints, avoiding the need for disruptive and expensive interventions. United Utilities and Cadent Gas have both flagged infrastructure concerns relating to proposed housing development, including reference to easements and the presence of underground assets. These would create significant risks to the deliverability of housing on the site.
4. Community value: Ryebank Fields is loved by the local community, both old and young.

5.Heritage: The Nico Ditch

The application also avoids the significant risks attached to the pre-existing development proposal submitted by MMU and Step Places.

I therefore urge the Council to give full weight to the Alternative Planning Application and to recognise it as the most appropriate future for this important site."