Section A - Name and address details
Please complete where applicable

Q1 **Landowner (complete Q1 if in single ownership or in multiple ownership)**

Name of landowner .....

JOINT.
Ian J Qualtrough and
John L Qualtrough.

Address & postcode of the landowner.....

HOPE STREET
CASTLETOWN
IM9 1AN

Telephone number(s) (if to be used as main contact) .....

01624 822581
07624 453645

email address (if to be used as main contact).....

johnq@jqbm.co.uk

Q2 **Other landowner(s) if applicable (please use separate sheet if necessary)**

Name .....

Address & postcode .....

Telephone number(s) (optional) .....

email address(s) (optional) .....

Q3 **Developer (if different to landowner(s))**

Name .....

Address & postcode .....

Telephone number (s) .....

email address .....

Q4 **Agent Details (if representing landowner/developer)**

Name.....

Address & postcode .....

Telephone Number .....

email address.....

Q5 **Please indicate the main point of contact for the Department's records**

Landowner (name to be taken from Q1) ..... ☑

Developer..... ☐

Agent..... ☐

Section B - Site Information

Q6 **Does the full extent of the site fall within the Castletown Housing Land Review 'Study Area' identified on Map CR1?**

Yes ..... ☑

No ..... ☐

Note: If the entire site lies beyond the Study Area identified on Map CR1, the Department is unlikely to progress the site beyond Stage 1 as set out in the Site Assessment Framework. It may, however, be determined that there is sufficient justification for progressing a site through Stage 2. Where this occurs, decisions will be made on a case by case basis on their merits.

Q7 **Site Address/Location of Site (this should be clearly identified by a continuous RED line on a Location Plan as well as a Site Plan, both of which must be submitted with this form)**

See attached.

Q8 **Land Use**

What is the site currently used for? .....

Timber & Builders Merchants and 2 x residential properties

Q9 **Land Use Designation**

What is the land use designation on the Area Plan for the South? .....

Industrial.

Q10 **Please state the size of the site. Please indicate *hectares* or *acres***

$3\frac{1}{2}$ → 4 acres.

Q11 **Planning History - Please set out details of any previous/current planning applications on the site and the outcome of those applications if decisions have been taken:**

Castletown Plan had it recommended for "mixed use". Then South Area Plan had it recommended for "mixed use". Then there seemed to be a change and it was zoned as industrial.
The site is NOT suitable for industrial – within residential area and access. The site IS suitable (with alterations to access etc) for mixed use

Q12 **What type of housing do you envisage the site being suitable for? For example: family housing, apartments, older persons housing etc.**

see attached notes, but.
apartments, town houses, sheltered accommodation

Q13 **Would there be opportunities on the site for community facilities?**

yes.

Q14 **Do you have any comments to make on the provision of affordable homes on the site**

Yes (see below) ☐ *No* ☑ Go to Q15

Please provide comments

Q15 **The Department will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2007 or any update of that Plan. If you judge your site would lend itself to a different proportion of affordable housing (i.e. other than 25%), please set out details.**

Section C: Ownership Profile, Consultation & Deliverability

Q16 **Ownership Profile - Is the site owned by more than 1 landowner?**

Yes ..... ☑ Go to Q17

No ..... ☐ Go to Q22

Q17 **Please provide breakdown of land ownership by percentage (%) or by size (ha/acres)**

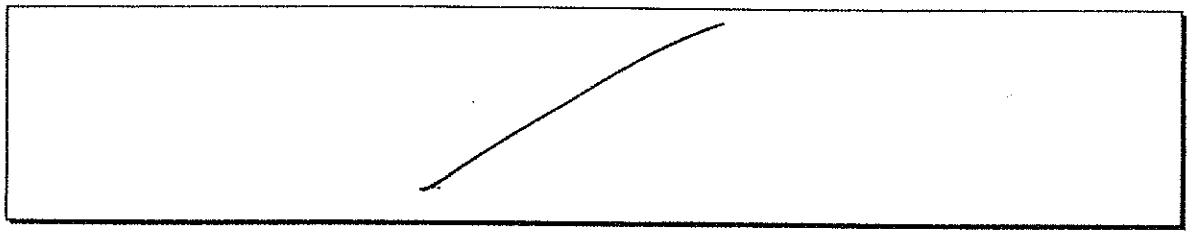
Ian J Qualtrough 65% approx.
John L Qualtrough 35% approx.

