

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: Member of the Public

Stance: Customer made comments in support of the Planning Application

Comment Reasons:

Comment: I am writing to express my support for the above planning application relating to the change of use of former university playing fields to community woodland and meadow, at the area known locally as Ryebank Fields.

It is refreshing to see an application which has aims and objectives that conform and actively promote planning policy at all levels. In particular, it conforms to the key thrust of National Policy on environmental sustainability and wellbeing as set out in the National Planning Policy Framework, and it supports a range of policies relating to green spaces, landscape, biodiversity and health in both Places for Everyone and Manchester's Core Strategy document.

As a community-led and community-focussed proposal it is essential that the Council gives full support to the main principles of the scheme.

I have some detailed issues that may need tweaking, or dealt with by way of condition. For example, the aims and objectives are very wide ranging and perhaps lend themselves to internal conflict between biodiversity and excessive, semi-formal public use (such as play area, labyrinth, potential large-scale events etc). Also there should be no formal access through the western tree belt into Longford Park, since increased public use of such access could be harmful to the ecology and wildlife of that important belt.

The future management of the area needs to focus on biodiversity and protection of wildlife. The proposal for a formal Community Group to manage the area is an essential part of this, and it must position itself between the twin dangers relating to over- use of the site and over-protection of new trees that could overwhelm the site. Perhaps this could be conditioned in some way to guide the future policies of the management group?

However, in general, the proposal and the work that has gone into it should be applauded and backed by the Council for the benefit of both wildlife and the health and welfare of the local community

