



Planning Statement

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

Mariana House, 45-47 Alexandra Road South,
Manchester. M16 8GH

July 2025.

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1. Introduction

1.1 Purpose of the Statement

The purpose of this statement is to support an application to change the use of the building from a Care Home (Use Class C2) to Temporary Living Accommodation for Homeless People (Sui Generis). It addresses national and local Planning policies and guidance in so far as they relate to the development. These comprise:

- National Planning Policy Framework (NPPF), December 2024;
- Manchester Core Strategy Development Plan Document, Adopted 11th July 2012, and Addendum to Manchester Core Strategy 2024; and
- Extant (Remaining) Unitary Development Plan Policies;
- Special Needs and Supported Housing SPG; and
- Guide to Development in Manchester SPD.

1.2 Authorship

This report has been prepared by Chris Smyton BSc (Hons), MA, MRTPI.

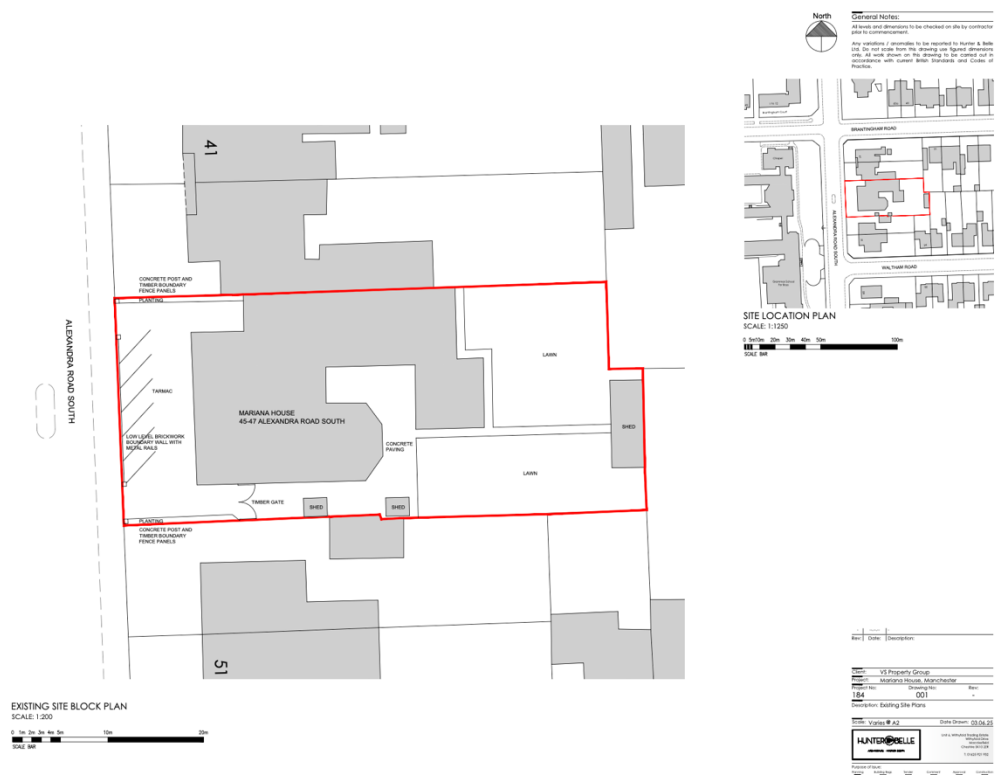
2. Site and Context

2.1. Site

Formerly used as a residential care home providing personal care for up to 23 older people, Mariana House is a large detached property in a residential area. It is a short distance from local parks and amenities with services in Chorlton, Whalley Range and Withington only a 15-minute walk away. The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths.

The site below demonstrates it is served by the established one-way vehicular entrance and exit point to/ from Alexandra Road, and ample on-site car parking is available to the front of the building.