Q18 **Have all of the landowners been made aware that a Call for Sites form has been submitted?**

Yes ..... ☑ Go to Q20

No ..... ☐ Go to Q19

Q19 **Please explain why landowners have not been notified**

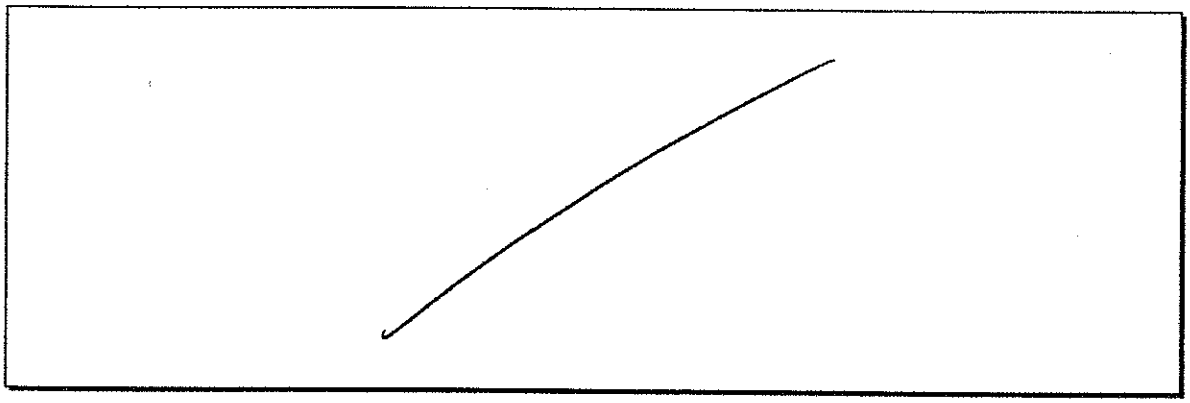


Q20 **Do all landowners notified support the submission of the site as part of the Call for Sites Exercise?**

Yes ..... ☑ Go to Q22

No ..... ☐ Go to Q21

Q21 **If landowners do not support the submission, please comment below:**

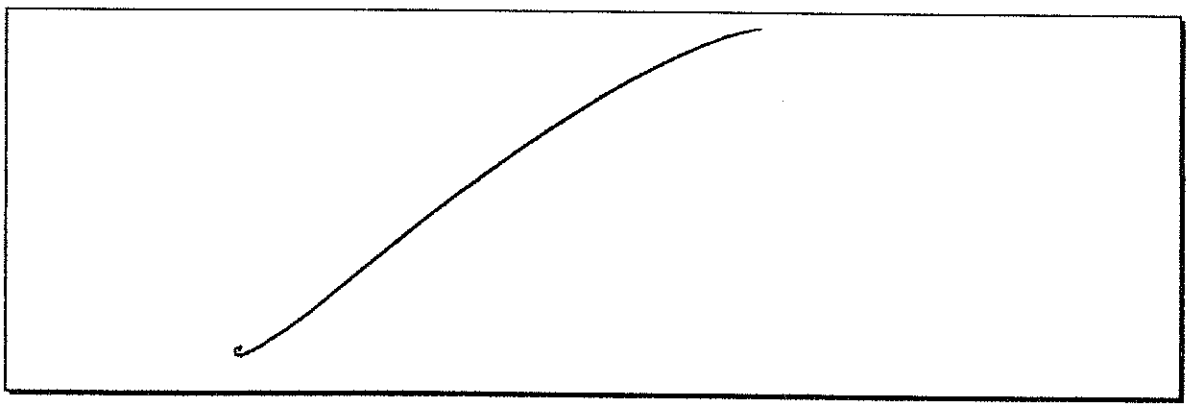


Q22 **Has there been any consultation with adjacent landowners as part of this Call for Sites exercise?**

Yes ..... ☐ Go to Q23

No ..... ☑ Go to Q24

Q23 **Please provide details of any consultation with adjacent landowners:**



Q24 **Deliverability - When would the site be available for development?**

hopefully within two years

Q25 **Are there any issues which will affect the deliverability of the site?**

Yes ..... ☑ Go to Q26

No ..... ☐ Go to Q27

Q26 **Please explain any issues affecting deliverability**

Re-location of timberyard.

