

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 thank the organisers for the opportunity to comment on the plans

I object however for the following reasons which have not at all been addressed in the plans that I have seen.

The local area is one which is right next to a park which has already suffered from ASB, drug taking and violent and serious crime such as robbery, knife crime and offences against the persons. Alexandra Park is slowly becoming a family friendly park again however, I believe this temporary living accommodation for the homeless may cause a surge of drug taking, ASB and violent offences again the local area. What research has been completed to assess the impact of the residents whether temporary or not on the crime and ASB in the local area?

Furthermore, this is becoming a wealthy and affluent area with house prices well above the £500,000 mark. This shelter may decrease the prices for houses in the local area on the road it is situated on and the other neighbouring roads. Again this is not addressed on the plans

The local area is full of young professionals and families with small children, this location is not appropriate and will be detrimental to the quality of life for residents and families nearby and depress investment in the area.

There are a number of schools in the very micro locality, which vary between primary and secondary schools, with many children making their own way to and from schools home, it is not appropriate for them to be close and have to walk past this kind of shelter, due to the people who may be housed with the history and backgrounds they have, they may cause a negative impact on

children and females in the local area, with an increase in visible alcohol consumption and drug consumption during all hours of the day as well as behaviour which may intimidate women and young children. No research has been completed from a violence against women and children point of view.