



Planning Statement

Ryebank Fields, Rye Bank Road, Chorlton-cum-Hardy,
Manchester M21 9WW

June 2025

Urban Imprint Limited

01625 265232 info@urbanimprint.co.uk www.urbanimprint.co.uk
Company no. 8059162 registered in England and Wales. Registered office: 16-18 Park Green, Macclesfield, SK11 7NA
VAT registration number: 133 8357 11



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MW

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BP

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BP

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Company number 8059162

Registered in England and Wales

16-18 Park Green, Macclesfield, SK11 7NA

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Contents of Application Package

The following plans and drawings are included in this submission:

Title:	Drawing Number:
Location Plan and Existing Site Plan	25-007_dwg_001
Illustrative Masterplan	25-007_dwg_002

The following additional documents are included in this submission and should be read alongside this report:

Title:	Description:
Mission Statement	Prepared by Ryebank Fields Community Group – 2025.
Operational Statement	Prepared by Ryebank Fields Community Group – 2025.
Phase One Geo-Environmental Report	Prepared by Sladen Associates, 2025.
Preliminary Ecological Appraisal (PEA)	Prepared by Stuart Spray Wildlife Consultancy, 2025.
Arboricultural Impact Assessment	Prepared by Lally Tree Management, 2025.
Arboricultural Method Statement	Prepared by Lally Tree Management, 2025.
Important Hedgerow Qualification Survey	Prepared by Greater Manchester Ecology Unit, 2021.
Ryebank Fields Research Report	Prepared by J. Ashton, University of Manchester – 2020.
Nico Ditch Research Report	Prepared by Dr M. Nevell – 2021.
Flood Risk Assessment	Prepared by Urban Imprint – 2025.

1. Introduction

Proposed development

- 1.1. This planning statement has been prepared by Urban Imprint on behalf of the Ryebank Fields Community Group to accompany an application for full planning permission which seeks permission for the use of land commonly referred to as 'Ryebank Fields' as a community woodland and meadow.
- 1.2. The site to which this application relates is currently owned by Manchester Metropolitan University and does not possess an existing use which is formalised in planning terms. Last formally used as playing fields in connection with the University, the fields were abandoned in 1996 following the University's move to a different premises in Carrington and no further planning permissions or other developments have subsequently taken place.
- 1.3. Since this point, the use of the fields has naturally evolved. Now a valuable community resource, Ryebank Fields are used by many local residents as a space to meet, walk, exercise, and reflect, with local community groups working collaboratively over a number of years to help preserve the qualities of the fields and residents' access to them. This planning application seeks to formalise and lawfully establish this change of use, with a suite of information provided as part of the planning package in order to provide clarity with regard to how it is proposed that the site will be used, managed in the future and improved for users of the fields.
- 1.4. Specifically, the future aims and ambitions of the applicant with regard to this change of use application are to:
 - Harness the potential of the uniqueness of Ryebank Fields to support and enhance community health and wellbeing, by enabling the local community to engage with nature;
 - Protect and enhance biodiversity and encourage local nature recovery;
 - Contribute to mitigating the impact of the climate crisis;
 - Encourage community cohesion, leadership and ownership; and to
 - Celebrate cultural and community heritage.
- 1.5. The change of use does not require or propose any operational development, and the items indicated within the illustrative masterplan either exist or are merely identified as aspirations for which the group would seek further permissions in the event that this change of use application is granted planning permission.
- 1.6. It should be noted that the applicants responsible for the submission of this planning application are not the current owners of the land, understood to be Manchester Metropolitan University. The appropriate ownership certificate (B) has

been completed as part of the application's submission and notice has been served to the site owner at the time of submitting this application.