Q27 **Access to infrastructure and services - Does the proposed site require new services or amendments to existing services?**

	Yes	*No*
Gas	☐	☐
Telecommunications	☑	☐
Electricity	☑	☐
Water	☑	☐

Q28 **Does the site have direct access to the existing highway network?**

Yes ..... ☑ Go to Q29

No ..... ☐ Go to Q30

Q29 **Please specify the road the site has direct access onto:**

A5 - see attached

Q30 **If no, please explain intentions to ensure suitable road access**

Section D - Declarations

Q31 **I, the landowner/agent/~~developer~~/~~local authority~~/~~other~~ (delete as appropriate) confirm that I understand that the information submitted is part of a Call for Sites exercise for housing land in the Castletown area only ('the Study Area').**

Please tick to confirm ☑

Q32 **I, the landowner/agent/~~developer~~/~~local authority~~/~~other~~ (delete as appropriate) accept that details of this form and any site information submitted will be publicised as part of the Call for Sites process and will be used to inform future stages in the Review including any Preliminary Publicity.**

Please tick to confirm ☑

Q33 **I, the landowner/agent/~~developer~~/~~local authority~~/~~other~~ (delete as appropriate) confirm that I understand that by suggesting a site via the Call for Sites exercise does not guarantee inclusion in any draft proposals for additional housing land within the Study Area.**

Please tick to confirm ☐

Q34 **I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.**

Please tick to confirm ☑

Q35 **Please use the checklist below to ensure that you have included all of the information required for each site**

A completed Call for Sites form ☑

A site plan ☑

A location plan ☑

Q36 **Please list all of the documents and plans submitted with this form and ensure they are clearly labelled.**

Call for sites response covering document
Drawing 1535 - 01
Drawing 1535 - 02
Drawing 1535 - 03

If you require further space for your answers, please continue on a separate sheet and clearly indicate which question your additional text relates to.

Call for sites response covering document

Site in question – Qualtrough's Yard, Castletown

Introduction

Qualtrough's yard site located in the centre of Castletown has been operating as a Builder's Merchants since 1875 and was originally a boat builders.

The site is being put forward for the 'Call for Sites' for Castletown Housing Land Review.

Covering of Criteria:

Below is a brief description answering the items of the broad criteria which the sites will be measured against in 'Part 2.0 Call for Sites Response Form, The Castletown Housing Land Review'.

a. The location of the site in relation to existing settlements.

The site is directly to the South of A5 Alexandra Road and runs parallel to the Silverburn River. The site is approximately a 5 minute walk from Castletown Square.

We feel the location would be perfect for the regeneration and improvement of Castletown as it would be a natural extension of Castletown centre whilst being located to the A5 means passers by will be more likely to visit the town.

b. The size of the site and general site characteristics.

The site is approximately 3.5-4 acres in size and is currently zoned as Industrial. The land is predominantly level throughout running directly out onto Hope St whilst being approximately 2m below the height of Alexandra Rd.

With the site being a Builders merchants, the site comprises various commercial buildings including large storage sheds through to old stone buildings along the boundary with Hope St. To the boundary with Alexandra Rd there are also two semi detached terrace residential dwellings set over three stories.

c. Compatibility with adjacent land uses.

The adjacent land uses comprise a mixture including:

- Silverburn River directly to the South East with residential dwellings to the opposite side of the river.
- Residential terrace dwellings to the North West.
- Commercial Office Premises to the North East on the opposite side of Alexandra Rd.
- Commercial and residential premises along with Boatyard to the South West.

The proposal to change the use of the site to mixed use with housing being a large part seems

to fit in with the existing mixture of uses for the adjacent land.

d. The level of physical/engineering works required to make the site useable.