Figure 1: Existing Site Plan



(Hunter and Belle Architects)

2.2 Planning History

The relevant planning history for the application site is listed below:

- Single storey extensions to rest home for the elderly to form extended lounge & additional bedroom accommodation; Ref. No: 041938. Granted 29th October 1992.
- Single storey extension to rest home for the elderly to form extended dining room and lounge and additional bedroom accommodation; Ref. No: 040736. Refused 23rd April 1992.
- Single storey extension rear of residential rest home; Ref. No: 033429. Granted 06th April 1989.
- Single storey extension at rear of residential rest home to form additional bedrooms; Ref. No: 030741. Refused 10th March 1988.
- Conversion and extension of existing detached garages to residential accommodation to form two single storey extensions to existing aged persons home; Ref. No: 026671. Granted 25th June 1986.
- Change of use of 2 semi-detached houses into an Aged Persons Home; Ref. No: 020601. Granted 04th January 1984.

2.3 Details of Application

Permission is sought to change the use of the building from a care home (Use Class C2) to temporary living accommodation for homeless People (Sui Generis). There are no exterior alterations proposed to the building or within the site, as shown by the following plans.

Secure covered cycle storage will be available for residents, visitors and staff in existing on-site outbuildings.

Figure 3: Existing Floor Plans

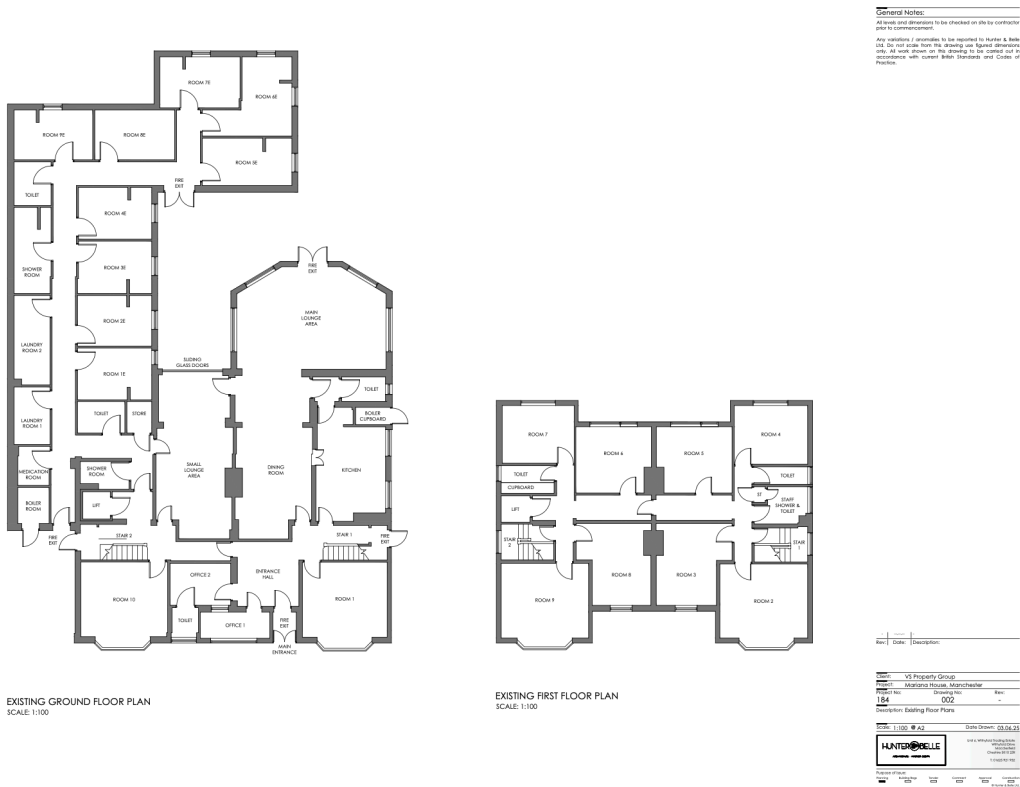


Figure 4: Existing Elevations



Figure 5: Proposed Site Plan

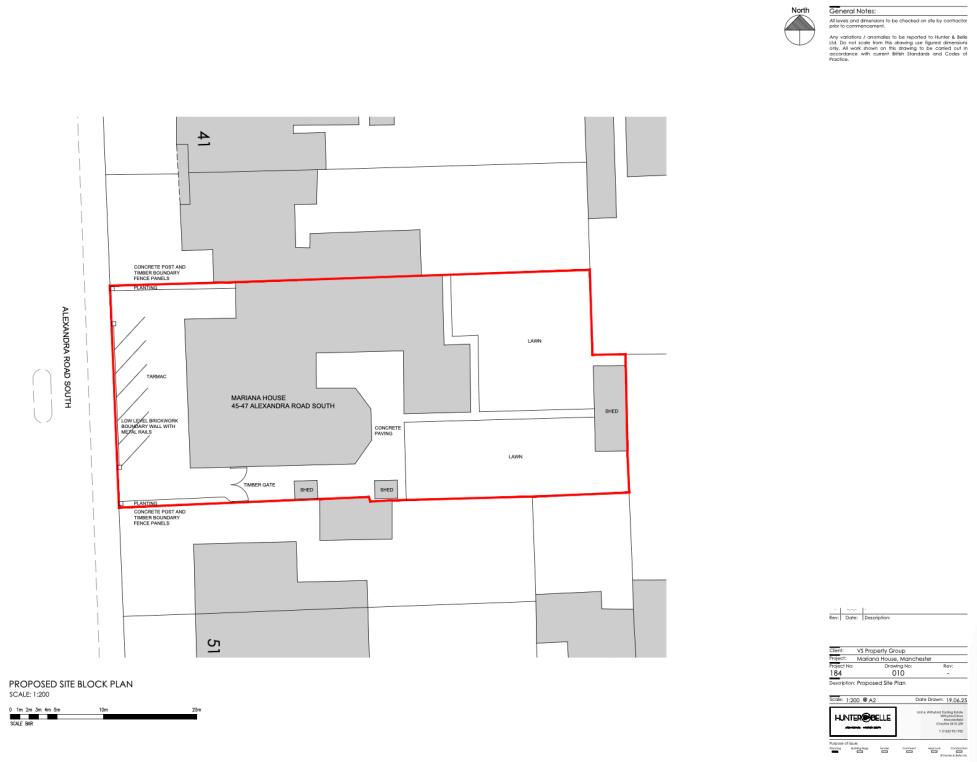


Figure 6: Proposed Floor Plans

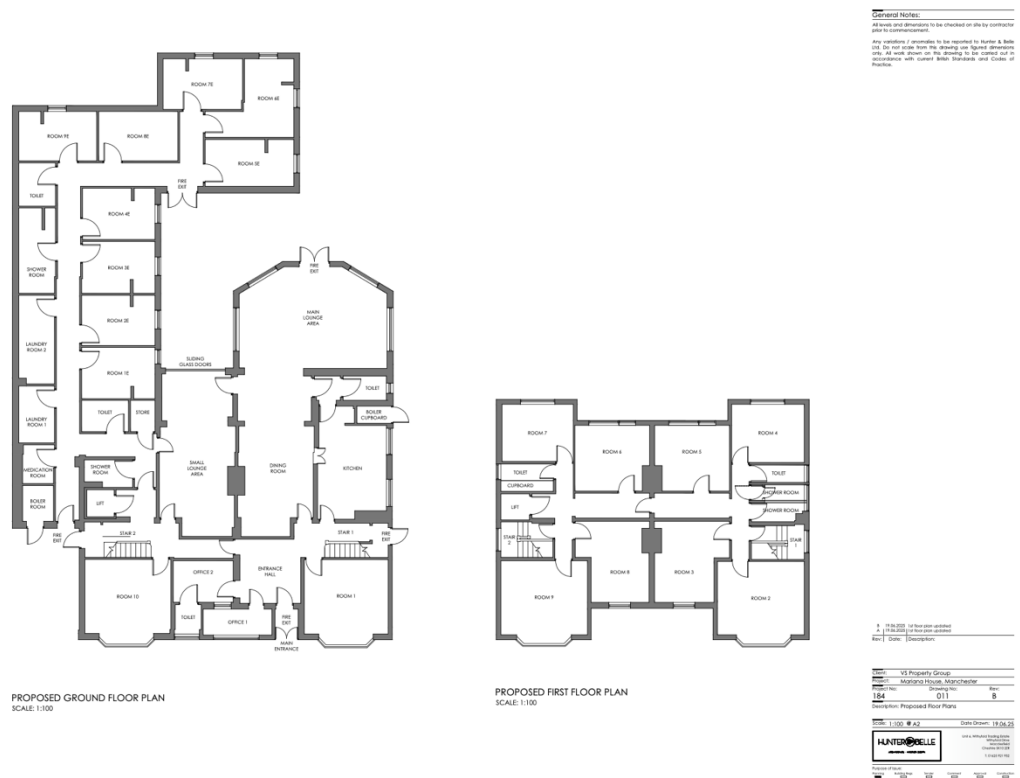


Figure 7: Proposed Elevations



(Figures 3-7, Hunter and Belle Architects)

2.4 How the Accommodation will Operate

How the accommodation will operate is set out in detail in the '*Manchester City Council's Homelessness Services Management Statement*' that has been submitted with the planning application. Some of the key points from the Management Statement are set out below and in this Planning Statement.