Application site history and context

- 1.7. Ryebank Fields is an area of existing open green space located in Chorlton, Manchester. Originally used as clay pits for local company Jackson's Brickworks, the site has had a range of uses between its original and present use, primarily and most notably including its use by Manchester Metropolitan University in connection with its sports facilities and wider education offer from the mid 1970's onwards, following extensive remediation works to address contamination associated with the site's original use. Upon moving sports facilities to Carrington in 1996, the site was abandoned by the University and has since been largely unmanaged.
- 1.8. By virtue of the largely unmanaged condition of the fields throughout the past 30 years, the site now contributes significantly towards the local ecological network such is the extent to which local habitats have re-established through natural succession. The fields are now a rewilded space which sustain a variety of plant and animal life, including grasses, trees, wild flowers and fruits, hedgerows, insects, bats, hedgehogs, foxes and other species, and more generally provides an important and scarce natural green space within south Manchester, within a 15 minute walking distance for 25,000 people.
- 1.9. More specifically, the site can be accessed at five different points across its northern, western and southern boundaries, three of which provide direct access through to Longford Park which lies directly adjacent to the western boundary of the site. Remaining access points to the north and south of the site provide pedestrian access to Rye Bank Road and Longford Road respectively, the former falling within the administrative boundary of Trafford and the latter within the boundary of Manchester. Copses on northern, western and southern boundaries, in conjunction with additional perimeter trees surrounding the eastern boundary of the site provide dense tree cover around the perimeter of the vast majority of the site, visually containing the centre of the site whilst simultaneously contributing significantly to the local street scene.
- 1.10. A number of informal routes extend from the access points described above and provide a series of different paths into, out of, through and within the fields. These routes weave within and around the many different assets which contribute significantly towards its ecological and biodiversity value. This includes assets including a notable Aspen Grove, various tree species (including the black poplar), important hedgerow along the western boundary and a series of natural meadows rich in wild flora and fauna.
- 1.11. The fields also serve an important role in helping to celebrate local cultural and community heritage. The Nico Ditch, a non-designated heritage asset of emerging significance (although listed in other places within South Manchester) crosses the site, and an asset of community value (ACV) located at the northern entrance of

the site, are both already celebrated and preserved on an ongoing basis by users of the fields.

- 1.12. From a planning perspective, the fields are contained within the identified urban area of the Manchester authority but otherwise do not fall within any identified policy designation. It is however acknowledged that part of the fields lie within Flood Zone 2 and adjacent to the Longford Park Conservation Area, albeit falling within the jurisdiction of Trafford Council. A proportionate Flood Risk Assessment has been prepared accordingly and is submitted as part of the application.

Planning history

- 1.13. This site has previously been the subject of a planning application in 1996 which sought outline planning permission for residential development on the site, including public open space and a children's play area. This application was subsequently refused by Manchester City Council, with an appeal also dismissed by the Planning Inspectorate due in the main part to the loss of the playing fields and open space.
- 1.14. Following this activity there was no further planning activity relating to the site prior to the adoption of a development framework in June 2019 titled 'Ryebank Road development framework'. Since the preparation of this framework the owner of the fields, Manchester Metropolitan University, has signalled their intention to work in partnership with developers to obtain planning permission for housing development on the site. Following some pre-application public consultation, an application was submitted in February 2025 for a 120 dwelling residential development including associated works. This application is currently undetermined.
- 1.15. The planning history for the site can be found with more detail within Appendix A of this report.

Pre-Application Consultation

- 1.16. In developing the proposal now submitted to the Council, wide-ranging efforts were made by the applicant to consult the local community and general public with regard to the proposed change of use. This consultation exercise, lasting exactly two weeks, included the following:
 - Open-ended online questionnaire;
 - Two in-person public consultation events;
 - Delivery of approximately 475 leaflets to all dwellings bordering Ryebank Fields;
 - Providing information, leaflets and questionnaire forms at a film screening event relating to Ryebank Fields; and
 - Attending a final public event to provide the community notice of the last day of the public consultation.

- 1.17. Results from the consultation exercise indicate that the local community are extremely supportive of the change of use proposed through this application. Over 725 positive responses were received by members of the public through the completion of online and physical forms, with no responses indicating opposition to the proposals. This can be interpreted as a very clear mandate from the local community to progress with the application in order to attempt to secure the long-term use of the site as a community woodland and meadow for both Manchester and Trafford residents in the future.
- 1.18. The consultation also asked if there was anything which respondents would amend, add or otherwise propose through the plan. A range of interesting suggestions including rain shelters, observation booths, sculptures and interpretation boards (for the Nico Ditch) have been put forward and Ryebank Fields Community Group will consider the appropriateness and feasibility of these suggestions moving forwards in the event that planning permission is granted.
- 1.19. More information and evidence relating to this consultation can be provided upon request.

