



Fw: Objection

From [REDACTED]

Date Thu 07/08/25 2:16 PM

To Steven Mccoombe <[REDACTED]>

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 07 August 2025 1:56 PM

To: [REDACTED]

Subject: Re: Objection

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]

Sent: 07 August 2025 13:55

To: [REDACTED]

Cc: [REDACTED]

Subject: Fw: Objection

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 04 August 2025 12:16
To: [REDACTED]
Subject: Objection

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Dear Ms Roscoe

Re Application Number. 143416/FO/2025
Mariana House Change Of Use

I am very concerned re the above planning application.
Mariana House is situated in a quiet suburb of Manchester very close to three schools. And next to bus stops frequently used by children attending these schools.
I feel that changing the use to Temporary Living would significantly change the safety of the neighbourhood for residents and safety of children attending the local schools.

I hope my voice is one of many and that you will seriously consider the impact of this application to the local community.

Please keep me updated on progress and any meetings associated with this application

Kind Regards
[REDACTED]

Sent from [Outlook for iOS](#)

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Re Planning Application: 143416/FO/2025

From [REDACTED]**Date** Wed 06/08/25 1:28 PM**To** Steven Mccoombe <[REDACTED]>

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Dear Steven,

I am writing with regards to the above planning application. On reading the planning statement and other supporting documents, I noticed that some documents are merely referred to or certain points summarised, but the documents themselves are not available to view in full. In other instances the links take me to a web page that says 'Sorry, this page is no longer available', and in other cases an incomplete link is provided. Please see below for the full list. Before submitting our comments on this application, please could these documents be provided and webpage links corrected:

Planning Statement Document:

- 'Manchester City Council's Homelessness Services Management Statement' - full document not available
- NPPF National Planning Policy Framework - full document not available
- The Manchester Local Plan - full document not available and following link does not work: 'Addendum to Manchester Core Strategy 2024'
- Link does not work: Special needs and supported housing (Adopted April 2007)
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- Incorrect/incomplete link: Statutory homelessness statistics from 'Homelessness statistics – GOV.UK (www.gov.uk)'
- Manchester Homelessness Partnership, Manchester Homelessness and Rough Sleeping Strategy 2024–2027 - referenced but no link provided

Crime impact statement document:

- 'Secured by Design, Homes Guide 2024' - referenced but no link provided
- There is no mention of who the operators chosen security partner will be - please can this information be included

Kind regards,

[REDACTED]



Outlook

Fw: Formal Objection to Planning Application 143416/FO/2025 – Mariana House, 45–47 Alexandra Road South, Manchester M16 8GH

From [REDACTED]
Date Sun 17/08/25 12:37 PM
To Steven Mccoombe <[REDACTED]>

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 15 August 2025 5:46 PM
To: [REDACTED]
Subject: Fw: Formal Objection to Planning Application 143416/FO/2025 – Mariana House, 45–47 Alexandra Road South, Manchester M16 8GH

[REDACTED]

[REDACTED]

[REDACTED]

REPORT IT ON-LINE: <http://www.manchester.gov.uk>

From: [REDACTED]
Sent: 14 August 2025 19:38
To: [REDACTED]

Subject: Formal Objection to Planning Application 143416/FO/2025 – Mariana House, 45–47 Alexandra Road South, Manchester M16 8GH

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Dear [REDACTED],

I am writing to formally object to planning application 143416/FO/2025, which proposes the Change of Use from Care Home (Use Class C2) to Temporary Living Accommodation for Homeless (Sui Generis) at Mariana House, 45–47 Alexandra Road South, Manchester M16 8GH.

While I support the council's commitment to tackling homelessness, I have significant concerns regarding the suitability of this site for such a facility, based on both planning policy and practical considerations.

1. Non-Compliance with the Temporary Accommodation Placement Policy

Manchester City Council's Temporary Accommodation (TA) Placement Policy—developed in accordance with Section 208 of the Housing Act 1996—requires the council to ensure placements are in locations suitable and sustainable for the occupants, with reasonable access to employment, education, healthcare, and public transport.

