

Application Number	Date of Appln	Committee Date	Ward
143416/FO/2025	10 Jul 2025	25 Sep 2025	Whalley Range

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

Location Mariana House, 45 - 47 Alexandra Road South, Manchester, M16 8GH

Applicant Ms C Miller, Mariana House

Agent Mr Chris Smyton, D2H Land Planning Development Limited

Executive Summary

The application proposes a change of use from a vacant care home (Use Class C2) to a facility providing temporary accommodation for homeless individuals with mobility issues (Sui Generis). The development would consist of 19 bedrooms with accessible facilities and serve as transitional housing for people awaiting resettlement into permanent or alternative accommodation. The intended occupants are primarily single men and women, along with a small number of childless couples. All placements would be made exclusively through the Council's Homelessness Service.

In response to the notification of application, 50 representations have been received - 1 in support and 49 of which object to the proposal.

Principal concerns relate to perceived harm to community safety, risks to children, a fear of increased anti-social behaviour and crime in the area, the impact to the character of the area and the impact to local property values.

Description

The application site relates to a large, detached, two storey, former residential care home (Mariana House) which provided personal care for up to 23 older people. The building is now vacant.

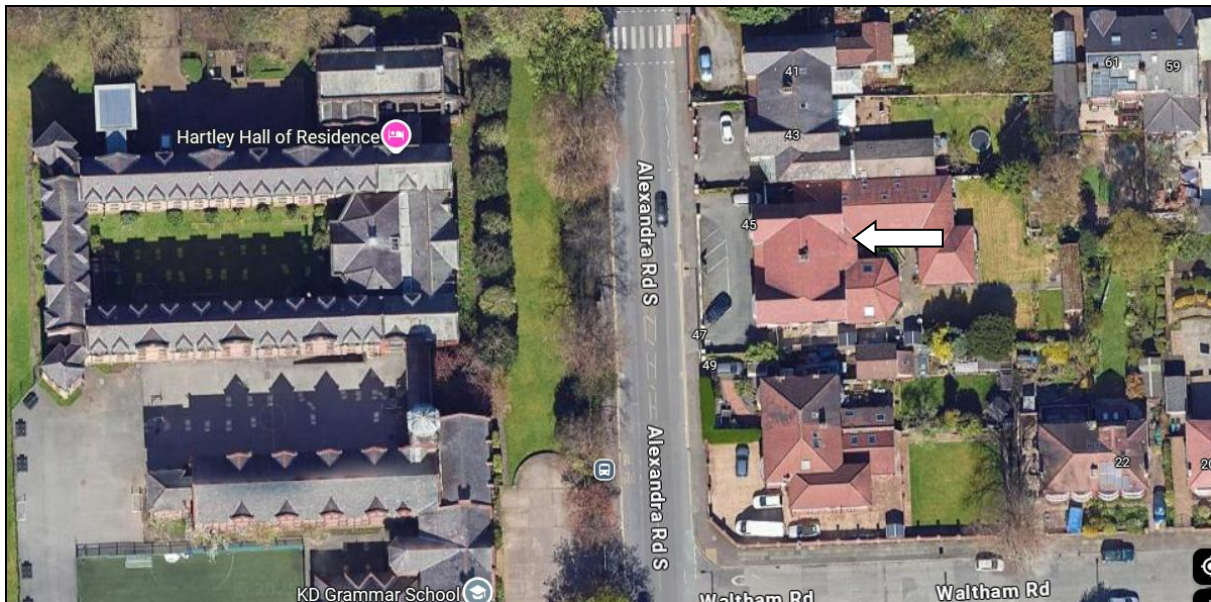
The property incorporates an area of hard standing for use as car parking (6 spaces) to the front, served by two vehicle access points off Alexandra Road South to provide in/out access. To the rear, the property has been heavily extended and includes lawned areas and a number of outbuildings used for storage. The property is enclosed by a combination of brick walls, metal railings and timber effect panels.



View of application property from opposite side of Alexandra Rd South

The immediate area is predominantly residential in character, with the property bounded to the north, east and south by two storey dwellinghouses. To the west, on the opposite side of Alexandra Road South lies KD Grammar School for Boys – a substantial, two storey Grade II listed building in use as an independent Islamic school for boys, along with a student hall of residence, formerly known as Hartley Hall.

