

Re: 143413/FO/2025 - Site at Ryebank, Longford Road Chorlton

From [REDACTED]
Date Wed 05/08/2026 16:15
To Robert Griffin [REDACTED]

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Good afternoon Rob

RE: Application 143413/FO/2025 - Change of use of former university playing fields to community woodland and meadow - Land Bound by Longford Road, Peveril Crescent, Rye Bank Road and Longford Park

Thank you very much for your email and for consulting GMAAS on the above application.

The proposal site does not contain any designated heritage assets but is of considerable archaeological interest as it is traversed by a large negative earthwork that may represent the remains of an ancient boundary or defensive feature referred to as the Nico Ditch (HER ID 19116.1.0). This curvilinear earthwork is believed to be of pre-Norman Conquest origin and extends for c.5km around the southern edge of Manchester city centre from the border with Audenshaw / Denton in the east to Platt Brook in the west, although is only visible as a feature of the modern landscape in a small number of places.

The application is supported by a comprehensive and authoritative account of the Nico Ditch, and assesses the likelihood that a large ditch that traverses the application site represents the remnants of this significant historic and somewhat enigmatic landscape feature. It is concluded that the feature across Ryebank Fields is certainly of some antiquity and in all probability is likely to be part of the Nico Ditch, although intrusive archaeological investigation is required to confirm this interpretation. GMAAS agrees with this conclusion.

As the proposed change of use requested by the application does not require any ground-breaking works, however, any below-ground remains of archaeological interest (which is limited exclusively to the ditch and the material it contains) will be unaffected and preserved in-situ. GMAAS welcomes this outcome. GMAAS also welcomes the aspiration to provide information boards at some point in the future that is mentioned in the Planning Statement submitted in support of the application. This could usefully explain the historic interest in the Nico Ditch and raise awareness amongst local communities of its presence. However, for the purposes of the current application, GMAAS is satisfied that no further consideration of archaeological matters is warranted.

With kindest regards

[REDACTED]

 University of Salford MANCHESTER	[REDACTED] BA FSA Heritage Management Director Greater Manchester Archaeological Advisory Service Centre for Applied Archaeology, Peel Building School of Science, Engineering & Environment University of Salford, Manchester M5 4WT, UK [REDACTED]	 SCHOOL OF SCIENCE, ENGINEERING & ENVIRONMENT
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From: Robert Griffin [REDACTED]
Sent: Wednesday, August 05, 2026 10:04
To: [REDACTED]
Subject: 143413/FO/2025 - Site at Ryebank, Longford Road Chorlton

Dear [REDACTED]
I hope you are well.

I am currently dealing with another application for the above site (you have commented on reference 142223/FO/2025) this application seeks to change the sites use to a Community Woodland and Meadowland. The proposals do not involve any operational development but have included in their submission a Heritage Research paper. As there is no proposed development the applicant is not proposing any archaeological intrusive work and we hadn't originally consulted GMAAS on the application as a result but in hindsight we should have.

Would you mind in this instance reviewing the application and the submitted paper and providing us with any advice you might have? Happy to have a telephone conversation as well about the proposals my number is [REDACTED]

Regards

Rob Griffin

Principal Planner
Development Management (Areas Team)
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

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