

Office of the Minister & Chief Executive
Sea Terminal
Douglas
ISLE OF MAN

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NEWS RELEASE

PROPOSED DEVELOPMENT AT THE COOIL ROAD, BRADDAN

The Department of Infrastructure has today confirmed that following a Public Inquiry which concluded in November last year it will no longer be pursuing the release of land for employment uses at the Cooil Road, Braddan through a Development Order.

Through the Development Order procedure the Government had been seeking to release some 47 acres of land to the South of the Cooil Road in Braddan. This land would have been used for various employment generating uses including light industry and business park. However, there was some opposition to the scheme and in the light of this the Department of Infrastructure committed to hear all sides of the case at a Public Inquiry.

This Inquiry was chaired by an Independent Planning Inspector, and various parties made their case for and against the proposal over the course of 10 days. Following this the Inspector prepared a report based on all the evidence submitted to the Inquiry. This report recommended that the Cooil Road Development Order should not be made.

The Department of Infrastructure has accepted this recommendation but not without considering all the options available to it. It has been decided that the most appropriate way in which to bring forward land for employment needs would be through the preparation of the Area Plan for the east.

Infrastructure Minister Phil Gawne explained: "there are lessons to be learned by the whole of Government following the independent inspector's rejection of plans for a business park on the outskirts of Douglas. There has been a clear failure on Government's part to present the economic case and in

future Departments will have to work together much more effectively in researching and compiling evidence for future planning cases.”

“I have not taken this decision lightly as I know that there are major implications to this decision. With the Order no longer proceeding it is now essential that the Area Plan for the East is brought forward quickly. The Department is considering how the preparation of the Area Plan for the East can be moved forward in as short a timescale as possible and it is believed that, with sufficient resource, the Plan could be delivered in two years. This will ensure that all suitable sites for development are assessed to ensure a ready supply of land is available to meet identified needs”.

“There are a number of implications arising from this decision and the Inspector’s report and I will be working hard with my colleagues to ensure that lessons are learned from this issue but more importantly solutions are found to ensure swift delivery of the plan for the East.”

ENDS

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Notes

The Inspector’s report and the Department’s covering letter are available to download from <http://www.gov.im/transport/planning/plan/cooilroad.xml>