- It will provide Manchester City Council's Homelessness Service with a 19-bed temporary accommodation facility with accessible facilities for homeless clients with mobility issues.
- The accommodation will be for predominantly single male and female clients. It could accommodate a small number of childless couples, however the need for adapted facilities will be the primary referral consideration.
- It will accommodate a maximum of 17 single people and 2 couples (21 people) at any one time. There will be no families accommodated at the site.
- The maximum period of occupation for each person will be for 6 months or less. The Homelessness Service aims to ensure homelessness is experienced for as short a period as possible and is unrepeated.
- Accommodation referrals will come directly from within the Homelessness Service and by no other route. This will provide oversight at all times of who is being accommodated to ensure each placement is appropriate. It will also ensure that all people accommodated are owed a statutory homelessness duty by the local authority, and the accommodation is used by those who need it the most.
- When first referred to and allocated a place at Mariana House clients will arrive during the day between 8.30 am and 5pm, Monday to Friday. Clients leaving Mariana House for alternate or settled accommodation will also do so between the above hours.
- The temporary accommodation will be managed and operated by Manchester City Council's Homelessness Service. The team responsible for delivering the support service is the Council's Homelessness In-House Temporary Accommodation Service. The service manages 33 temporary accommodation sites across the city and has a proven track record in service excellence.
- There will be a 12-midnight curfew in place. This is in line with the operation of all In-house temporary accommodation sites.

