

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-referenced planning application for Ryebank Fields, outlining my reasons for this position.

Ryebank Fields is the nearest local green space accessible to myself and thousands of others in the community. This area allows children to play safely without the need to cross busy roads, making it an essential community asset.

Moreover, the fields serve as a significant carbon sink and natural floodplain. My own garden, along with many others in the area, experiences flooding after heavy rain, and United Utilities has advised that this situation would worsen with further development.

Developing Ryebank Fields would exacerbate existing issues related to traffic and parking in the vicinity. My driveway is frequently obstructed during events at Longford Park, and navigating the narrow local roads is already challenging. With additional proposed developments in Chorlton, which similarly lack sufficient parking provisions, the traffic situation would become untenable.

The Ecology Report underscores the value of this land, highlighting its abundance of flora and fauna and some unusual, protected and rare species. In the face of the climate crisis, it is imperative that we protect this land and its natural inhabitants rather than allow for their destruction.

Ryebank Fields also provides a respite from the surrounding pollution, offering a cooler environment in the summer months and a place to breathe clean air, unlike the local roads which can exceed legal limits of toxicity.

It holds significant cultural and historical value for my family and friends, particularly the Nico Ditch, the Community Gardens and Orchard, important hedgerows and unique Aspen Tree Grove. The area and local people foster a sense of safety and community, particularly for women, older people, neurodivergent people and children, at all times of the day and night, in a city that still has a higher annual crime rate than the UK urban average.

Furthermore, I believe that the land rightfully belongs to the people of Manchester. It was originally entrusted to MMU for recreational use and should now be returned to Manchester City Council to be preserved as the valued local green space it has been for many, including me as a resident over the past thirty years.

Ryebank Fields contribute significantly to the physical and mental well being of many local residents. Research has shown that wild green spaces offer greater benefits than their manicured counterparts. Personally, I benefit from deeper nature connection and mindful photography in Ryebank Fields.

If preserved as a local green space rather than being developed into an executive housing estate, the health and safety of thousands of residents will not be compromised by contaminants identified by utility companies, the GM Ecology Unit, and the Environment Agency. In contrast, such risks would be heightened if the housing development proceeds.

I am also concerned about the methods previously employed by MMU and prospective developers which have led to the release of hazardous contaminants and illegal disturbances to wildlife. The lead developer's history raises serious ethical concerns, and I find it difficult to believe that they would adhere to ethical standards and considerations concerning the health and safety of both the people of Greater Manchester and the wildlife of Ryebank Fields.

Thank you for your attention to this important matter. Please acknowledge receipt of this comment.