



Ryebank Fields Community &lt;ryebankfieldscommunity@gmail.com&gt;

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**Planning Application Ref: 142223/FO/202 - Objection**

2 messages

**Ryebank Fields Community** <ryebankfieldscommunity@gmail.com>

25 June 2026 at 10:49

To: Robert Griffin &lt;robert.griffin@manchester.gov.uk&gt;

Cc: carmel.hughes@manchester.gov.uk, jeff.smith.mp@parliament.uk, andrew.western.mp@parliament.co.uk, Chantal Kerr-Sheppard &lt;cllr.Chantal.Kerr-Sheppard@manchester.gov.uk&gt;

Dear Robert,

**Planning Application Ref: 142223/FO/2025 – Objection**

We wish to submit a formal objection to the above planning application for the reasons set out below.

It is not currently possible to properly evaluate the viability, safety, environmental impacts, or deliverability of the proposed development.

This is not a site where contamination risks are speculative or low-level; it is a site with known contamination concerns. Publicly available geo-environmental reports, including our own community-funded Phase 1 assessment, indicate the presence of significant contamination risks. These include the potential mobilisation of hydrocarbons into groundwater and the release of airborne contaminants during ground disturbance.

Given the nature and extent of the known contamination, it would be inappropriate to rely solely on planning conditions to determine the remediation approach at a later stage. The risks should be fully investigated, assessed, and addressed before any planning permission is considered.

Any ground disturbance associated with the proposed development has the potential to create contamination pathways affecting sensitive receptors, including neighbouring residential properties, St John's Primary School, and the Longford Park Conservation Area. These potential impacts have not been adequately assessed or mitigated through the information currently submitted.

We were assured by MMU's site representatives that the intrusive ground investigations undertaken in 2024 provided sufficient samples, data and analysis to enable the preparation of the technical reports required to support a planning application.

Given those assurances, it is unclear why comprehensive contamination and ground condition reports, including any necessary remediation strategy, have not been submitted as part of the application.

Without such information, how can the Local Planning Authority be satisfied that the proposed development can be delivered safely and without creating unacceptable risks to:

- Human and animal health;
- Controlled waters and groundwater resources;
- Neighbouring land uses and occupants;
- Construction workers and future site users; and
- The wider environment?

In the absence of a full site investigation assessment and, where required, a detailed remediation and verification strategy, there is insufficient evidence to demonstrate that the site is suitable for the proposed use or that any contamination risks can be effectively managed.

We therefore request that this application be refused.

Should the application not be refused at committee, its determination should be deferred pending the submission and independent review of the necessary contamination investigations and remediation proposals. These documents should then be made available to allow for further public scrutiny and comment.

Sincerely,



Dr Rhetta Moran

Chair  
Ryebank Fields Community Group