Chorlton District Centre and Whalley Range local centre are situated a short walking distance to the east and north-west respectively.



Aerial view of application site and surroundings (Extract: Google Maps)

The Proposal

Planning permission is sought to change the use of the building from a care home (Use Class C2) to temporary living accommodation for homeless people (Sui Generis). No exterior alterations are proposed to the building or within the site as part of this application. The facility would provide accessible facilities for homeless people with mobility issues.

Secure covered cycle storage would be available for residents, visitors and staff within existing on-site outbuildings.

The proposed development would provide Manchester City Council's Homelessness Service with a 19-bed temporary accommodation facility, including accessible features for individuals with mobility challenges.

The facility is intended primarily for single men and women, along with a small number of childless couples. It would accommodate up to 17 single individuals and 2 couples at any one time. Families would not be housed at this property.

According to the submitted details, each resident would be permitted to stay for a maximum of six months.

All referrals would come exclusively through the Council's Homelessness Service, ensuring that each placement is based on an assessed need and managed appropriately.

New residents would arrive during standard working hours between 8:30 am and 5:00 pm, Monday to Friday. Departures following resettlement would also occur within these hours. A midnight curfew would be enforced, and visitors for residents would not be permitted. The management of the site would include the car park area at the front of the site and the entrance areas. Congregation outside of the property would not be permitted and would be closely managed by the onsite staff presence and CCTV.

The facility would be managed and operated by Manchester City Council's Homelessness Service, which currently oversees 33 temporary accommodation sites across the city and has a strong track record in service delivery.

The site would be staffed 24 hours a day. Core staff would be present from 8:00 a.m. to 8:00 p.m., seven days a week, and would include five Accommodation Support Workers, a cook, a Homeless Lead Officer, and a Team Leader. Additionally, partner security staff would provide continuous concierge and security services. Entry and exit from the building would be monitored by on-site security.

As residents would not have access to personal vehicles, all available parking would be reserved for staff use only.

Consultations

Local Residents/Occupiers - In response to the notification of application 50 representations have been received. 1 in support and 49 of which object to the proposal. Principal Comments are summarised below.

Support

- Anything that improves the lives of those struggling without a permanent residence is a positive. Whalley Range is a diverse and for the most part welcoming and inclusive community. The large buildings/homes, good public transport links and open spaces makes it a suitable place for providing people with a step back into permanent housing.

- It is hoped that the temporary living accommodation would have appropriate support from staff and connections to organisations who may provide care in regard to other social needs that would make this place safe for those placed there and the surrounding neighbours.

Objections

- It is believed the temporary living accommodation of the homeless may cause a surge of drug taking, anti-social behaviour and violent offences in the local area.

- The accommodation may decrease house prices in the local area.

- 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.

- Having transient accommodation may increase crime in the area.

- It is felt 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.

- The site is too close to several schools in the area and a local park which causes concern for the safety of the children in the area.

- The surrounding area is primarily residential and not equipped with the infrastructure or resources to support such a facility. Increased foot traffic, potential for anti-social behaviour, and safety concerns for local residents, especially children and the elderly are likely to arise without the proper safeguards.

- The site is also poorly located for access to essential support services, such as mental health care, job training, and substance abuse programs, which are crucial for helping homeless individuals rebuild their lives. It is considered that there are better alternative locations.

- The existing care home provides a valuable community facility for elderly or vulnerable people; converting it would reduce the variety of specialist housing available locally.

- There would be a high turnover of occupants which is not conducive to a cohesive, sustainable community.
- No clear provision for 24/7 professional management or security has been demonstrated, raising concerns over supervision and safeguarding.
- There is insufficient evidence that this specific location is the most suitable or needed site for temporary homeless accommodation.
- The proposal would put a strain on local resources and community facilities.
- This is a family area. The proposed use would undermine community safety.
- There are too many private care facilities in the area.
- It is not clear from the application documentation who is providing this service.
- The proposed use would change the character of the area.

Environmental Health – No objection. A condition requesting the submission and agreement of waste management scheme is recommended.

Highway Services - In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highway concerns are expected.

It is accepted that there will be low levels of vehicle ownership for residents.

8no cycle parking spaces are proposed. This is acceptable in principle.

Homelessness Services – Confirm that the proposed development is supported. The intention is for the site to be managed and operated by MCC's Homelessness Service.