With the site already being predominantly flat, the engineering works required to the site would be kept to a minimum. Works would be done along the river and along the boundary with Alexandra Rd and these could be undertaken with a minimal disruption to the surroundings.

e. The proximity to public transport routes and regularity of service.

Castletown square is approximately a 5 minute walk away. There is also a bus stop along Victoria Rd approximately a 5 minute walk away.

Both these services are very regular and serve the rest of the island including the main hubs of Douglas, Peel, Port Erin and Ramsey.

f. Accessibility to the existing highway network.

The existing site has direct access onto Hope St/Milner Terrace and can easily reach traffic of 1000 per day. The proposal would see the main access re located to come directly off Alexandra Rd which is better suited to the site.

g. Impact on landscape character and visual amenity.

The landscape character and visual amenity of the site would be improved drastically as the current use of the site as a builders merchants does not have any aesthetic qualities. A constant aim of improving the visual amenity and landscape character would be undertaken throughout a development.

h. Impact on statutory and non – statutory wildlife and nature designations.

A full wildlife survey would be undertaken for any development of the site to confirm and wildlife present and if any procedures including relocation have to be undertaken.

I. Impact on the historic built environment.

The site is directly next to the Conservation area of Castletown boundary and this will be taken into account at every step of a development to the site to make sure no negative impact occurs to the historic built environment. The proposal would see a major improvement to the built environment.
Heights shown on the proposed drawings have been taken from the existing site levels and are in keeping with the existing. Any development to the site would be achieved whilst not having any visual impact on the existing surroundings, especially Castle Rushen given it's historical value. Views of Castle rushen would not be impacted from any direction.

j. Impact on the quality and quantity of agricultural land.

This criteria does not fit with the proposed site given it's current use.

k. Flooding risk both on and off site.

Flooding on and off site has occurred in the past but it would be a requirement that any proposal would not increase this risk.

A meeting has already taken place with the Drainage Authority on 7th October 2015. This meeting outlined potential methods and also confirmed that the Government flood plan had recently been updated and meant that the site in question had seen 'Fluvial' flooding eliminated leaving purely 'Tidal' flooding as a factor.

It should be noted that the Drainage Authority were happy with our initial proposals and did not raise any concerns over the possibility of a development as long as it met the criteria and had methods of combating flooding implemented.

We propose to build the existing ground level up under building footprints so they are engineered out of the flood risk. It is proposed to build up to be above the 1 in 100 year flood level. This would leave the 1 in 200 year flood level which would minimise the risk of flood damage.

It should also be noted that the initial concept would see the ground floor level utilised for parking and delivery purposes only also minimising the risk of flood damage.

l. Risk of contamination and presence of or proximity to hazardous materials.

A full contamination survey of the site would be undertaken prior to any development taking place to confirm if any hazardous materials are present from the current use as a builders merchants.

m. Site deliverability.

The site if developed could be achieved within 5 years.

The aim would be to relocate the current Builders Merchants to a more suitable location such as Balthane Industrial Estate whilst still being located down the South of the island so as not to take away job opportunities or business.

n. Accessibility to infrastructure and services such as telecommunications, gas, electricity and water.

The site currently has all services in place and these could be updated to suit any proposed development. All services Authorities would be contacted at an early stage to make sure the proposal was undertaken in the most positive/feasible manner.

It should also be noted that a meeting has already taken place with the Planning Department which included a Senior Planning Officer and Planning Policies Officer to discuss the proposal.

This meeting outlined steps that needed to be taken.

Conclusion

It is felt that the site in question would be ideal for development in response for the 'Call for Sites' given the above criteria answers.

Any development on the site would improve visual amenity and impact on the surrounding Conservation area.

If you require any additional information to move forward with this call for sites proposal please do not hesitate to contact us via the contact details outlined on the 'Call for Sites Response Form'.

