

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: Ryebank Fields is a rare, beautifully rewilded greenfield space. It should remain public land.

Ryebank Fields is important to the community because of its wildness, natural beauty, tranquility; it is a very different space compared to a managed park.

Pollution

In a time of climate crisis & poor air quality, we need to save this green lung from destruction. Longford Road (adjacent to Ryebank Fields) suffers from extremely high air pollution, being in the 83rd national percentile, and exceeds three WHO limits. Manchester already has some of the worst rates for children's emergency admissions to hospital for respiratory conditions in the UK, so granting planning permission could increase health costs. We need to save this green lung from destruction!

Specifically I am extremely concerned about the asbestos and other toxic materials from the previous life of the fields as an rubbish dump to be released when the ground will be disturbed if planning permission is granted. Even with mitigation measures requested, there is a great risk that these will not be sufficient to prevent exposure, providing a great health risk especially to thousands of school children at the five local schools.

Flooding

There are already major issues with flooding of properties in the surrounding area and Longford Park, even with Ryebank Fields currently acting as an important sponge to absorb and slow the flow of flood water. To grant planning permission would mean tarmacing over large parts of the fields and loss of vegetation, which will cause more flooding for local properties.

Non-compliance with policy

Ryebank Fields is a beautifully rewilded official greenfield space- we are distraught that it could be bulldozed as this is completely against the council's own brownfield first and nurture protection policies. It's outrageous to consider bulldozing established woodlands and destroying this rare green space, especially in a time of climate crisis and poor air quality. There are plenty of local brownfield sites to prioritise for development; Manchester has double the amount of brownfield land needed to meet housing targets.

Biodiversity

We need green space to support wildlife, learning and appreciation of the natural world. To grant planning permission would lead to the bulldozing established woodlands and destroy official greenfield space.

Protected and vulnerable species

Without Ryebank Fields, we would see less wildlife on our urban doorstep. Our fields are home to rare marsh orchid flowers and hundreds of different types of wildlife. We've got some beautiful sparrow hawks, jays, woodpeckers, foxes and much more that live in Ryebank Fields.

Trees

There is a huge diversity of mature trees within Ryebank Fields, which act as a significant carbon sink. There is a risk if planning is granted that our iconic, historic and bio-diversity significant trees on the border with Longford Park, which were planted by trailblazer Enriqueta Rylands, would have their roots significantly disturbed, which could lead to tree destruction.

Street trees are no replacement for the hundreds of mature trees within Ryebank Fields - street trees are very small and subject to vandalism, which either kills them or further limits their ability to absorb CO2. Also, a large number of street trees have recently been felled surrounding Ryebank Fields (Broseley Road, Nately Road, Rosslyn Road etc.)

Already this area is highly urban and the Ryebank Fields is next to areas of severe green space deprivation, rating 'E' (worst) <https://friendsoftheearth.uk/nature/access-green-space-england-are-you-missing-out>. Our local community has come together, self-funded, and worked hard to plant the Ryebank Fields community orchard with cherry, pear and apple trees. These would all be ripped out if planning permission is granted.

Loss of local amenity

By granting planning permission, ManMetUni would make private capital gain by bulldozing green space public land that was originally gifted to support active healthy lifestyles. We need Ryebank Fields' green space to support healthy active living and to protect mental and physical health. Local people use it for walks, picnics, forest school sessions, building dens, climbing trees, therapy sessions, birdwatching. Without Ryebank Fields many local people's mental health would

suffer by exercising less.

Ryebank Fields has hosted many community events, such as the 'Leave No Trace' mini music festival with local musicians, community crafting sessions with local children to create seed bombs to increase the biodiversity of our urban area, plus many seasonal celebrations in this unique wild space.

Traffic

Already the local roads are extremely congested, pavement parking endangers small children and there is a documented speeding and dangerous driving issue, all factors which are disincentivising active travel and so increasing our already terrible air pollution levels.

To save Ryebank Fields and continue it as greenfield is a chance for the council to be part of the climate emergency solution for future generations. Bulldozing this green space would break the council's eco-commitments and professional credentials.

I would like to see legal ownership given back to the public, to protect this green space in perpetuity for the benefit of the public.

I urge you to support our community to save Ryebank Fields greenfield by changing its use to community meadows in perpetuity.