2. Planning policy justification

Development plan and relevant legislation

- 2.1. Section 38 (subsection 5) of the *Planning and Compulsory Purchase Act* (2004) as amended by the *Levelling Up and Regeneration Act* (2023), sets out that in the determination of planning applications regard should be had to the development plan and national development management policies unless material considerations strongly indicate otherwise. Within the administrative boundary of Manchester City Council, the local plan (Local Development Framework) which relates to all planning applications includes the following:
- Places for Everyone Joint Development Plan 2022 – 2039
 - The Manchester Core Strategy 2012 – 2027
 - Extant Unitary Development Plan policies (where relevant)
 - Greater Manchester Joint Minerals DPD and Joint Waste DPD (where relevant)
- 2.2. The recently amended National Planning Policy Framework (Dec 2024) is also a strong material consideration, in addition to the adopted development framework which relates directly to the site.

Key policy tests

- 2.3. Reviewing the nature and scope of this planning application (it being for the change of use of former private university playing fields to a community meadow and woodland), the following policies are deemed to be most relevant to the determination of this application:

Places For Everyone

- Policy JP-Strat9: Southern Areas
- Policy JP-Strat13: Strategic Green Infrastructure
- Policy JP-G1: Landscape Character
- Policy JP-G2: Green Infrastructure Network
- Policy JP-G6: Urban Green Space
- Policy JP-G7: Trees and Woodland
- Policy JP-G8: A Net Enhancement to Biodiversity and Geodiversity
- Policy JP-C6: Walking and Cycling

Manchester Core Strategy

- Policy EN9: Green Infrastructure

- Policy EN10: Safeguarding Open Space, Sport and Recreation Facilities
- Policy EN12: Area priorities for Open Space, Sport and Recreation
- Policy EN15: Biodiversity and Geological Conservation

2.4. Having examined these policies, it is considered that their contents and requirements ultimately amount to two overarching policy tests with regard to the change of use which is proposed:

- Principle of development – Whether the proposed change of use is appropriate for the site and location when assessed against the policies which guide and direct this land use within the borough.
- Technical Acceptability – Whether the proposed change of use can be implemented in a manner which avoids any adverse impact upon existing ecological or wildlife receptors and whether the use can be implemented safely with regard to the historic contamination which exists within the site.

2.5. These matters are considered in turn below.

Assessment against the tests

Principle of development

- 2.6. The National Planning Policy Framework (2024), Places for Everyone (2024) and the Manchester Core Strategy (2007) set out clear and resolute support for all development proposals which seek to establish or maintain open spaces such as Ryebank Fields, whether considered from the perspective of its role as an area of open space, community asset, or site with significant ecological value.
- 2.7. With regard to the fields' role as an area of public open space (a role which would be formalised through the approval of this application), the National Planning Policy Framework sets out that such spaces are pivotal to establishing healthy communities and form an important part of the social objective of sustainable development (paragraph 8). Paragraph 98 of the Framework goes further to state that planning decisions should plan positively for the provision and use of such spaces, also taking into account and supporting the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 2.8. Akin to the provisions made within the National Planning Policy Framework, the documents which form the Manchester Local Plan provide similar support for the provision, retention and enhancement of open spaces. Of particular note in this respect is policy JP-G6 of the Places for Everyone Joint Development Plan, which states that "existing urban green space will be protected and enhanced in balance with other considerations". The justification text accompanying JP-G6 provides a good summary of the reasoning why such a policy is prudent within an area such as the GMCA, stating:

"8.48 Whilst our extensive areas of open countryside are enormously important, the conurbation's urban green spaces are of greater significance to many residents on a day-to-day basis and are the areas

with which they have greatest contact. These places have most value to people at a local level...”

“8.50 “Urban green spaces are essential to the liveability of urban areas, making a vital contribution to mental and physical health, and more generally to the overall quality of life. They can offer a moment of tranquillity within a busy area, and provide people with opportunities for recreation, social interaction, and to connect with nature. They often form part of the network of green transport routes, supporting more walking and cycling and less car use...”