CASTLETOWN

434020

Port-E-Chee
Darveh
Tks
Thie Droghad
A 3
A 5
432936
432934
Stream
Mill
Playground
Engine Shed
Rail
TCB
HB
WESTHILL AVENUE
ALEXANDRA ROAD
Northcroft
Northcroft Apartments
Garage & Premises
Levol Crossing
Isle Of Man Railway
Millennium Way
Poulsom Park
The Sidings (PH)
The Viking Hotel
STATION ROAD
Garage A
433054
Dunbuie
Cluthole
Wyverne
Ben Ellan
9 Park Gates
Canada Life House
Fairleigh
MALVERN TERRACE
ELLERSLIE GARDENS
S & S Movers
Maintenance Depot
Thie Coosie
Ellerslie
Ellerslie Nurseries
Garage
Scout Hall
Fairfield
Springfield
434019
Alexandra Bridge
FB
A 5
GP
VICTORIA ROAD
ELIZABETH RISE
Lezayre
Tiree
Kinsmeath
Sliau Chairn
Norleigh
Sekonde
West View
Ballagyr
Dunsmuir
434018
Playground
Car Park
Victoria Road Primary School
434017
Playing Fields
Coastguard Office Garage & St
Builder's Yard
Office Shop Store
Main
SM
Silver Burn
Claddaghdt Pump Station
Boat Yard
MLW
NTL
MHW
Mud
Weir
Brewery
Sluiceway
Back Hope Street
HOPE STREET
MILL STREET
PARADISE COURT
Paradise Field
Mill Court
Workshop
Archway Cottage
Workshop Stores Yard
Hazelcroft
Dairy Farm House
The Coach House
Donore
Croft Beg
Croft Ena
Close-Y-Chiam
Garey Voallit
Ridgmont
Bowling Green
TCB
LB
El Sub Sta
Sycamore House
Rose Cottage
Springfield Terrace
Lodge Rooms
Works
Millhope Close
MAREW STREET
SMELSHA CLOSE
SCHOOL LANE
Chapel (Site of)
Posts
PICKARD CLOSE
Bickerton
Tamanaco
Silverdene
Uech-Y-Dee

Department of Environment, Food & Agriculture

Isle of Man Government
Reiltys Ellan Vannin

Scale 1:1,500

10 5 0 10 20 30 40 50 60 70 80 Meters

N

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Additional Site Plan for Qualtrough's Yard, Castletown – Call for Sites response submission.

On behalf of Mr John Qualtrough.

PROPOSED CONCEPT SITE PLAN - SCALE
1:750

KEY

- OUTLINE OF FIRST FLOOR WALKWAY.
- DIRECTION OF ONE WAY ROAD.
- BOUNDARY.

BUILDING KEY

B01 : PROPOSED GROCERY STORE, GROUND FLOOR PARKING AND DELIVERIES - 4 LEVELS.
1760M2 AREA OVER ALL FLOORS.

B02 : PROPOSED HOTEL AND GROUND FLOOR PARKING - 4 LEVELS.
3720M2 AREA OVER ALL FLOORS.

B03 : PROPOSED MIXED USE BUILDING INCLUDING APARTMENTS AND GROUND FLOOR PARKING - 4 LEVELS.
4800M2 AREA OVER ALL FLOORS.

B04-B07 : PROPOSED MIXED USE BUILDINGS INCLUDING APARTMENTS - 4 LEVELS.
4320M2 AREA OVER ALL FLOORS.

B08 : PROPOSED MIXED USE BUILDING INCLUDING APARTMENTS - 4 LEVELS.
1388M2 AREA OVER ALL FLOORS.

B09-B12 : PROPOSED RESIDENTIAL DWELLINGS - 3 LEVELS.
12 IN TOTAL - 3 BEDROOMS.
1620M2 AREA OVER ALL FLOORS.

B13-B14 : PROPOSED RESIDENTIAL DWELLINGS - 4 LEVELS.
4 IN TOTAL - 4 BEDROOMS.
720M2 AREA OVER ALL FLOORS.

B15-B16 : PROPOSED MIXED USE BUILDINGS INCLUDING SHELTERED HOUSING - 4 LEVELS.
3944M2 AREA OVER ALL FLOORS.