Greater Manchester Police – There are no concerns regarding the proposed change of use.

Flood Risk Management – The site is within Flood Zone 2, with the use more vulnerable to the risk of flooding. Reference should be made to the Environment Agency's standing advice in terms of flood resilience. An 'informative' is advised in relation to Dog Kennel Brook Tributary. Council records indicate an underground culvert being located within the eastern boundary of the site.

Policy

Local Development Framework

The principal document within the framework is the Manchester Core Strategy which sets out the spatial vision for the City and includes strategic policies for development during the period 2012 – 2027.

'The Core Strategy Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must therefore be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents.

The following policies within the Core Strategy are considered relevant:

Policy SP1 (Spatial Principle) refers to the key spatial principles which will guide the strategic development of Manchester together with core development principles. It is stated that developments in all parts of the city should create well designed places which enhance or create character, make a positive contribution to the health, safety and well-being of residents, consider the needs of all members of the community and protect and enhance the built environment. Further, development should seek to minimise emissions, ensure the efficient use of natural resources, reuse previously developed land wherever possible, improve access to jobs, services and open space and provide good access to sustainable transport provision.

Policy DM1 (Development Management) states that new development should have regard to more specific issues for which more detailed guidance may be given within supplementary planning documents. Issues include: the appropriate siting and appearance of development, the impact upon the surrounding area, the effects on amenity, accessibility, community safety and crime prevention, health, the adequacy of internal accommodation and amenity space and refuse storage/collection.

Policy H10 (Housing for people with additional support needs) - Identifies a number of supported housing needs, including the needs of people experiencing issues with mental health and well-being. It also states that proposals for accommodation for people with additional needs will be supported where: i. There is not a high concentration of similar uses in the area already; ii. The development would contribute to the vitality and viability of the neighbourhood; iii. There would not be a disproportionate stress on local infrastructure, such as health facilities.

Policy T2 (Accessible areas of opportunity and need) - Policy T2 states that the Council will actively manage the pattern of development to ensure that new development is easily accessible by walking, cycling and public transport, connecting residents to jobs, centres, health, leisure, open space and educational opportunities. The policy also requires that appropriate car parking and cycle storage is provided.

Policy EN3 (Heritage) – states that the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre. New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and

archaeological remains.

Policy EN19 (Waste) states that the Council will require all developers to demonstrate the proposals consistency with the principles of the waste hierarchy (prevention, reduction, re-use, recycling, energy recovery, and disposal). Developers will be required to submit a waste management plan to demonstrate how construction and demolition waste will be minimised and recycled.

In addition to the above, a number of UDP policies have also been saved until replaced by further development plan documents to accompany the Core Strategy.

Unitary Development Plan for the City of Manchester, 1995 (Saved Policies)
The below saved policies of the Unitary Development Plan are also considered relevant:

Policy DC19 (Listed Buildings) – The Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protect their general setting.

Policy DC26 (Noise) states that the Council intends to use the development control process to reduce the impact of noise on people living and working in the City. In particular, consideration will be given to the effect of new development proposals which are likely to be generators of noise.

Places for Everyone Greater Manchester Joint Development Plan

This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policies are set out below:

Policy JP-P1 (Sustainable Places) - seeks to raise the quality of all places in a way that is sustainable in the long-term, to enhance the wellbeing for residents, as well as making Greater Manchester more attractive to potential visitors and investors.

The following key attributes that all development, wherever appropriate apply:

1. Distinctive, with a clear identity that:

A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture;

B. Enables a clear understanding of how the place has developed; and
Manchester City Council Item No.

C. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

Policy JP-P2 (Heritage)

We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place.

Local Plans will set out the key elements which contribute to the district's identity, character and distinctiveness and which should be the priority for conserving and enhancing in the future and demonstrate a clear understanding of the historic environment and the heritage values of sites, buildings or areas and their relationship with their surroundings. This knowledge should be used to inform the positive management and integration of our heritage by:

1. Setting out a clear vision that recognises and embeds the role of heritage in place making;
2. Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised;
3. Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place;
4. Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and
5. Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.

Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

Where heritage assets have been identified as being at risk, Local Plans should identify specific opportunities for them to contribute to regeneration and placemaking, and they should set out strategies for their repair and re-use. Development proposals which will help safeguard the significance of and secure a sustainable future for Greater Manchester's heritage at risk will be supported in principle, provided they are not contrary to national policy or other policies in the development plan. Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or

any updated heritage assessment submitted as part of the planning application process.