- The site will be staffed 24 hours a day. It will be staffed by a team from the Council's Homelessness Service who will be on site from 8am to 8pm 7 days a week. There will be a staff team of 5 Accommodation Support Workers, a cook, a Homeless Lead Officer and a Team Leader. In addition, it will be staffed by the Homeless Service's partner security staff providing a concierge service and working as one team with its support service. There will be 2 security staff on site at all times.
- In line with all other temporary accommodation sites operated by the City Council's Homelessness Service, it will have a no visitor policy in place. The only people coming onto the site, in addition to residents and staff, will be professionals visiting or meeting with residents (for example, some clients may have care packages in place that will be delivered by visiting staff). This will ensure control over who is present in the building for safeguarding purposes.
- Access into and out of the building will be monitored by on-site security. Residents will be allowed to stay out of the accommodation for a maximum of two nights per week if they wish to visit friends or family.
- Residents will not have their own vehicles.

3. Planning Policy and Guidance

3.1 National Planning Policy

The National Planning Policy Framework, December 2024 (NPPF) sets out the government's planning policies for England and how they should be applied.

It provides a framework within which locally prepared plans can provide for sufficient housing and other development in a sustainable manner. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The following chapters of the NPPF are relevant to this application.

- Chapter 2 Achieving Sustainable Development.
- Chapter 8 Promoting Healthy and Safe Communities.
- Chapter 9 Promoting Sustainable Transport.
- Chapter 12 Achieving Well-Designed and Beautiful Places.
- Chapter 14 Meeting the challenge of climate change, flooding and coastal change; and
- Chapter 15 Conserving and Enhancing the Natural Environment.