Initial concept would see commercial buildings with 1st floor walkways/balconies that interlinked with one another. To facilitate constant use even in potential flood times.

AREA KEY

TOTAL FLOOR AREA = 22,272m2 / 239,734sq feet
CAR PARKING SPACES APPROX = 200+

NOTE: THESE DRAWINGS ARE PURELY CONCEPTUAL FOR THE PURPOSE OF INITIAL DISCUSSIONS AND COMMENT.

project title
PROPOSED BLOCK PLAN OF SITE FOR CONCEPT.

AT QUALTROUGH'S YARD, CASTLETOWN

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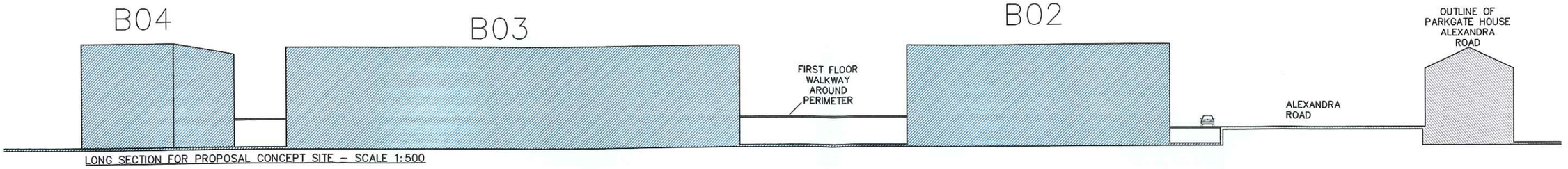

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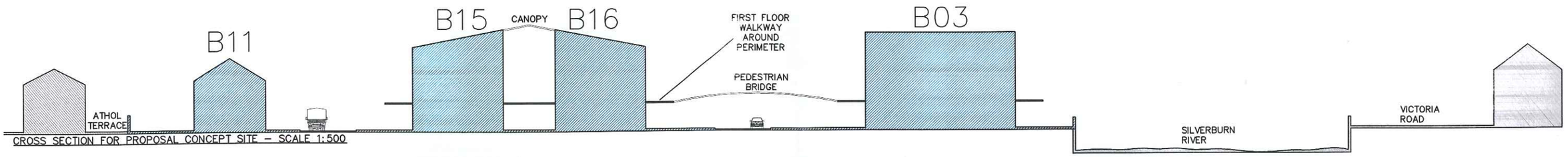

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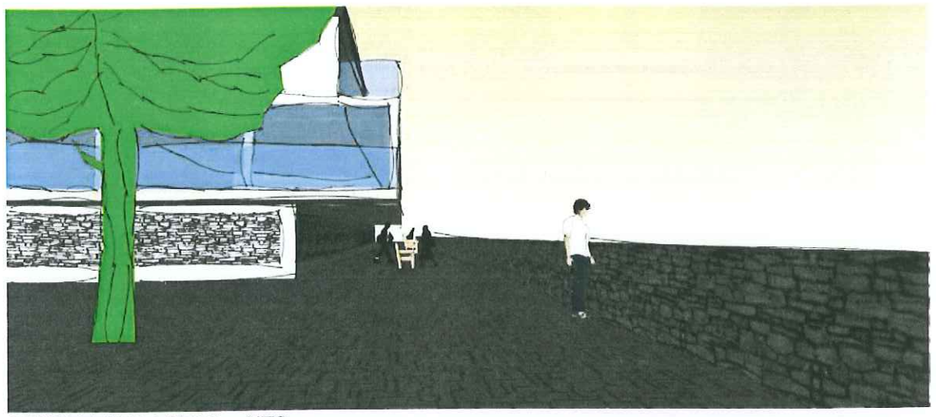