In addition, the below guidance and documents are also considered to be important material considerations.

National Planning Policy Framework

The central theme to the revised NPPF is to achieve sustainable development. The Government states that there are three dimensions to sustainable development: an economic role, a social role and an environmental role.

The Framework underlines a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Sections 2, 3, 4, 5, 8 and 16 are considered relevant to the consideration of this application.

National Planning Policy Guidance (March 2014)

The Government produced a suite of documents to act as a live resource which set out advice and best practice on a wide range of planning issues following a detailed review of planning policy guidance as a way of streamlining policy. The relevant section of the NPPG in this case is as follows:

Noise - Local planning authorities should take account of the acoustic environment and in doing so consider:

- whether or not a significant adverse effect is occurring or likely to occur;
- whether or not an adverse effect is occurring or likely to occur; and
- whether or not a good standard of amenity can be achieved.

Mitigating the noise impacts of a development will depend on the type of development being considered and the character of the proposed location. In general, for noise making developments, there are four broad types of mitigation:

- engineering: reducing the noise generated at source and/or containing the noise generated;
- layout: where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose-built barriers, or other buildings;
- using planning conditions/obligations to restrict activities allowed on the site at certain times and/or specifying permissible noise levels differentiating as appropriate between different times of day, such as evenings and late at night, and;

- mitigating the impact on areas likely to be affected by noise including through noise insulation when the impact is on a building.=

Issues

Principle

The proposal involves bringing a vacant care home back into use, continuing its role in providing supported housing, without resulting in the loss of family accommodation.

The development would contribute to addressing urgent and significant housing needs by offering short-term accommodation for homeless individuals whilst longer-term housing solutions are arranged. This support would help improve access to healthcare, employment, and education opportunities for those affected. Additionally, the scheme would provide much-needed accessible temporary accommodation in the city where there is a shortage of adapted facilities. It would also enable the Council to reduce its reliance on costly and often unsuitable bed and breakfast placements for individuals owed a full homelessness duty but who are difficult to place due to specific needs.

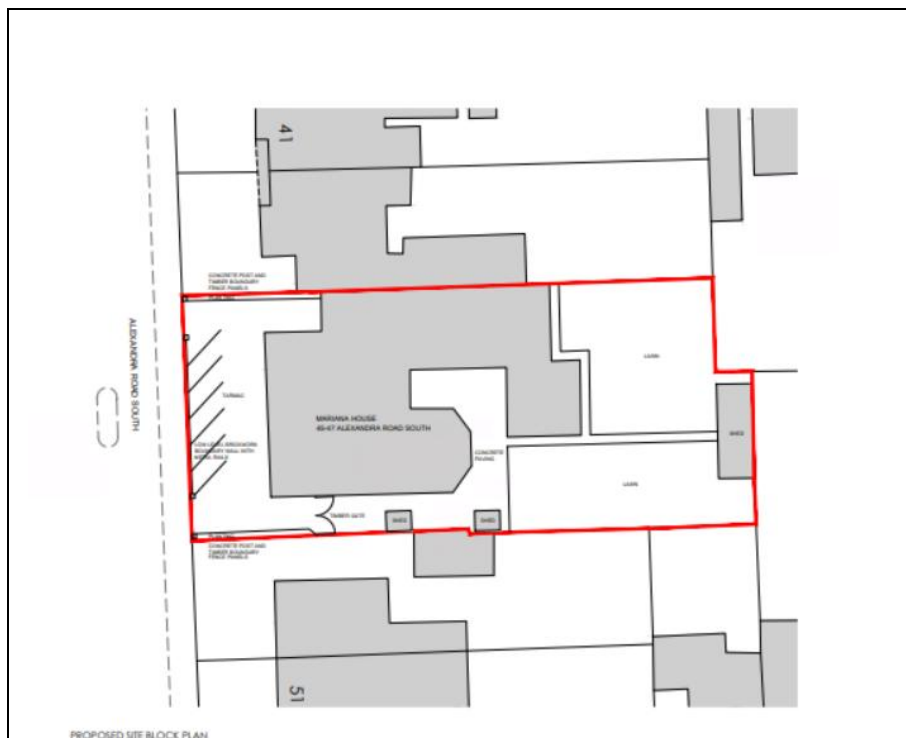
Local Authorities have a statutory duty to assess and, where appropriate, accommodate vulnerable residents. In Manchester, there is clear evidence of the need for increased access to both temporary and settled housing for people at risk of, or currently experiencing, homelessness.