This location lacks direct proximity to key support services and employment hubs, making it ill-suited for sustainable rehousing and social reintegration.

2. Conflict with Manchester's Homelessness and Rough Sleeping Strategy 2024–2027

The council's own strategy sets out a clear shift toward:

Increasing homelessness prevention

Reducing rough sleeping through long-term housing solutions

Expanding self-contained, supported accommodation in areas with high service provision

Locating a high-turnover facility in this residential street does not align with these principles, especially given the absence of immediate wraparound support services.

3. Impact on Local Residential Amenity (Local Plan Considerations)

The Manchester Local Plan emphasises protecting residential amenity and ensuring development is in keeping with the character of the area. This proposal risks:

Increased noise and foot traffic

Parking and road safety issues in a street not designed for additional traffic

Disruption to the established residential character

These issues are material planning considerations and can legitimately be used as grounds for refusal.

4. Infrastructure and Service Capacity Concerns

Local GP practices, schools, and public transport in the area are already under strain. Introducing a facility of this nature without significant investment in local services risks placing additional pressure on already stretched resources—contrary to the National Planning Policy Framework (NPPF) requirement to ensure adequate infrastructure before approving development.

5. Suitability for Intended Occupants

Under the Housing Act 1996, the council has a statutory duty to ensure that temporary accommodation is both reasonable and suitable. Mariana House is in a location that lacks close access to outreach, mental health support, addiction services, and job assistance programmes—key to helping occupants successfully transition to stable housing.

Request for Action

I respectfully request that:

1. This application be refused on the grounds outlined above, including policy non-compliance, residential amenity impact, and lack of service capacity.
2. The council consider alternative sites that align with Manchester's Homelessness and Rough Sleeping Strategy and Local Plan.
3. My objection be formally logged and considered as part of the decision-making process.

I also reserve the right to escalate to the Planning Inspectorate should this application proceed despite its apparent conflict with council policy and planning law.

I trust you will take my concerns seriously, as they address both the well-being of the proposed occupants and the sustainability of our local community. I look forward to your written confirmation that this objection has been recorded.

Yours sincerely,



Resident of Springbridge Road

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Re: Re Planning Application: 143416/FO/2025

From [REDACTED]**Date** Wed 13/08/25 6:08 PM**To** Steven Mccoombe <[REDACTED]>

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Dear Steven,

Following our conversation on the phone yesterday, please find below our comments relating to the above planning application. We have also submitted these on the relevant Manchester City Council website.

We are writing to formally object to the proposed change of use at Mariana House. Our main concerns are outlined below:

1. Proximity to Vulnerable Groups and Sensitive Locations:

The proposed site is in immediate proximity to a primary school, three secondary schools, a nursery, and a public park used by many young families and the elderly. It is also very close to bus stops regularly used by young children and elderly residents. The introduction of the proposed use could adversely affect the safety, wellbeing, and sense of security of these vulnerable groups. The proposed location is therefore particularly unsuitable to such a development that could increase risks or disturbances.

2. Unclear Benefits/ Unsubstantiated Claims of Positive Impact:

The application states that "the development will make a positive contribution to neighbourhoods of choice" but provides no evidence, explanation, or measurable criteria to support this.

3. Inadequate Community Engagement:

Proper community engagement has not taken place. The change of use has clear potential to affect the wider neighbourhood. However, many local residents were unaware of the application and were not invited to the drop-in session held on 23rd June.

4. Misrepresentation of Community Feedback and Local Sentiment:

The Statement of Community Involvement states that the drop-in event held on 23rd June:

"Engaged a wide local audience": the point raised above disputes this claim

"Provided clarity and reassurance": myself and several residents that attended would disagree with this statement as we left the drop-in centre with remaining questions and fears

Received 'broadly positive feedback': after speaking to numerous neighbours, it is evident that the majority are not in favour of the proposal and have genuine fears about its impact.