- 2.9. The Manchester Core Strategy sets out more localised area priorities for such spaces, proposing that the long-term priority for the south of the planning authority area shall be to ‘enhance the quality of existing provision and using opportunities to address deficiencies’ throughout the plan period (Policy EN12). Policy EN10 of the Core Strategy seeks to deliver on this priority as follows:

“The Council will seek to retain and improve existing open spaces, sport and recreation facilities to the standards set out above and provide a network of diverse, multi-functional open spaces. Proposals will be supported that:

- improve the quality and quantity of accessible open space, sport and recreation in the local area;*
- provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity;*
- improve access to open space for disabled people”.*

- 2.10. Specifically with regard to the relevant policies of the Manchester Core Strategy (EN10, EN12), it should be noted that Ryebank Fields are identified as an area of natural and/or semi natural green space within the evidence base supporting the plan¹.
- 2.11. Reviewing the proposed change of use within the context of the policy landscape outlined above in relation to open space, it is eminently clear that the proposal is both supported by and in accordance with the relevant planning policy. The change of use would help to formalise the use of Ryebank Fields as an open green space for which there is already an established community who frequent, care for and utilise this scarce form of urban green and open space, and accompanying mission and operational statements indicating a clear strategy and overall objectives for the project and the future use of the fields as a whole. To refuse or otherwise preclude the delivery of this development would be contrary to paragraph 98a and 98b of the NPPF.
- 2.12. More widely, the fields and the principle of development associated with the change of use sought through this application can also be interpreted through its role as an ecological asset. Within this context, the NPPF states concisely within

¹ City wide Open Spaces, Sport and Recreation Study – Natural and Semi-Natural Open Space, Map 5.1.

paragraph 193d that *'development whose primary objective is to conserve or enhance biodiversity should be supported'*, with policy JP-G8 providing strategic policy objectives throughout the Greater Manchester region which shall apply, including increasing the quality, quantity, extent and diversity of habitats, including connections within and between those habitats, as well as to facilitate greater access to nature, particularly within urban areas.

- 2.13. The proposed change of use from a private use in connection with Manchester Metropolitan University to use of the site as a community woodland and meadow is in complete accordance with the provisions of paragraph 193d of the Framework and policy JP-G8 of PfE, and overall this section indicates that the proposal is supported by a range of relevant policies which indicate its 'in principle' accordance with the development plan as a whole.

Technical Acceptability

- 2.14. Within the context of this site and the change of use for which planning permission is sought, there are a small number of technical matters which should be demonstrated to be acceptable. Primarily this is demonstrated through the findings of other reports submitted as part of this planning package, but are also summarised here for completeness.
- 2.15. **Ecology:** The variety of living organisms within a site or area provide a wide range of benefits, including to human health and well-being, and are protected through a range of legislation and policy which seeks to protect and enhance biodiversity. Policy JP-G8 of Places for Everyone states that "increasing the quality, quantity, extent and diversity of habitats" and "enhancing the management of existing habitats, including through habitat restoration, avoiding habitat fragmentation and combating invasive species" will be sought through development as a means to help deliver a net enhancement of biodiversity resources, with chapter 15 of the Framework providing similar objectives at a national level.
- 2.16. A Preliminary Ecological Appraisal (PEA) has been prepared and accompanies this application in order to evidence the ecological characteristics of the fields. This report has been prepared by a licensed ecologist and follows published best practice guidance in relation to undertaking Preliminary Ecological Appraisals, informed by desktop research in conjunction with several walkover surveys.
- 2.17. In summary, the PEA finds that Ryebank fields is a species rich and diverse habitat, contributing to the biodiversity of the local area by virtue of the process of natural succession throughout the past 30 years. This process has contributed towards the creation of a mosaic of habitats including woodland, aspen grove, grassland and scrub habitats which themselves support a rich diversity of flora and fauna, including protected species. The report summarises the fields as:

"an important green space in an increasingly urbanised city, provides a vital habitat for local wildlife and acts as a natural carbon sink, aiding in climate change mitigation and flood prevention."