In this context, the principle of the proposed development is considered acceptable and aligns with relevant planning policy and guidance. Further consideration of specific planning matters is provided below.

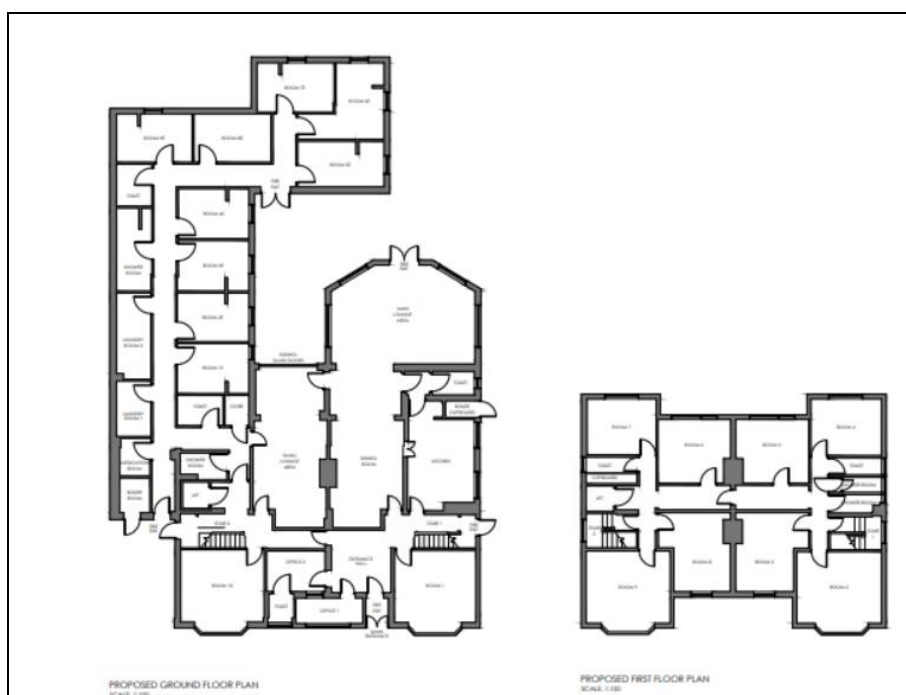
Site Layout

Internally, the proposed use comprises bedrooms, offices, laundry rooms, lounge areas, bathrooms and kitchen, with further bedrooms and bathrooms to the first floor.

Externally, no changes are proposed. The 6 off road car parking spaces to the property frontage are to be retained, as are the 2 access points of Alexandra Road South. Cycle and bins storage would be accommodated to the rear of the building.



Proposed site layout



Proposed internal layout

Given the constraints and size of the site and as the proposal relates to the change of use of an existing building, the proposal layout is considered satisfactory.

Residential Amenity

With the exception of the independent school located to the opposite side of Alexandra Road South, the proposed development is situated within a largely residential area.

Several representations have raised concerns about the introduction of homeless individuals into the neighbourhood, with fears that this could lead to anti-social behaviour, criminal activity and problematic interactions with the local community, particularly children attending nearby schools.

To address these concerns, the application is accompanied by a detailed Management Plan, which is central to ensuring the safety and wellbeing of nearby residents. The Plan sets a strict occupancy limit of 21 residents, which would not be exceeded. The building would be staffed and managed around the clock by the City Council, with a dedicated team comprising 5 Accommodation Support Workers, a cook, a Homeless Lead Officer, and a Team Leader operating on a 24/7 rota. Additionally, two security personnel equipped with body cameras would be present on a 24/7 basis.

Comprehensive CCTV coverage would be installed throughout the site, including the building and surrounding grounds up to the perimeter fencing. A no-visitors policy would be enforced for all residents and access to and from the building would be monitored by on-site staff to maintain control over occupancy at all times.

To ensure there are no anti-social behaviour impacts to the local community, a small, concealed smoking area to the patio at the rear of the dining room is proposed to prevent any impact to the street frontage.