National Planning Policy Framework	Proposed Design
2. Achieving Sustainable Development	The application comprises sustainable development. It should be granted planning permission without delay.
8. Promoting Healthy and Safe Communities	A Crime Impact Statement has been submitted with the application. The development will provide accommodation for the homeless and will directly promote healthy and safe communities.
9. Promoting sustainable transport	The site provides good access to sustainable transport modes with numerous bus, Metrolink

	and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths. Secure covered cycle parking will be available for residents, visitors and staff in existing on-site outbuildings. The development should not be prevented or refused on highways grounds as there would not be an unacceptable impact on highway safety, and the residual cumulative impacts on the road network would not be severe.
12.Achieving Well-Designed and Beautiful Places	No external alterations to the building are proposed.
14.Meeting the Challenge of Climate Change, Flooding and Coastal Change	Environment Agency records show that the site is located in Flood Zone 1 with a low probability of flooding from rivers, and an area at very low risk of surface water flooding.
15.Conserving and Enhancing the Natural Environment	The development will have no impact on habitats and biodiversity.

3.2 Local Policy and Guidance

The Manchester Local Plan guides development in Manchester. The elements of the Local Plan that are pertinent to this application include the following:

- [Core Strategy](#) (Adopted 11th July 2012): the key document in the Local Plan. This must be read alongside the [Addendum to Manchester Core Strategy 2024](#).
- [Interactive Proposals Map](#): showing the Core Strategy and the extant (remaining) Unitary Development Plan policies.
- [Extant \(remaining\) Unitary Development Plan policies](#): policies that were not replaced by the Core Strategy.

Supplementary Planning Documents and Guidance (SPDs and SPGs) add further detail to the policies in the Local Plan. The following SPD and SPG are therefore also pertinent to the application:

- [Guide to development in Manchester](#) (Adopted 8th April 1998): supplementary planning document and guidance.
- [Special needs and supported housing](#) (Adopted April 2007): supplementary planning guidance and maps.

The relevant Local Plan policies and guidance for this development are outlined below, with the corresponding tables summarising how the scheme complies with each.

Core Strategy Policies

- Policy SP 1, Spatial Principles
- Policy CC 9, Design and Heritage
- Policy H 10, Housing for People with Additional Support Needs
- Policy T 1, Sustainable Transport
- Policy T 2, Accessible areas of opportunity and need
- Policy EN 9, Green Infrastructure
- Policy EN 14, Flood Risk
- Policy EN 15, Biodiversity and Geological Conservation
- Policy EN 16, Air Quality
- Policy EN 19, Waste
- Policy DM 1, Development Management

Extant Unitary Development Plan Policies

- Policy DC26.1, Development and Noise
- Policy DC26.2

Core Strategy Development Plan Document/ Addendum to Core Strategy	Application Details
Policy SP1, Spatial Principles	The development will make a positive contribution to neighbourhoods of choice. A

	Community Involvement Statement has been submitted with the application. It will make a positive contribution to the health, safety and wellbeing of residents. It considers the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income. The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths.
Policy CC 9, Design and Heritage	No external alterations are proposed to the building or within the site.
Policy H 10, Housing for People with Additional Support Needs	The use of the building as a Care Home has taken place since 1984. The neighbourhood in which the property is located is not subject to a high percentage of supported housing for individuals and families at risk of or who have experienced homelessness. The development will contribute to the vitality and viability of the neighbourhood. A Community Involvement Statement has been submitted with the application. It will not place a disproportionate stress on local infrastructure such as health facilities.
Policy T 1, Sustainable Transport	The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths.

