

SAVE RYEBANK FIELDS

BY SUBMITTING A PLANNING OBJECTION - NOW!

www.saveryebankfields.co.uk
ryebankfieldsfriends@gmail.com



WHO CAN OBJECT?

Everyone. There is no restriction on where you live, or the number of objections per household. **However you object, YOU MUST QUOTE Planning Application Reference 142223/FO/2025**

DEADLINE: Wednesday 2nd April, 2025

HOW?

- 1. By email** planning@manchester.gov.uk
- 2. By post:**
Planning Growth and Development
Manchester City Council
PO BOX 532
Manchester
M60 2LA

3. On the Public Access System (where you can also view the plans)

<https://pa.manchester.gov.uk/online-applications/> or use this QR code:



YOU CAN USE OUR TEMPLATE FOR OBJECTIONS:

See www.saveryebankfields.co.uk for more info or email us at ryebankfieldsfriends@gmail.com

OR WRITE YOUR OWN USING THIS FORMAT:

I am writing to object to planning application (Planning Application Reference 142223/FO/2025), for the following reasons:

List your points - focus on “material considerations” listed overleaf; **Request** that the Council acknowledge receipt of your email or letter. **Include** your name and address, especially if you are a Manchester or Trafford resident. Be clear, concise and factual. Provide evidence including photographs.

Please note: The Committee only consider “Material Considerations” - see list overleaf. If you can directly address the relevant section in the planning application, that would be valuable.

IT WOULD BE HELPFUL TO COPY IT TO YOUR COUNCILLORS & MP:

Chorlton: cldr.j.hacking@manchester.gov.uk; cldr.tina.kirwin-mcginley@manchester.gov.uk;
cldr.mathew.benham@manchester.gov.uk; jeff.smith.mp@parliament.uk

Longford: sarah.haughey@trafford.gov.uk; david.jarman@trafford.gov.uk;
judith.lloyd@trafford.gov.uk; andrew.western.mp@parliament.uk

In other areas, please find your council’s website via: <https://www.gov.uk/find-your-local-councillors> and your MP at <https://members.parliament.uk/members/commons>.



MATERIAL CONSIDERATIONS

PICK A FEW OF THE MOST IMPORTANT TO YOU SEE OUR WEBSITE (QR HERE) FOR MORE INFO



NON-COMPLIANCE WITH POLICY

Local and government, e.g. Brownfield first, Nature Recovery, Public Health etc - see website.

BIODIVERSITY

Rewilding ecosystem in a nature depleted area of Manchester. Priority habitats of GM Biodiversity Action Plan and Nature Recovery Strategy. Impact on remaining woodland (fences, pathways, light pollution, pets, increased footfall).

PROTECTED & VULNERABLE SPECIES

Including bats, badgers, hedgehogs, bird species of conservation concern. Priority species: bats, black poplar, swifts, hedgehog, toad, willow tit.

TREES: LOSS AND IMPACT

Millennium Oaks, encroachment on Aspen Grove, loss of Eastern woodland boundary and silver birches at South end. Vulnerable species: Ash, Black Poplar and Elm.

LOSS OF LOCAL AMENITY

Of importance to the community. Beauty, tranquility, ecology, history, recreation, community. (see Local Green Space application and our social media channels for more information). 25,000 residents within a 15 minute walk. Loss of Ryebank Road Community Garden.

IMPACT ON HERITAGE

Nico Ditch - possible ancient monument.

LONGFORD PARK

Impact on Longford Park Conservation Area setting.

TRAFFIC & PARKING

Congestion, road safety near schools and park, air quality implications of increased traffic and reduced vegetation. Reference other conversations with councillors regarding traffic and parking.

FLOODING & DRAINAGE

Rainwater flooding from replacement of vegetation with hard landscaping - gardens and cellars.

POLLUTION

Impact on playground and neighbourhood air quality during and after construction.