Residents would be permitted to stay away from the accommodation for up to two nights per week by prior agreement, typically to visit friends or family. A midnight curfew would be in place, consistent with the operational standards of other temporary accommodation sites managed by the Council.

Referrals into the service would be made exclusively through the Homelessness Service, ensuring that each individual's background is thoroughly assessed for suitability. Admissions and departures will be coordinated during office hours (8:30am to 5:00pm). All residents would be required to sign a Non-Secure Tenancy Agreement, in line with agreements used across other Council-run temporary accommodation sites.

As part of this agreement, residents must adhere to a set of house rules covering cleanliness, respectful behaviour, and positive conduct within the community. Any breach of these rules will result in the immediate withdrawal of the accommodation offer and eviction without notice.

Contact details for the Team Leader and Operations Manager would be made available to local residents and community groups to facilitate communication and address any concerns. Monthly performance updates will be shared with Local Members, reflecting the approach taken at other similar sites across the city. The service would maintain regular engagement with Neighbourhood Services, Greater Manchester Police, and the Anti-Social Behaviour Action Team to ensure any issues are dealt with promptly and collaboratively. A formal complaints process will also be in place to ensure concerns are addressed and resolved effectively.

The service provider has extensive experience in supporting individuals facing homelessness, with a focus on minimising the duration and recurrence of homelessness. Planning conditions would be imposed to ensure compliance with the Management Plan and to enforce the occupancy limit. With these measures in place, it is considered that any potential impact on neighbouring residential amenity can be effectively mitigated.

It is also important to note that the host building previously operated as a care home, accommodating up to 23 older residents along with staff. In terms of occupancy, the proposed use would house a similar number of individuals, suggesting that overall levels of activity would be comparable. However, unlike the former care home, the proposed facility would enforce a strict no-visitors policy, which is expected to result in a reduction in vehicle movements and parking demand. Taking this into account, along with other mitigating factors, it is considered that the proposed use would not lead to any significant or material impact on neighbouring living conditions in terms of activity levels, noise, or disturbance.

Visual Amenity

As no external alterations are proposed to the building, the proposed use would not have any material impact to visual amenity or the character and appearance of the street-scene.

Impact to the Highway

The proposed development is considered acceptable in terms of highway safety and parking impact. The building's lawful use as a residential care home previously accommodated up to 23 individuals, including residents, staff, visitors and healthcare professionals, many of whom accessed the site by car. In contrast, the current proposal involves a maximum of 21 residents, none of whom will own vehicles, and visitors will not be permitted.

The site already benefits from six on-site parking spaces, which are sufficient to meet the needs of staff and occasional visits from professionals supporting residents. The building has operated as a care home since 1984, and the site has consistently been serviced in a safe and appropriate manner.

Given the nature of the proposed use, it is not expected to generate any significant impact on highway operations or parking demand. Vehicular access would remain unchanged, and the existing parking provision would adequately support the staffing levels anticipated on-site at any given time.

In addition to car parking, secure cycle storage for six bicycles would be provided, encouraging sustainable travel options. This level of provision is considered appropriate for the proposed use, and a planning condition is included to ensure the cycle storage is installed prior to the development becoming operational.

Heritage Impact

The site does not contain any listed or non-listed heritage assets and is not situated

within a defined conservation area. The site is however located opposite KD Grammar School – a Grade II listed building.

It is considered that as no external alterations are proposed as part of the current application and that given the separation distance between the sites and the intervening road, the proposed development would have a negligible impact on the listed building and its' setting.

It is therefore maintained that the development would not negatively affect nearby heritage assets and complies with both overarching Development Plan policy and the National Planning Policy Framework.

The proposal would serve to sustain the heritage significance of the listed building and when weighed against the public benefits arising from provision of much needed homeless accommodation in the city, any perceived impact is considered less than substantial.

Crime and Security

Greater Manchester Police who were consulted as part of the application process and consider that based on the submitted information which includes a Crime Impact Statement and Management Plan, there is no objection.

The submitted information notes that there are good levels of visibility into and out of the site. CCTV at the site would provide full coverage of all aspects of the building and grounds. The site is bound by low brick walls with metal railings and composite panel fencing at the front of the building.

There would be 24-hour on site security with 2 security guards always present. The Operator's chosen security partner is noted to provide an excellent quality service which safeguards and supports all clients. As standard, security staff would wear body cameras for recording purposes. A supportive security presence would be provided on site to safeguard all residents.