- 2.18. More specifically, the report finds a total of 281 species within the fields² and ten identified habitats, indicating the biodiversity which exists within the site currently. In respect of protected species, many trees are identified as having high potential for roosting bats, with the site as a whole providing high potential for foraging and commuting bats. The broadleaved woodland, hedges, scattered trees, and scrub within the Fields are also assessed as offering excellent foraging and nesting opportunities for a diverse range of bird species.
- 2.19. The findings of the PEA indicate that Ryebank Fields contains a species rich series of habitats which justifies the proposed change of use to safeguard the protect species and biodiversity on the site. In creating a community woodland and meadow, the biodiversity which exists within the site can be safeguarded and enhanced over the long term by implementing the light touch conservation and management approaches set out within section 7 of the preliminary ecological appraisal. In doing so, this proposal can contribute towards and support several Greater Manchester nature-based and green space initiatives including the Greater Manchester Biodiversity Action Plan (GM BAP), the Greater Manchester Draft Local Nature Recovery Strategy (LNRS) and the Manchester Green and Blue Infrastructure Strategy, which should collectively carry substantial weight within the planning balance in conjunction with the proposal's compliance with policies JP-G7 and JP-G8 of Places for Everyone.
- 2.20. **Trees:** Trees and woodland form important components of the Green Infrastructure Network, fulfilling a wide range of functions. Within the Greater Manchester area, policy JP-G7 of Places for Everyone seeks to deliver the aims and objectives of the Greater Manchester Tree and Woodland Strategy by significantly increasing tree cover, protecting, and enhancing woodland and connecting people to the trees and woodland around them. Encouraging the positive management of trees and woodland and conserving and managing existing woodland and trees that are of heritage, cultural and/or aesthetic value, including ancient woodland and veteran trees, is central to this policy.
- 2.21. A arboricultural impact assessment has been submitted as part of the application package to record and present the existing value of the tree species and groups which can be found within the fields, including the impact of the proposed change of use. This report finds that of 45 trees assessed as part of the report, many are of categories A and B (high or moderate quality) with estimated life expectancies of at least 20 years, with many beyond 40 years. The report finds that 'the assessed trees are highly visible from public viewpoints and contribute a great deal of amenity to the area', with the presence of a large linear poplar group on the eastern boundary, including a native wild black poplar, of note. The report also quantifies the trees from carbon sequestration and capital asset value perspectives, also a boundary hedge on the western boundary which qualifies as

² The number and abundance of protected species using the site is likely to be significantly under reported due to a lack of formal biological recording.

an important hedgerow, detailed within a separate report prepared by the Greater Manchester Ecology Unit.

- 2.22. An arboricultural method statement outlines that the change of use would not result in any harm to existing trees within the site. Whilst mitigatory works may be necessary for the installation of new paths presented within the illustrative masterplan, permission is not being sought for these at this stage.
- 2.23. Reviewing these findings within the context of 193d of the NPPF and policy JP-G7 of Places for Everyone, it is clear that the proposed change of use is policy compliant and would in fact help to support the overarching ambitions and objectives of both the Greater Manchester Combined Authority and Manchester City Council insofar as those objectives relate to strengthening the local Green Infrastructure Network, conserving and managing existing woodland and improving access to such sites.
- 2.24. **Contamination:** As a result of the site's previous uses, the fields are known to possess geo-environmental constraints and previous remediation works have been undertaken prior to the site's use as playing fields. A report prepared by Sladen Associates outlines this history in detail, documenting the range of geotechnical and environmental considerations which now exist on site³.
- 2.25. Similarly to the other technical considerations outlined above, there is unlikely to be operational implications associated with contamination at the site on the basis that the proposal does not require or propose any operational development.
- 2.26. The submitted contamination report also concludes that the overall contamination risk for users of the fields is considered very low, although there are isolated instances whereby burrowing animals have brought contaminated materials to the surface. To reduce associated risks, '*wildlife only areas*' will be created and serve a dual purpose of providing sanctuary for animals whilst also ensuring that the public cannot access areas where there is record of contamination associated with burrowing. As recommended by the contamination report, a suitably licensed contractor will be appointed to regularly visit the site and remove any potentially hazardous materials from the ground surface in areas that are accessible to the public, and personal protective measures for groundworkers based on appropriate risk assessment will be enforced for any tree planting which takes place.
- 2.27. **Heritage:** As previously mentioned, the Nico Ditch has previously been identified within Ryebank Fields and forms a unique archaeological and landscape asset. Whilst not formally designated, the ditch is understood as a non-designated heritage asset of archaeological interest and should therefore be considered subject to the policies for designated heritage assets in accordance with footnote 75 of the NPPF. The Nico Ditch within the fields is demonstrably of equivalent significance to a scheduled monument by virtue of its physical qualities, the other listings which exist to designate other sections of the ditch as a scheduled

³ This report is based primarily on the results of a site walkover in addition to the interpretation of findings published by others as cited within the report's introduction.

monument within the Manchester area, in addition to the policies which exist within the development plan to protect it within other parts of Manchester (saved UDP policy LL4).