	Secure covered cycle parking will be available for residents, visitors and staff in existing on-site outbuildings.
Policy T 2, Accessible areas of Opportunity and Need	The application site is easily accessible by walking, cycling and public transport. The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths. On-site car parking and cycle parking will be provided commensurate to the use.
Policy EN 9, Green Infrastructure	The development will have no impact on existing green infrastructure. No on-site landscaping is affected by the development.
Policy EN 14, Flood Risk	Environment Agency records show that the site is located in Flood Zone 1 with a low probability of flooding from rivers, and an area at very low risk of surface water flooding.
Policy EN 16, Air Quality	The application site is located outside the Air Quality Management Area. There will be a low level of car ownership associated with the proposed use.
Policy EN 19, Waste	The use of the building as a Care Home has taken place since 1984. The arrangements for dealing with on-site waste for the Care Home have proven to be satisfactory, and these arrangements will continue for the proposed use. This will include sorting and separating waste to ensure it is recycled and reused wherever possible. Materials are prepared for reuse, recycling and recovery as a priority.
Policy DM 1, Development Management	The use of the building as a Care Home has taken place since 1984.

	● The proposed use will have no material impact on amenity or community safety. A Crime Impact Statement is submitted with the application. ● The development will cater for people with limited mobility, including facilities and accommodation. ● The neighbourhood in which the property is located is not subject to a high percentage of supported housing establishments, either purpose built or benefiting from a change of use. The property is already used as supported housing for the elderly, and it is not contrary to the locational constraints of the Policy. ● It will have no impact on the existing character of a residential street or group of adjoining streets. ● It will be accessible by sustainable transport modes. ● It will provide a good standard on internal accommodation and external amenity space. ● There will be adequate provision for refuse storage and collection. ● It will provide suitable vehicular access and an appropriate level of car parking. ● It will have had no impact on biodiversity, landscape, archaeological or built heritage. ● The site is located in Flood Zone 1 with a low probability of flooding from rivers, and an area at very low risk of surface water flooding.
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Extant Unitary Development Plan Policies	Application Details
Policy DC26.1 Development and Noise	The development is not a generator of noise, and it will not be exposed to existing noise sources which are outside planning control.
Policy DC26.2	The development is not in a location which exposes it to high noise levels from existing uses or operations.

Supplementary Planning Documents/ Guidance

SPD/ SPG	Application Details
Guide to Development in Manchester SPD	With reference to the relevant points in the SPD: 1. The development will sustain local facilities. 2. • The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths. • The use of the building as a Care Home has taken place since 1984. The arrangements for dealing with on-site waste for the Care Home have proven to be satisfactory, and these arrangements will continue for the proposed use. This will include sorting and separating waste to ensure it is recycled and reused wherever possible. Materials are prepared for reuse, recycling and recovery as a priority.

	- The site can be serviced in an acceptable and safe manner. The impact of the development on highway safety and parking (vehicular and cycle) will be acceptable. - The development will have no impact on biodiversity. - A Crime Impact Statement is submitted with the application. The development will promote a safe environment. - By providing safe and secure housing for homeless people, the development will improve the health of these residents. - The development will provide accessible facilities for homeless clients with mobility issues. - The development will provide satisfactory accommodation, of good quality and compliant with national standards and guidelines including the government's nationally described Space Standard. All rooms benefit from natural light and ventilation.
Special Needs and Supported Housing SPG	The use of the building as a Care Home has taken place since 1984. There is clear evidence in Manchester of the need for increased access to settled homes for people at risk of, or experiencing homelessness, including temporary accommodation. Furthermore, accessible temporary accommodation is much needed in Manchester where there is a shortage of adapted temporary accommodation to meet demand. Statutory homelessness statistics from 'Homelessness statistics – GOV.UK (www.gov.uk)' showed that of the local authorities that submitted data, Manchester opened the highest number of homeless applications in England (6,660) between 1 April 2021 and 31 March 2022. Between 1 April

	2019 to 31 March 2023 there was an increase in the number of homeless applications opened in Manchester, with the number of cases assessed as being owed a homeless duty following that trend. Households in all types of temporary accommodation in England increased by 26% between 1st April 2018 to 31st March 2023 (source: Manchester Homelessness Partnership, Manchester Homelessness and Rough Sleeping Strategy 2024–2027).
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4. The Development

4.1 Need

Councils have a legislative duty to assess, and if appropriate, accommodate vulnerable residents. There is clear evidence in Manchester of the need for increased access to settled homes for people at risk of, or experiencing homelessness, including temporary accommodation.

