

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: 13th August 2025

Dear Mr McCoombe

I wish to formally object to 143416/FO/2025, Change of Use from Care Home (Use Class C2) to Temporary Living Accommodation for Homeless (Sui Generis), Mariana House 45 - 47 Alexandra Road South Manchester M16 8GH. My reasons are for the following:

(1) Quoting the summary of key issues, "Anti-social behaviour concerns - The service has a proven record of managing similar sites with minimal community impact. Issues, if any, are swiftly addressed." (ref: summary of key issues raised, section 4 table). This is absurd; presently, there are no anti-social concerns with this property. 'Minimal community impact' and 'swiftly addressed' infer an expectation of future anti-social behaviour. Therefore, by authorising a change of use to this property, the council are endorsing an expected increased level of anti-social behaviour.

(2) It is not clear from the application documentation who is providing this service: the council or Mariana House Ltd? If it is the latter, Mariana House Ltd was incorporated on 10th March 2025 and can therefore, hardly have a track record in addressing anti-social behaviour concerns.

(3) In the planning statement, the property is referred to on page 1 as Mariana House. However, in 2.4, 6th para., p.9 it refers to Marina House and again on p.22, 4.3 1st para. Which is it? Without further clarity, you are asking residents to comment on Mariana House when both the arrival hours of clients and licence agreement about behavioural stipulations refers to Marina House, respectively. One might argue these are two separate accommodations and therefore absolves

Marina House from any conditions on this application for Mariana House.

(4) I wish to raise concerns over the company filing this application and ask that the panel consider this as wider evidence. Mariana House Ltd has two directors: Courtney Alexandra MILLER-CAMPBELL - currently a director with 33 out of 36 company appointments and Ronak SINGH - currently a director with 26 out of 28 company appointments. This data is publically available on Companies House. With such a vast number of companies, many created within the last 18 months, it does not suggest a true commitment to any of the pledges contained within this application for sincere integration with the local community.

(5) In the immediate area is KD boys' Grammar school, directly across the road from this property and William Hulme's Grammar school one street back. In close proximity, is Simply Cherish Day Nursery and Whalley Range 11-18 High School. The sheer number of children, parents and teachers using Alexandra Road South and side streets coincides with the opening hours for clients between the hours of "8:30am - 5pm". Whilst I appreciate people become homeless for several reasons, specifically using this property to temporarily house those with "mobility issues", it actually represents the majority, not minority of homeless individuals. Many studies and official reports cite that they are more likely to have chronic health problems, mental health issues, substance abuse disorders, and a history of physical or sexual abuse, all of which can impact mobility. Given this application cites up to 23 (or is it 21? Different documents say different things) additional people, at any one time, who might have one or more of the health problems listed, is not appropriate to house such people in an area so dense with school children.

(6) In addition to residential concerns, anti-social behaviour, potential disorder on public transport and local parks (Alexandra Park), it will decrease the value of property and affect the residential feel and safety of this part of Whalley Range. Having a "12-midnight" curfew serves what purpose? The "two security guards" are not chaperones. Effectively, this application is saying between the hours of 8:30am and 12am, it is an active entity, with clients free to remain alone within or outside with others around the property, every day of the week, directly across from a public transport stop and school and with dead-end streets nearby.

(7) The crime impact statement concerns the building only and makes no reference to the surrounding environment. Equally, the Statement of Community Involvement erroneously concludes it "demonstrates that the applicant has taken reasonable steps to inform and involve the local community, in line with national and local expectations for good planning practice", yet did not afford neighbours only one minute walk, 0.2 miles away that opportunity.

(8) Remaining with the SCI, community integration did not list anything specific. The building's owners, presumably Mariana House Ltd, has no track record of engagement with the council. This provides little reassurance for managing this type of client. There is a discrepancy between the SCI citing "single individuals" and the planning statement citing in addition to singles, "couples". Without having had the opportunity to attend the Community Engagement Activity, it casts doubt

on what was said to those residents who attended versus what the planning statement proposes.

It is for these reasons that I wish to object to the change of use.

Yours sincerely

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