

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: Objection Reasons

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

1. Change of Character of the Area - The proposal would fundamentally alter the character of a quiet residential neighbourhood, introducing a high-intensity use incompatible with surrounding family housing.
2. Impact on Residential Amenity - Increased noise, foot traffic, and activity at all hours would negatively impact the peace and enjoyment of neighbouring homes.
3. Unsuitability for Vulnerable Residents - The proposed use may house individuals with complex needs in an environment lacking the necessary on-site support, potentially putting both residents and the wider community at risk.
4. Pressure on Local Schools - Families in temporary accommodation may require emergency school placements, adding strain to already oversubscribed local primary and secondary schools.
5. Impact on Local Parks and Play Areas - Higher transient population could increase pressure on local green spaces, potentially leading to overuse, littering, and reduced safety for children.
6. Loss of Existing Specialist Use - 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.
7. High Turnover of Occupants - Temporary accommodation tends to have short-stay residents, disrupting the stability and cohesion of the local community.
8. Lack of On-Site Management Plan - No clear provision for 24/7 professional management or security has been demonstrated, raising concerns over supervision and safeguarding.
9. Traffic and Parking Issues - Increased movement of staff, visitors, and agency workers could create congestion and parking pressures in residential streets not designed for high turnover

traffic.

10. Safety Concerns for Children - The proximity to schools, nurseries, and play parks raises safeguarding concerns if residents include individuals with unassessed or unmanaged behavioural issues.

11. Strain on Local Health Services - The area's GP surgeries and health centres are already under pressure, and the proposal may increase demand beyond current capacity.

12. Potential Anti-Social Behaviour - Without adequate management, there is an increased risk of disturbances, which can cause distress to nearby residents and lower the area's perceived safety.

13. No Demonstrated Local Need - There is insufficient evidence that this specific location is the most suitable or needed site for temporary homeless accommodation.

14. Impact on Property Values - Large-scale temporary housing of this nature has been shown in some areas to negatively affect the desirability of neighbouring properties.

15. Contrary to Local Plan Policy - The proposal conflicts with local planning policies that seek to maintain balanced, stable, and sustainable communities.