



HOW AND WHY TO LODGE OBJECTIONS TO THE RENOTIFICATION ABOUT RYEBANK FIELDS DEVELOPMENT

Ryebank Fields Community Group (RFCG) has been approached by lots of people asking for guidance about how best to respond to the revised planning application (ref: 142223/FO/2025) submitted by Step Places, Southway Housing and Manchester Intergenerational Co-Housing (MICO), all acting for MMU.

After discussion with our planning consultant, RFCG is raising a further objection as follows:

“To date, the site investigations undertaken by the applicant are insufficient to inform this planning decision. Without further extensive site investigations there is no way to assess the viability, safety or deliverability of the proposed scheme.

This is not a low risk but a known risk contamination site.

*We understand from Geo-environmental reports that are in the public realm, including our own community funded phase 1 report, that **if the ground is disturbed there are extensive contamination risks. These risks include hydrocarbons leaching into groundwater and airborne carcinogenic substances.***

To apply a planning condition to determine the exact process for dealing with these known risks is neither appropriate nor proportionate to those risks.

Ground disturbance from any development risks creating contamination pathways to immediate receptors i.e. neighbouring residents, St. John’s Primary School and the Longford Park Conservation Area. This is completely unacceptable and should not be contemplated.

The fact that MCC is considering determining this application at committee without a complete, robust and externally scrutinised remediation strategy in place is profoundly disturbing. At this time, this application must not progress.”

By 9th July please feel free to use this information to guide the content of your own objections. Objections need to be sent to either:

- Email to robert.griffin@manchester.gov.uk (make explicit ref: 142223/FO/2025).
- Comment via www.manchester.gov.uk/planning/publicaccess (make explicit ref: 142223/FO/2025).

Please cc your objection to ryebankfieldscommunity@gmail.com and copy in your MP and local councillors.

Many thanks, Ryebank Fields Community Group and Trafford Rye Bank Residents Association.