Outlook

Re: 143315/FO/2025

From [redacted]
Date Tue 8/19/2025 4:57 PM
To Janet Lawless [redacted]
Cc [redacted]

Hi Janet,

This is what Neighbourhoods advised:

The two proposals for Withington (this includes 143315/FO/2025 and one other) *need to be checked by Withington Cllrs as these are high transient student areas where we have huge issues with ASB, poor waste management, noise and litter. Cllrs want more family homes and less HMO's as there is such a high proportion of students living off campus which brings annual challenges and complaints*

Councillors also raised concerns:

- *Care Group Northwest mention on several occasions that they manage an existing establishment called Oasis House, in Fallowfield, however an internet search draws a blank regarding any details;*
- *By their own admission, the company has never been subject to an Ofsted inspection, and therefore there is no quality assurance or independent audit that can be called upon;*
- *Of the three directors, two have no prior experience of children's social care or anything adjacent to this;*
- *The other director has worked as a teacher, but again has no direct experience of working in children's social care;*
- *The proposed location is in an area of high HMO density and a large student population.*

Children's Commissioning would not support either given we have number of homes already operating in Manchester (53 as of today). We also have 6 children's homes in the M14 area so we would not support further homes in this area of Manchester.

Thanks,

[redacted]
Sufficiency Manager, Children's Commissioning

Children & Education Directorate | Manchester City Council
4th Floor | Town Hall Extension | PO Box 532 | Manchester | M60 2LA | Sat Nav - M2 5DB
[redacted]

From: Janet Lawless [redacted]
Sent: 19 August 2025 15:59
To: [redacted]
Subject: Re: 143315/FO/2025

Hi [redacted]

I am fast approaching my determination date for the above planning application. I am just checking to see if you have a consultation response for me yet, as I need to feed these into my report. The applicant is also chasing for a view on the submission. I would like to go back to them but only once I have the benefit of your divisions specialist response.

If you need to discuss anything with me further please let me know.

Kind Regards
Janet

Janet Lawless
Planner
Development Management Areas
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Working days are: Tuesday, Wednesday and Thursday
Tel: [redacted]
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M60 2LA

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From: Janet Lawless [redacted]
Sent: Monday, July 28, 2025 11:18 AM
To: [redacted]
Subject: Re: 143315/FO/2025

Hi [redacted]

I don't work Mondays or Fridays, but have just seen your email. The official consultation period ends on the 4th of August, however should you need more time that is ok on this one, as I will be on leave from the 31st of July until the 12th of August. I am in the office Tuesday to Thursday this week, so if you need to discuss anything further, please let me know.

Kind Regards
Janet

Janet Lawless
Planner
Development Management Areas
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

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M60 2LA

Web Address: www.manchester.gov.uk

From: [redacted]
Sent: Friday, July 25, 2025 11:07 AM
To: Janet Lawless [redacted]
Subject: 143315/FO/2025

Hi Janet,

Hope you're well.

When is the deadline for decision on this one? We've had some views from Neighbourhoods and local Councillors on the unsuitability of the area for a children's home.

Thanks,

[redacted]
Sufficiency Manager, Children's Commissioning
Children & Education Directorate | Manchester City Council
4th Floor | Town Hall Extension | PO Box 532 | Manchester | M60 2LA | Sat Nav - M2 5DB
[redacted]

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