



Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

Environmental Information Regulations 2004 Request – Planning Application Ref: 142223/FO/2025 (Ryebank Fields)

Ryebank Fields Community <ryebankfieldscommunity@gmail.com>

22 July 2026 at 15:26

To: informationcompliance@manchester.gov.uk

Cc: cllr.bev.craig@manchester.gov.uk, Julie Roscoe <julie.roscoe@manchester.gov.uk>, jeff.smith.mp@parliament.uk, Chantal Kerr-Sheppard <cllr.Chantal.Kerr-Sheppard@manchester.gov.uk>, Bob Phillips <bob@urbanimprint.co.uk>, Ryebank Fields <ryebankfieldsfriends@gmail.com>

Dear Information Compliance Team,

I am writing on behalf of Ryebank Fields Community Group (RFCG) to request information under the Environmental Information Regulations 2004 (EIR).

This request relates to planning application reference 142223/FO/2025 concerning proposals for development at Ryebank Fields, and the Council's assessment, consideration and decision-making process in relation to the application.

Ryebank Fields is an established area of community woodland, meadow and open green space. The proposed development raises significant environmental considerations, including biodiversity, land contamination, remediation requirements, climate resilience and the protection of urban green infrastructure.

This request is separate from our previous EIR request concerning Manchester City Council's assessment of Ryebank Fields for Local Green Space designation during preparation of the Draft Manchester Local Plan.

Public interest considerations

Given the significant public interest in the future of Ryebank Fields and the environmental implications of application 142223/FO/2025, we consider there is a strong public interest in transparency regarding the evidence, assessments and reasoning underpinning the Council's decision-making.

Disclosure of this information would support openness and accountability in the Council's environmental decision-making processes and enable the public to better understand how relevant environmental matters have been considered.

We therefore ask the Council to take these public interest considerations fully into account when applying any exceptions under the Environmental Information Regulations 2004.

Under the EIR, please provide copies of the following recorded information held by the Council:

1. Application progress and determination

Please provide:

- Any recorded information regarding the current status and anticipated timetable for determination of application 142223/FO/2025;
- Any internal programme documents, target dates or recorded reasons relating to the current determination timetable;
- Any recorded reasons why the application has not yet been reported to Planning Committee.

2. Internal assessment and decision-making

Please provide correspondence, emails, meeting notes, briefing notes, file notes and other recorded communications between relevant Council officers and departments concerning:

- The assessment and determination of application 142223/FO/2025;

- The timing and progression of the application;
- Whether the application should proceed to Planning Committee;
- Environmental considerations relevant to the application.

3. Relationship with application 143413/FO/2025

Please provide any recorded information discussing the relationship between:

- Application 142223/FO/2025; and
- Application 143413/FO/2025 (the community-led application relating to retention of Ryebank Fields as woodland and meadow).

This should include any discussions regarding whether the applications should be considered together or separately, and any implications arising from the existence of both applications.

4. Environmental matters and contamination

Please provide recorded information relating to:

- The Environment Agency consultation response;
- Land contamination and groundwater risks;
- Additional investigations requested;
- Remediation requirements;
- The Council's assessment of whether sufficient environmental information has been provided to determine the application.

5. Local Plan and Local Green Space considerations

Please provide any recorded information discussing whether the emerging Manchester Local Plan, including the assessment of Ryebank Fields for Local Green Space designation, has been considered in relation to application 142223/FO/2025.

This should include any discussion regarding:

- The exclusion of Ryebank Fields from the Stage 3 list of proposed Local Green Space designations;
- Whether that decision has been considered relevant to the determination of application 142223/FO/2025;
- The relationship between the planning application and emerging Local Plan policies.

6. Communications with applicant and associated parties

Please provide correspondence between Manchester City Council and the applicant parties, including Manchester Metropolitan University, Step Places, Southway Housing Trust, MICO and their advisers, from 1 January 2026 to the date of this request relating to:

- Progress and determination of application 142223/FO/2025;
- Requests for further information;
- Environmental matters, contamination and remediation;
- Planning Committee arrangements;
- Local Plan or Local Green Space matters.

7. Draft reports and internal assessments

Please provide any draft or working versions of:

- Officer reports;
- Committee reports;
- Internal assessments;
- Briefing notes;
- Quality assurance comments;
- Legal comments;

prepared in relation to application 142223/FO/2025.

Where information is withheld, please identify the specific exception(s) relied upon under the Environmental Information Regulations 2004 and explain why they apply.

Where an exception is engaged, we request that the Council applies the presumption in favour of disclosure under Regulation 12(2) and provides any information that can reasonably be separated from exempt material.

If clarification is required regarding any part of this request, please contact us before applying any cost limit or refusing the request.

We look forward to receiving the requested information within the statutory timescale.

Yours faithfully,



Dr Rhetta Moran
Chair
Ryebank Fields Community Group

