

APPENDIX D

EXTRACTS FROM REPORT OF INSPECTOR INTO ABANDONED DRAFT BRADDAN PLAN

INQUIRY HELD JUNE 2003

- ¶ 360 *These two representations concern land at Cooil Road and can conveniently be dealt with together.*
- ¶ 361 *Mr G Karran appeared on behalf of H Richmond Limited and called Mr Kaz Ryzner of Kaz Ryzner Associates, Chartered Town Planning Consultant as a witness. He said on behalf of his client that they supported the designation of the land to the south west of Cooil Road at Ballapaddag Farm for industrial purposes as shown on the Plan attached to the [Modified Draft Written Statement]. Mr Ryzner submitted a detailed statement setting out his client's grounds for support of the Plan.*
- ¶ 362 *The designation was supported by Braddan Parish Commissioners and by Heritage Homes, although they advocated some residential extension to the area to which his clients would not object. Numerous enquiries had been received from local companies about the availability of additional industrial sites. If the designation was approved the land could be released immediately to meet the demand for light industrial land. Such release should not be held up until a Master Plan for the whole area was produced. It was not considered there was a need for a new access road. They had not objected to the designation shown on the [draft Parish Plan] which showed the land for Industrial purposes to the designation in the MDWS.*
- ¶ 363 *Roselea Limited were concerned with the triangular-shaped area of land amounting to about seven acres which lay between Cooil Road and Colooney's Road. The land was shown for Industrial purposes on the draft Parish Plan but on the Modified Draft Written Statement part was shown as open space as a buffer between the Industrial land and the houses on Colooney's Lane and access to the larger area of land was to be from the roundabout on Cooil Road. Roselea did not object to the new designation but it was felt that the access proposals and the requirement for a buffer of open space made their land unviable. The proposed link road and the open space would reduce the land available for development to a mere two acres.*

¶ 364 To allow for economic development of the site it was suggested that the area of open space be reduced. A new road could run just behind the houses in Colooney's Lane and landscaping and tree planting along the rear boundaries of the houses preserve their privacy. Alternately the road could be eliminated altogether. Mr Murphy on behalf of Roselea Limited produced a series of drawings with his proof of evidence to illustrate the proposals. They also queried the meaning of the phrase "low rise" in paragraph 5.4 2 (3) of the MDWS.

Department Responses, D.L.G.E. – 4 & 5

¶ 365 The Department welcomed the support for the designation of the land given by H Richmond and the indication that the land would be made available for development as soon as the designation was confirmed.

¶ 366 The Department accepted Roselea's point that the area of open space shown on the MDWS might result in insufficient land remaining for industrial development and considered that the open space could be reduced whilst still protecting the amenities of the residents. They considered that the designation shown in the DPP should be reverted to.

¶ 367 Regarding the access, the DoT had considered the proposals put forward by the objectors but will still prefer an access from the [Cooil Road] roundabout. However, the Department considered that the means of access was a detailed matter and should properly be dealt with as part of a proposal to develop the site. They proposed that paragraph 5.4 2 of the MDWS be amended as follows:-

B/Ind/PR/8

¶ 368 This area, designated for industrial use may be used for light industrial purposes where (1) use and development conforms with the permitted uses described in proposals B/IND/P1 and P2 and also include buildings and sites for storage and distribution; (2) prior to the undertaking of any industrial development the site must be the subject of a landscaping master plan approved by the Department; such plan must introduce new planting around the periphery of the site paying particular attention to the view of the site from Richmond Hill, the Ballacutcher Road and closer views from the Cooil Road. This landscaping scheme must also

consider and protect the amenities of those living at Clybane Cottage and Cregde-Shee as well as those who may use the whole southern side of the Cooil Crossroads, using appropriate planting in undeveloped open space to separate the dwellings from the industrial development; (3) new buildings must be as low in height as possible and designed to a high standard to reflect the prominence and rural character of the site; (4) no development will be permitted prior to the creation of a safe means of access to and egress from the site in accordance with the requirements of the Department of Transport (Highways and Traffic Division) which will include the provision of an enlarged roundabout at the junction of the A24 with the Ballacottier Business Park Road; (5) development of the site must include provision for a link from Cooil Road to Colooney's / Killkenny Lane to provide an alternative means of access to the area and where egress of this link road onto Cooil Road provides visibility splays to the requirements of the Department of Transport.

Conclusions

¶ 369 *I accept the proposals of the Department for the reasons set out in their response and consider that the DPP and the MDWS be amended accordingly.*

Recommendations

¶ 370 *I recommend that the designation of this area of land shown in the DPP be confirmed and the proposal number B/IND/PR/8 be amended as set out above.*