This discrepancy raises concerns about the accuracy and reliability of the submitted community feedback. We did not witness any council representatives documenting (either in written form or electronically) the feedback, questions and concerns raised by those who attended the drop-in.

5. Security Measures and Community Concerns:

The application refers to 24-hour security, curfews, and other measures which implicitly suggest risks that are not otherwise explained. This creates further concern and uncertainty among local residents about the facility's anticipated behaviour and community impact as their inclusion implies that the proposed use may carry potential safety implications.

6. Availability of More Beneficial Alternative Uses

Given the scale of the building and the extensive grounds, the site could provide significant community benefit if repurposed as a school for children with special educational needs and disabilities (SEND). Families, including my own, currently face lengthy travel to access such a school, especially amid closures of many such facilities. Alternatively, retaining its current use as a care home would provide continuity of valued community resource.

7. Incomplete Application Documentation:

The planning application document includes website links that are no longer available, as well as links that are unusable due to the majority of the link being missing. These omissions impede informed public assessment and undermine the transparency of the planning process.

We hope that the Council will consider these concerns in line with good planning practice and the best interests of the community.

On 11 Aug 2025, at 09:46, [REDACTED] wrote:

Dear Steven,

I'm writing to follow up on my email below. Please could you help with my queries? As the deadline for submitting any comments is this Wednesday 13th August, I feel there isn't much time left for full and proper review of the whole application. Many thanks.

Kind regards,

On 6 Aug 2025, at 13:28, [REDACTED] wrote:

Dear Steven,

I am writing with regards to the above planning application. On reading the planning statement and other supporting documents, I noticed that some documents are merely referred to or certain points summarised, but the documents themselves are not available to view in full. In other instances the links take me to a web page that says 'Sorry, this page is no longer available', and in other cases an incomplete link is provided. Please see below for the full list. Before submitting our comments on this application, please could these documents be provided and webpage links corrected:

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- 'Secured by Design, Homes Guide 2024' - referenced but no link provided
- There is no mention of who the operators chosen security partner will be - please can this information be included

Kind regards,



Objection to Conversion of Care to Temporary Living Accommodation

From [REDACTED]
Date Wed 13/08/25 2:39 PM
To Steven Mccoombe <[REDACTED]>

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Dear Steven and Planning & Highways Committee Members,

We object to the proposed conversion of the former care home (Mariana House, M16 8GH) into temporary accommodation on the following grounds:

We have lived in our home for many years and value the stability, quiet, and sense of community that exists in our neighbourhood. The proposed change would bring a high turnover of residents, resulting in significantly more comings and goings at all hours. This is not in keeping with the established, family-friendly nature of the area and would likely increase both noise and general disturbance, impacting the day-to-day enjoyment of our home and garden.

We are also concerned about the effect on local infrastructure. Members of our household regularly use the bus stop closest to the proposed site, and public transport in the area is already under considerable strain. An influx of additional residents relying on the same services risks overcrowding and reduced availability for existing users.

Furthermore, our household has previously been affected by construction and conversions in nearby properties. These have brought prolonged periods of noise, dust, debris, and general disruption, as well as creating visual eyesores while work is ongoing. With several developments already in the area, adding further building work at this location would compound these problems and have a negative effect on the daily lives of nearby residents.

The proposed use is likely to lead to a noticeable increase in both pedestrian and vehicle movements in the area. Given that there are three schools within close walking distance, the surrounding roads are already particularly busy during school start and finish times. Any additional traffic or on-street parking could create safety issues for children and parents, as well as congestion that affects existing residents.

Lastly, there are already several properties in the vicinity that have been converted to uses different from the original family homes, and the cumulative impact is starting to change the character of the area. We believe this proposal would further that trend, to the detriment of the established community and its residential amenity.

We ask that the council take these points into serious consideration when making a decision on this application.

Yours sincerely

A black rectangular redaction box covering the signature area.