



To	Head of Planning	FAO: Robert Griffin
From	Head of Compliance, Enforcement and Community Safety	
Contact Officer:	██████████	Our Ref: PR202510-1702233
Date:	28 October 2025	Telephone: 31742

Consultation on Planning Application

Application No: 143413/FO/2025

Description: Change of use of former university playing fields to community woodland and meadow.

Location: Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields) Manchester M21 9WW

I write in response to your email of the 21 October 2025 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

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a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what

measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

We have considered the submitted report (Phase 1 Geo-Environmental Report, Sladen Associates, October 2025). This report is accepted.

Due to the potential risks from asbestos containing materials in some parts of the site a risk assessment is required which should include measures to restrict public access, especially in the vicinity of badger setts. We also require justification for the reduction in site checks for asbestos containing materials as this is currently undertaken quarterly by the current site owners.

If the land is to be used for the planting of edible plants a site investigation and risk assessment will be required to determine if the site soils are suitable for use. The findings will need to be submitted and approved prior to this activity taking place.

Information for Developers guidance documents can be downloaded using the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

Should you wish to discuss this matter further please contact Laura Miller


Head of Compliance, Enforcement and Community Safety