
Re: FURTHER INFORMATION RE LIVE APPLICATION : 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

From [REDACTED]
Date Fri 12/05/2025 14:53
To Robert Griffin [REDACTED]

Hi Rob,

You are correct. Is there going to be some kind of compliance condition? MMU currently send me a copy of their quarterly checks so I know that they have been done.

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED] [@uk](#)
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 05 December 2025 11:47
To: [REDACTED]
Subject: Re: FURTHER INFORMATION RE LIVE APPLICATION : 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi [REDACTED]
Thanks for your comments. Can I just check my understanding, in terms of site checks I would presume and expect that these would be an ongoing requirement whilst the site is in use for the applied purpose unless it could be demonstrated that there is no longer a risk to human health?

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Thursday, December 4, 2025 13:40
To: Robert Griffin [REDACTED]
Subject: Re: FURTHER INFORMATION RE LIVE APPLICATION : 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

I have considered the attached and my comments regarding restricted access and site checks have been addressed, they are now proposing quarterly checks which is the same as MMU currently do.

A site investigation is only required for future planting related activities so this can be conditioned.

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 20 November 2025 10:34
To: [REDACTED]
Cc: EnvH Licensing [REDACTED]
Subject: FURTHER INFORMATION RE LIVE APPLICATION : 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Good morning [REDACTED]
I have been provided with a written response to comments from consultees from the applicant and some additional other information which is attached to this email. I would be grateful for your review and whether these address your previous comments.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Tuesday, October 28, 2025 14:59
To: Robert Griffin [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

Please find our comments attached

I have not mentioned controlled waters in my comments; they have been a bit vague in their report as to the risks. Have the EA been consulted? I am not aware of them having any immediate concerns about the site and risks to controlled waters based on its current use.

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 28 October 2025 09:57
To: [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi [REDACTED]
An unredacted copy is now attached

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Monday, October 27, 2025 12:50
To: Robert Griffin [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

Thank you, there are also photos missing too, I assume for the same reason.

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 27 October 2025 11:59
To: [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi [REDACTED]
I suspect it will be. I have requested an unredacted copy.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Monday, October 27, 2025 11:42
To: Robert Griffin [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

I am reading through their report now. I can see this paragraph has been redacted, it is just to protect the location of the badgers? It looks like some information about potential contamination may have been redacted too?

[REDACTED], although some of these are appa
in overgrown areas that were inaccessible at the time of recent walkover. [REDACTED]
[REDACTED]
[REDACTED] included a pile of ash, slag
clinker [REDACTED] as well as general made ground which included pieces of b
stone and concrete [REDACTED]. A single piece of probable cement asbestos w
noted [REDACTED]
Another piece of probable asbestos containing material was noted adjacent to the b
and [REDACTED]. Otherwise, r

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 23 October 2025 08:00
To: [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Thanks [REDACTED]
Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e [REDACTED]

From: [REDACTED]
Sent: Thursday, October 23, 2025 07:53
To: Robert Griffin [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

It will be next week at the earliest as I have just returned from leave. We technically have 14 days to look at additional information jobs but I will try and look at this sooner for you

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

From: Robert Griffin [REDACTED]
Sent: 21 October 2025 10:57
To: [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi [REDACTED]
I have now received the attached updated report relating to Contaminated Land, this has also been uploaded online. I would be grateful if this could be reviewed. If you are able to let me know how long you need to assess this I would be grateful if you could let me know.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e: [REDACTED]

From: [REDACTED]
Sent: Friday, October 3, 2025 14:56
To: Robert Griffin [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

Yes, that is exactly what we need.

Kind Regards

[REDACTED]

[REDACTED] (MRes, MA, BSc(Hons))

Please note that due to working compressed hours Wednesdays are a non working day for me, I will respond to your email when I return to the office.

Environmental Protection Officer
Environmental Protection Section
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]

We are now on Twitter, for latest news and updates follow us [@EnvHealthMrc](#)

Please consider the environment before printing an email

From: Robert Griffin [REDACTED]
Sent: Friday, October 3, 2025 2:23:12 PM
To: [REDACTED]
Subject: Re: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi [REDACTED]
Many thanks.

I read your note as requiring the following to be submitted for review in the first instance:

A Contaminated Land Report and Risk Assessment is required to be submitted given the proposal seeks to formalise the site as public open space and based upon the Council's current knowledge with regards to contamination and the proposed range of activities that the applicant seeks to take place as part of its open space use.

This information should also set out if no public access is going to be permitted to areas that are to be designated as wildlife only and what measures are proposed to ensure no public access to such areas.

Any risk assessment prepared would also need to set out any arrangements for site checks for contamination and frequency of such checks.

Regards

Rob Griffin

Principal Planner
Development Management South
Planning, Licensing and Building Control
Manchester City Council

e [REDACTED]

From: [REDACTED]

Sent: Friday, October 3, 2025 13:37

To: Robert Griffin [REDACTED]

Subject: 143413/FO/2025 - Land Bound By Longford Road, Peveril Crescent, Rye Bank Road And Longford Park (commonly Referred To As Ryebank Fields)

Hi Rob,

I ended up having a bit more time than I thought after a called off inspection.

For this one we need them to submit a report with regards to the contamination status of the land especially given that they want to formalise the site as public open space. It is noted in their operational statement that some parts of the site will be designated as wildlife only. They need to clarify that this means that public access will not be permitted in these areas, given the knowledge of asbestos containing materials being brought to the surface from burrowing animals.

They also intend to seek advice with regards to the growing of food on the site, again this would need to be supported with a contaminated land risk assessment.

As part of the management of the land MMU are undertaking quarterly site checks for asbestos containing materials at the surface. This was agreed with MCC as part of our risk assessment of the site under Part 2A of the Environmental Protection Act 1990. Any change to this frequency would need to be agreed with a supporting risk assessment. This agreement was under the proviso that the land is private, and the public should not be accessing it (signage has been placed around the site due to their attempts to fence the land being breached).

We will await this information and will provide formal comments in due course.

Kind Regards

[REDACTED] (MRes, MA, BSc(Hons))

Environmental Protection
Environmental Health
Neighbourhoods Directorate
Manchester City Council

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please note that due to working compressed hours Wednesdays are a non-working day for me, I will respond to your email when I return to the office

We are on X, for news and updates follow us [@EnvHealthMcr](#)

Please consider the environment before printing an e-mail

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.
If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.
The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.
Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