- 2.28. Relative to this, the proposed change of use provides a rare opportunity to seek to protect and enhance the Nico Ditch where it exists within the fields currently. With no operational works proposed as part of this application, the intention is that the Nico Ditch can be preserved as it currently exists and also for the future, with local walking tours across and through the fields enabling members of the local community to be educated on the ditch's history and relevance. There may be an opportunity in the future to provide interpretation boards to facilitate self-guided education but this is not currently proposed as part of this application. Overall, it is clear that the proposed change of use would not result in any harm to the Nico Ditch and would in fact enable the long-term preservation and enhancement of the asset in the future.
- 2.29. **Flood Risk:** A small section of the site is known to be located within Flood Zone 2 and therefore a Flood Risk Assessment has been submitted with the application as is necessary. Given that the proposal seeks a change of use to one which is considered 'water-compatible development', sequential and exception tests do not apply. In addition, with no operational development proposed at this stage, there are no works which require a specific design or measures to safeguard their existence with regard to Flood Risk.
- 2.30. This notwithstanding, the Flood Risk Assessment does consider and outline measures which are deemed appropriate to manage the safety of users of the site in the event of a flooding event. Overall, this is considered to be a proportionate assessment of flood risk matters which may relate to the proposed change of use, the outcome of which is considered to be consistent with local and national planning policy.

Other Matters

- 2.31. As acknowledged within paragraph 2.2, a development framework document titled 'Ryebank Road Development Framework' exists in relation to the site, adopted in 2019. The framework document outlines ambitions for the site in respect of its potential for accommodating residential development in the future. Notably, this document pre-dates the adoption of Places for Everyone and is based on a previous version of the National Planning Policy Framework.
- 2.32. It is clear that the change of use proposed through this application does not align with the development framework insofar as it does not deliver any residential development. However, this does not indicate that this proposal is a departure from the development plan in any way as the development framework is only a material consideration to be weighed within the planning balance in the determination of relevant applications. This section as a whole evidences the proposal's compliance with all relevant policy, and in fact is clearly a scheme for which the development plan offers positive weight. These factors, in addition to other considerations (see section 3), are considerations which carry far more

substantial weight, weighing in favour of the proposal's approval. This is particularly the case given the date of the development framework – it pre-dating the adoption of Places for Everyone which has enabled the allocation of housing development to meet identified need throughout Greater Manchester.

- 2.33. Taking account of the above, it is considered that the development framework should not preclude or form a substantial material consideration such that this application is refused.

3. Planning Balance

3.1. In planning balance terms, the following matters should be given appropriate consideration and weight through the determination of this planning application:

- The proposed change of use would result in the long-term maintenance and enhancement of an open green space within an urban area, forming a constituent part of sustainable and healthy living within the south Manchester and Trafford area;
- The proposal would contribute towards and support several Greater Manchester nature-based and green space initiatives by virtue of its ability to protect and support further natural succession and evolution in the biodiversity of flora and fauna found within the fields;
- The proposal would ensure that existing habitats frequented by protected species are maintained and safeguarded from disturbance of any form;
- If approved, the fields would develop further as a community resource promoting social cohesion and community wellbeing;
- The change of use would facilitate the protection and enhancement of the Nico Ditch, a non-designated heritage asset;
- The proposal benefits from a clear strategy in respect of its management and the future objectives and ambitions in relation to the site, to be fulfilled by Ryebank Fields Community Group, which intends to become a Charitable Incorporated Organisation (CIO);
- The development requires no operational development in order to successfully implement the change of use;
- That there is no identifiable policy conflict with the development plan.

3.2. Taking account of the above considerations it is requested that planning permission should be granted for this proposal without delay.

Appendix A – Site Planning History

Planning ref:	Location:	Description:	Decision Date:	Notes
049013/00/SOU TH2/95	Ryebank Fields, Rye Bank Road, Chorlton-cum-Hardy, Manchester M21 9WW	Outline application for residential development, including public open space and a children's play area.	6 June 1996	Appeal dismissed by the Planning Inspectorate on 8 August 1997.
142223/FO/2025	Ryebank Fields, Rye Bank Road, Chorlton-cum-Hardy, Manchester M21 9WW	Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.	Awaiting determination	



Urban Imprint Limited
16 -18 Park Green
Macclesfield
SK11 7NA

01625 265232
info@urbanimprint.co.uk
www.urbanimprint.co.uk