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:planning @manchester.gov.uk

Ref 143413/FO/202

Comment from [redacted]

I am strongly positive and supportive of this very thoughtful planning application from

Ryebankfields Community for the future use of Ryebank Fields. This area has benefited

the local community and those further afield for many years providing an accessible

biodiverse, naturally rewilded green space in the heart of Manchester. It has been

protected and enhanced by a conscientious local community group for the benefit of

all.

It was covenanted many years ago by Manchester City Council to the then Manchester

Polytechnic for the use of recreational activities. The Polytechnic became Manchester

Metropolitan University and privatized. Planning application 142223/FO/2025 for the

building of 120 dwellings on the site would no doubt gratuitously gift MMU a large sum of money for the sale of land designated for recreational use , previously deemed unsuitable for housing on 2 occasions. UK does need housing but as much of planning application 142223/FO/2025 has been redacted or made unavailable its difficult to know if this the sort of social housing that is needed or in fact high end housing unaffordable to most.

A housing development of this sort will of course do nothing to alleviate our most pressing need that of addressing climate change . Ryebank Fields Community application points out that parts of the area have a risk of flooding. A housing development on the site would only increase that risk by tarmac and concreting over large areas and preventing soil drainage. Further it would endanger the established surrounding communities to an increased risk of flooding. I see no paper addressing this risk in the 142223/FO/2025 application.

I fully support the alternative plan from Ryedale Fields Community's to keep Ryedale Fields as a community resource

[redacted] Many times visitor to Ryedale Fields