Access in and out of the building would be controlled at the front door by the security guards. Residents and visitors wishing to enter must ring a doorbell to alert security, who will then release the lock to enable access where appropriate. Any visiting professionals must ring the doorbell to gain access through the security staff.

Clients residing within the temporary accommodation would not be allowed to bring any guests, members of the public, friends or family into the building at any time.

External areas would be lit by wall mounted lights to the property. There are also streetlights on the main road adjacent to the site. External dusk to dawn lighting with motion sensor detection would activate when it gets darker, together with emergency lighting provided throughout the external perimeter of the building.

Windows are to have restrictors in place where necessary, with key operated doors and latches for windows. All rooms would be secured by a key system, with a master key available to staff to gain access to all rooms if deemed necessary.

Post and parcel deliveries to the site would be made via the main front entrance of the building.

Waste Management

The use of the building as a care home has taken place since 1984. It is proposed that the proposed use would continue these arrangements.

To ensure that sufficient waste management capacity is provided, a condition is included to ensure satisfactory waste management arrangements are in place, prior to the use becoming operational.

Climate Change

City Council policy requires that new proposals focus on achieving low carbon and energy efficient developments and therefore development should be expected to demonstrate its contribution to these objectives.

In this case, the site is situated within a highly sustainable location with decent access to a range of amenities and transport opportunities.

Given the former use of the building as a care home, it is anticipated that there would be a reduction in the levels of vehicular activity. The impact to local air quality is therefore considered negligible.

Other Matters

Some neighbouring residents have raised concerns that the proposed use may negatively affect property values. However, it is important to note that planning policy does not extend to protecting private financial interests or individual property values. The planning system is designed to balance public and private development needs while safeguarding amenity and the environment in the broader public interest. As such, the potential impact on property values is not considered a material planning consideration.

Conclusion

The proposal would make effective use of a currently vacant residential care facility by repurposing it to provide essential temporary accommodation for individuals experiencing homelessness, particularly those with mobility needs.

While concerns have been raised about potential negative effects on the local community and neighbouring amenity, these can be appropriately addressed through the implementation of a robust Management Plan. The benefits of the proposal, particularly its contribution to meeting the Council's urgent need for temporary homeless accommodation are considered to outweigh any perceived impacts.

In light of this, the proposal is considered acceptable and in accordance with relevant planning policy and guidance.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations – This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have the right to a fair hearing and to this end the Committee must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the approval of the application is proportionate to the wider benefits of approval and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation APPROVE

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter. The proposal is considered to be acceptable and therefore determined within a timely manner.

Conditions to be attached to the decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced 010 (proposed site plan), 011/B (proposed floorplans) and 012 (proposed elevations), received by the City Council as Local Planning Authority on 10 July 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding details submitted, prior to first operation of the use hereby approved, details of measures to improve on-site security and to reduce the risk of crime shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall include CCTV coverage and details relating to improvements that can be incorporated into the development to enhance security, as well as details of a 24 hour contact to be displayed clearly at the site. The use shall only be implemented in accordance with the agreed details.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

4) The use hereby approved shall only be implemented in accordance with the measures detailed within the submitted Management Plan, received by the City Council as Local Planning Authority on 12 September 2025. The Plan shall be adhered to at all times, so long as the agreed use is operational.

Reason - In the interests of public safety and to safeguard residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday. No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the living conditions of nearby residential occupiers, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

6) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7) The use hereby approved shall not become operational until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking so long as the use is operational.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

8) The planning permission hereby granted relates to the use of the building as a 21 bed unit for the provision of short stay accommodation for single homeless persons (sui generis) only and for no other purpose.

Reason - For the avoidance of doubt and in the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

Local Government (Access to Information) Act 1985

The documents referred to in the course of this report are either contained in the file(s) relating to application ref: 143416/FO/2025 held by planning or are City Council planning policies, the Unitary Development Plan for the City of Manchester, national planning guidance documents, or relevant decisions on other applications or appeals, copies of which are held by the Planning Division.

The following residents, businesses and other third parties in the area were consulted/notified on the application:

MCC Flood Risk Management
Greater Manchester Police
Housing Monitoring Group

A map showing the neighbours notified of the application is attached at the end of the report.

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