Furthermore, accessible temporary accommodation is much needed in Manchester where there is a shortage of adapted temporary accommodation to meet demand. This site will enable the Council to reduce the prolonged and extremely costly use of unsuitable bed and breakfast accommodation for people who are owed a full homeless duty, but through no fault of their own can be difficult to place in temporary accommodation which can effectively meet their needs.

The proposed use of the application property will aid the delivery of short-term accommodation for homeless people with mobility issues prior to transition towards more permanent housing.

It will help to address immediate and significant housing needs that require intervention in order to safeguard individuals for short periods, prior to appropriate re-housing. This process improves individuals' access to health care and employment and educational opportunities.

Statutory homelessness statistics from 'Homelessness statistics – GOV.UK (www.gov.uk)' showed that of the local authorities that submitted data, Manchester opened the highest number of homeless applications in England (6,660) between 1 April 2021 and 31 March 2022.

Between 1 April 2019 to 31 March 2023 there was an increase in the number of homeless applications opened in Manchester, with the number of cases assessed as being owed a homeless duty following that trend.

Households in all types of temporary accommodation in England (and Manchester is no exception) increased by 26% between 1st April 2018 to 31st March 2023 (source: Manchester Homelessness Partnership, Manchester Homelessness and Rough Sleeping Strategy 2024–2027).

The four principles of the Manchester Homelessness Partnership, Manchester Homelessness and Rough Sleeping Strategy 2024–2027 are:

1. increasing prevention;
2. reducing rough sleeping;

3. more suitable and affordable accommodation; and
4. better outcome, better lives.

Achieving all these principles relies on ensuring a sufficient supply of settled homes, including temporary accommodation, social housing and private rented sector properties. This site will provide a positive contribution to meeting an identified need.

4.2 Impact on the Character of the Area

Noting the lawful use of the site as a Care Home, and as no external alterations are proposed to the building, the proposed use will have no material impact on the character of the area.

4.3 Residential Amenity

The development will provide satisfactory accommodation, of good quality and compliant with national standards and guidelines including the government's nationally described Space Standard, until residents can be transferred to a permanent home or longer-term supported accommodation. All rooms will benefit from natural light and ventilation.

The application site is not in an area subject to either excessive noise or poor air quality.

A Community Involvement Statement has been submitted with the application. This demonstrates that the Homelessness Services team and residents at Mariana House will take demonstrable steps to be good neighbours and make a positive contribution to the local community.

Assumptions are frequently made that supported housing will lead to anti-social behaviour without demonstrable evidence. The arrangements to support residents will help to minimise potential harm to neighbours.

As a responsible neighbour, the Council's Homelessness Services Team works collaboratively with partner agencies to prevent anti-social behaviour in the local area. These include but are not limited to: Greater Manchester Police (GMP); the Anti-Social Behaviour Team; Manchester City Council Neighbourhood Officers and Park Officers; The Rough Sleeper's Support Service; and Reach Out in the Community.

Any allegations of anti-social behaviour, should they arise, will be taken seriously by the Council with concerns fully investigated and required action taken swiftly. A license agreement will operate between residents placed into

the accommodation and the Homelessness Service as the landlord. This agreement will be discussed with and signed by the client on booking into the accommodation. This license agreement and booking in documentation will contain specific house rules and behavioural stipulations which all clients residing at Marina House must abide by.

There are specific statements in the Council's documentation drawing attention to zero tolerance of anti-social behaviour within the site or local community. It will be made clear during this booking in process that any breach of the agreement will result in the service likely ceasing the accommodation offer and evicting the person.

The service has found this is a strong deterrent as the last thing a homeless person wants to become is homeless again, and to lose the duty owed to them by the local authority.

The number of residents could be conditioned by the local planning authority to a maximum of 21 to ensure that the development will not result in an overly intensive level of occupation.

4.4 Crime and Security

A Crime Impact Statement has been submitted with the application.

There are good levels of visibility into and out of the site, with natural surveillance, and CCTV at the site will provide full coverage of all aspects of the building and grounds. The site is bound by low brick walls with metal railings and composite panel fencing at the front of the building. The other site boundary treatments include close board panel fencing.

