

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