

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: I am writing to formally object to the proposed change of use of the Care Home From a care facility to a homeless shelter. While the goal of supporting vulnerable individuals is commendable, I believe this particular site is unsuitable for the following reasons:

1. Proximity to Educational Institutions

The site is less than a two-minute walk from [William Hulme Grammar School], a local primary/secondary school. Placing a facility of this nature so close raises safeguarding concerns. Best practice guidelines recommend exercising caution when zoning facilities providing temporary accommodation or support services near schools, to ensure the safety and confidence of pupils and staff.

2. Preservation of Declining Crime Rates

Recent crime data paints a very positive picture for Whalley Range:

- During December 2024, zero street crimes per 1,000 residents were reported-placing Whalley Range ranked 31st out of 32 Manchester wards, making it one of the safest wards in the city .
- Comparative analysis shows Whalley Range had substantially fewer crimes than the city average in both 2023 and 2024, ranking among the lower-crime areas in Manchester .

These figures indicate strong progress in community safety. Introducing a homeless shelter in close proximity inherently risks reversing this positive trend-potentially increasing strain on law enforcement and eroding residents' sense of security.

3. Incompatibility with the Character of the Area

Whalley Range is a sought-after, relatively affluent residential neighbourhood characterised by low crime, peaceful streets, and a family-oriented environment. The introduction of a large-scale, high-turnover temporary accommodation facility may adversely alter the area's character, reduce property values, and strain local services not designed for such a demographic shift.

4. Availability of More Appropriate Locations

It is reasonable to expect that more suitable sites-those better connected to mental-health services, welfare support, and in less sensitive residential areas-are available elsewhere. Choosing those locations would better serve homeless individuals while mitigating risks to community safety and preserving the harmony of residential districts like Whalley Range.

Conclusion

While the need to address homelessness is both urgent and important, this particular site is ill-suited for a homeless shelter. Its proximity to a school, the remarkable recent decline in crime, and the quiet residential character of the area warrant serious reconsideration. I urge the council to direct this facility to a more suitable location-one that balances the needs of vulnerable individuals with the legitimate concerns of existing residents.