There will be 24-hour on site security with 2 security guards always present. The Operator's chosen security partner provides an excellent quality service which safeguards and supports all clients. As standard, security colleagues will wear bodycams for recording purposes. A supportive security presence will be provided on site to safeguard all residents.

Access in and out of the building will be controlled at the front door by the security guards. Residents and visitors wishing to enter must ring a doorbell to alert security, who will then release the lock to enable access where appropriate. Any visiting professionals must ring the doorbell to gain access through the security staff.

Clients residing within the temporary accommodation will not be allowed to bring any guests, members of the public, friends or family into the building at any time.

External areas will be lit by wall mounted lights to the property. There are also streetlights on the main roads adjacent to the site. External dusk to dawn lighting will be motion sensor detected and will come on when it gets darker, together with emergency lighting provided throughout the external perimeter of the building.

Windows will have restrictors in place where necessary, with Key operated doors and latches for windows. All rooms will be secured by a key system, with a master key available to staff to gain access to all rooms if deemed necessary.

Post and parcel deliveries to the site will be made via the main front entrance of the building.

4.5 Highway Safety and Parking

The impact of the development on highway safety and parking will be acceptable. The lawful use of the building is as a residential care home for up to 23 people and this involves residents, staff, visitors, health care professionals and others accessing the site with their vehicles. The current proposal is for a maximum of 21 residents who do not have vehicles, and visitors to the site will not be permitted.

Six on-site parking spaces are provided, and this level of provision is sufficient to comfortably accommodate parking demand resulting from staff and ad-hoc visits from professionals meeting with residents. The use of the building as a Care Home has taken place since 1984, and the site can be serviced in an acceptable and safe manner.

The site provides good access to sustainable transport modes with numerous bus, Metrolink and train options nearby. There are multiple bus stops serving a variety of locations within 50-200 metres, including on Alexandra Road South, Wilbraham Road, Brantingham Road and Springbridge Road.

The closest Metrolink stations are only approximately 0.9-1.5km away at Withington, Chorlton, Firwood, Barlow Moor Road and St Werburgh's Road, offering a quick link to Manchester City Centre and Trafford Park.

The nearest rail station is at Mauldeth Road, approximately 2km from the site, with additional rail stations sited slightly further away at Manchester United FC, Oxford Road, Deansgate and Victoria. All rail stations are accessible from the site by tram or bus.

In addition, it is in proximity and well connected to dedicated cycling routes and share-use paths, supporting active travel.

Secure covered cycle parking will be available for residents, visitors and staff in existing on-site outbuildings.

4.6 Waste

The use of the building as a Care Home has taken place since 1984.

The arrangements for dealing with on-site waste for the Care Home have proven to be satisfactory, and these arrangements will continue for the proposed use. This will include sorting and separating waste to ensure it is recycled and reused wherever possible. Materials are prepared for reuse, recycling and recovery as a priority.

4.7 Biodiversity

The development has no impact on biodiversity. The biodiversity gain condition imposed by [Schedule 7A of the Town and Country Planning Act 1990 \(inserted by the Environment Act 2021\)](#) does not apply in this case as the development is subject to the de minimis exemption.

4.8 Flood Risk

Environment Agency records show that the site is located in Flood Zone 1 with a low probability of flooding from rivers, and an area at very low risk of surface water flooding.

5. Conclusion

5.1 Consideration of the Scheme

The NPPF provides for a presumption in favour of sustainable development. Since this application conforms to both local and national planning policy and guidance, and it comprises sustainable development, it should be supported and welcomed by the local planning authority. Planning permission should be granted without delay.

The proposal positively contributes to the range of housing for all people in the community and should be supported.

Paragraph 39 of the NPPF requires that LPA's approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

Decision-makers at every level should seek to approve applications for sustainable development where possible. If the LPA identifies any areas of concern with the application, notwithstanding this submission, it is requested that these are raised with the applicant prior to a formal decision on the application being made. This will give the applicant the opportunity to respond to them, and if necessary to amend the proposal.

6. Contact



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