

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: This application is in line with several material planning considerations and the principles of sustainable development set out in the National Planning Policy Framework and Manchester City Council's Local Plan.

1. Protection of Green Open Space:

Rye Bank Fields is a vital area of undeveloped greenfield land. Its retention supports Policy EN1 of the Manchester Core Strategy, which seeks to protect and enhance green spaces within the city. Development on this land would result in the irreversible loss of an important green corridor.

2. Biodiversity and Ecology:

The site supports a diverse range of flora and fauna, providing a valuable urban wildlife habitat. Building on this land would lead to habitat destruction and biodiversity loss, contrary to Policy EN15 of the Local Plan and Section 15 of the NPPF, which calls for the conservation and enhancement of the natural environment.

3. Climate Resilience:

Rye Bank Fields functions as a natural carbon sink and assists in local climate regulation. Preserving this green space contributes to Manchester's stated goal of becoming zero carbon by 2038. The development of this land would reduce climate resilience, increase surface runoff, and contradict the council's climate commitments.

4. Access to Public Green Space:

The site offers critical open space for informal recreation and physical and mental wellbeing, particularly important in a densely populated urban area. Maintaining Rye Bank Fields as a public

green space aligns with Policy DM2, which aims to ensure new development does not lead to a net loss of accessible green infrastructure.

5. Impact on Local Character and Amenity:

The development of this space for housing would fundamentally alter the local landscape character and reduce residential amenity for surrounding neighbourhoods. The visual, recreational, and ecological value of this site would be permanently lost.

For these reasons, I strongly support this proposal, which would ensure Rye Bank Fields remains a protected and publicly accessible green space for current and future generations.