



Memorandum

To Steven McCoombe

From [REDACTED]

Date 4 September 2025

Subject **143416/FO/2025**

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

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT-:

The site is located adjacent to the adopted highway of Alexandra Road South.

No waiting at any time and No Waiting Mon-Sat 8am-9.30am and Mon-Fri 4.30pm-6pm restrictions are in place along Alexandra Road South.

HIGHWAYS RESPONSE-:

The proposal is the conversion of Mariana House to provide temporary accommodation.

The site can accommodate a maximum of 22no. residents at any one time.

TRIP GENERATION:

- o 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.
- o It is understood that the site will be supported by:
 - 5no. Accommodation support worker;
 - 1no. Cook;
 - 1no. Homeless Lead officer;
 - 1no. Team Leader; and
 - 2no. Security Staff.

SITE ACCESSIBILITY:

- o The site is well accessed by sustainable modes. Regular bus services are available within walking distance of the site.

PARKING AND ACCESS:

- o The site is served by two existing vehicular access points with dropped kerbs off Alexandra Road South. This is to be retained.

- o It is noted that there are 6no. existing car parking spaces located within the site's curtilage which is to be retained.
- o *However, Proposed Plans indicate 5no. car parking spaces - Further clarification is sought on parking provision and should be demonstrated on an updated dimensioned plan.
- o *Parking spaces should be demarcated, and dimensions of standard parking bays should be a minimum of 2.4m x 4.8m - This should be shown on an updated dimensioned plan.
- o It is accepted that there will be low levels of vehicle ownership for residents.
- o Pedestrian access to the site will be via the existing access points.

CYCLE PARKING:

- o In line with MCC recommendations, secure and sheltered cycle parking provision should be made, within the curtilage of the site, for the accommodation of staff/ visitor cycles.
- o 8no cycle parking spaces is proposed at the site - Acceptable in principle subject to monitoring.
- o *A secure and covered cycle store should be provided.
- o *Clarification is sought on the location of the cycle store and should be shown on an updated dimensioned plan.

BOUNDARY TREATMENTS:

- o It is recommended that all fencing / railings adjacent to the adopted highway are visually permeable from a distance of 600mm upwards to ensure adequate visual permeability for child pedestrians.
- o The applicant should be advised that all gated accesses (except fire exits) doors will need to provide inward opening gates to ensure they do not impact on the adopted footway or highway.

REFUSE AND SERVICING:

- o *It is assumed that refuse bins will be accommodated within the curtilage of the site, with kerbside collection - Confirmation is required.

CONSTRUCTION MANAGEMENT:

- o Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there is an impact on the highway.
- o The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk
- o The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Highways Reference: 17488/FO/2025