

Comments for Planning Application 143416/FO/2025

Application Summary

Application Number: 143416/FO/2025

Address: Mariana House 45 - 47 Alexandra Road South Manchester M16 8GH

Proposal: Change of Use from Care Home (Use Class C2) to Temporary Living Accommodation for Homeless (Sui Generis)

Case Officer: Steven McCoombe

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I formally object to the proposed use of the property at the Mariana house, 45-47 Alexandra Road South, M16 as accommodation for homeless and ex-offenders. Placing such a facility within a predominantly residential area raises significant concerns for the safety, security, and wellbeing of local residents. The area is home to many families with young children, and introducing a population with a known history of criminal behaviour - some of which may involve violent or antisocial offences - creates an increased risk and heightened anxiety among the community.

I have teenage children myself and would not want them to be exposed to the inevitable antisocial behaviour associated with this type of housing. It is intimidating for me also.

Our neighbourhood has, until now, been a safe and peaceful environment, and this proposal threatens to fundamentally change that. The presence of a facility of this nature could also impact property values, reduce the sense of security, and alter the character of the area. There are more suitable locations for such accommodation - ideally in places with better access to rehabilitation services, security measures, and professional support, rather than being placed in the middle of a quiet residential street.

I urge the council to reconsider this proposal and to explore alternative sites that balance the needs of rehabilitation with the safety and wellbeing of existing residents

I do not believe that any change in use of the property would be properly enforced either as I have seen that the planning permission granted to the KD grammar school opposite this building has not been enforced and the school does what it pleases in terms of use of the school grounds

ignoring disturbance causes to neighbours. Similarly, the change of use of Mariana House would Lao have a negative impact on our community and bring with risks and threats that we do not want to be exposed to. So I strongly object to this application. Thank you.