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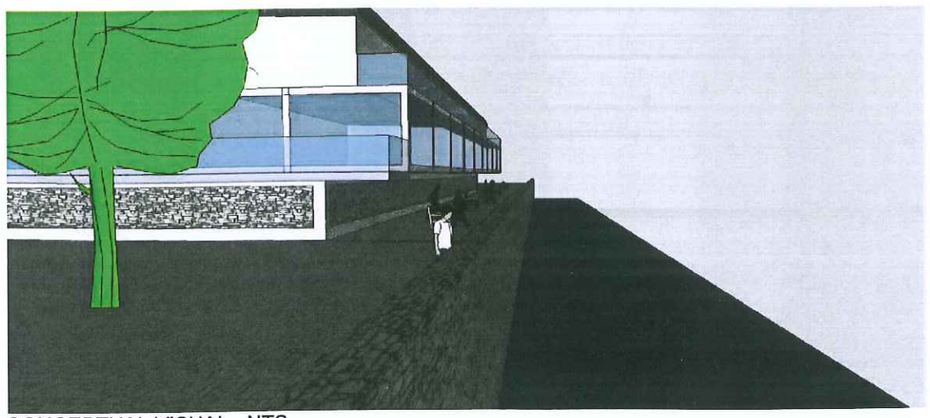

CONCEPTUAL VISUAL - NTS

BUILDING KEY

B01 : PROPOSED GROCERY STORE. GROUND FLOOR PARKING AND DELIVERIES - 4 LEVELS. 1760M2 AREA OVER ALL FLOORS.

B02 : PROPOSED HOTEL AND GROUND FLOOR PARKING - 4 LEVELS. 3720M2 AREA OVER ALL FLOORS.

B03 : PROPOSED MIXED USE BUILDING INCLUDING APARTMENTS AND GROUND FLOOR PARKING - 4 LEVELS. 4800M2 AREA OVER ALL FLOORS.

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B08 : PROPOSED MIXED USE BUILDING INCLUDING APARTMENTS - 4 LEVELS. 1388M2 AREA OVER ALL FLOORS.

B09-B12 : PROPOSED RESIDENTIAL DWELLINGS - 3 LEVELS. 12 IN TOTAL - 3 BEDROOMS. 1620M2 AREA OVER ALL FLOORS.

B13-B14 : PROPOSED RESIDENTIAL DWELLINGS - 4 LEVELS. 4 IN TOTAL - 4 BEDROOMS. 720M2 AREA OVER ALL FLOORS.

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LONG AND CROSS SECTIONS THROUGH SITE
AT QUALTROUGH'S YARD, CASTLETOWN

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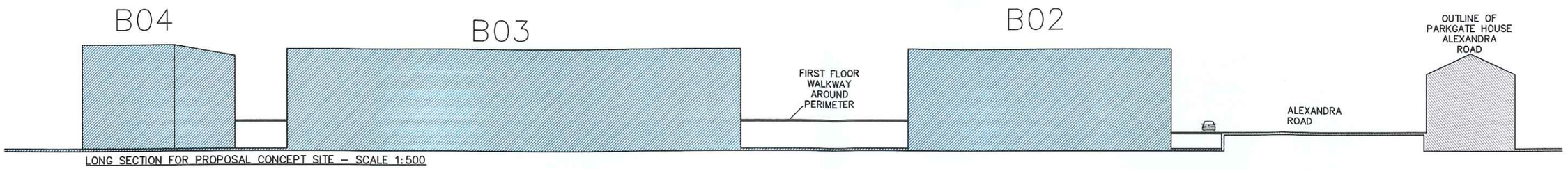

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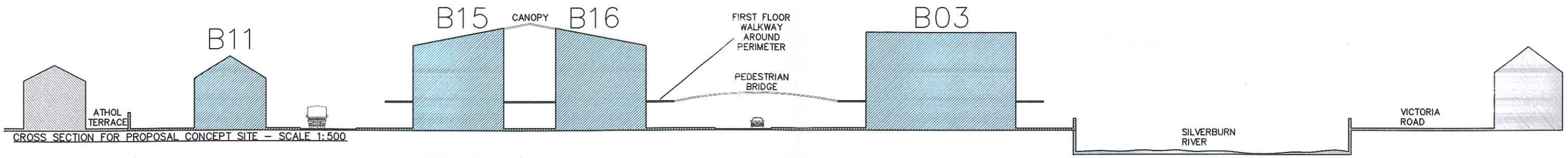

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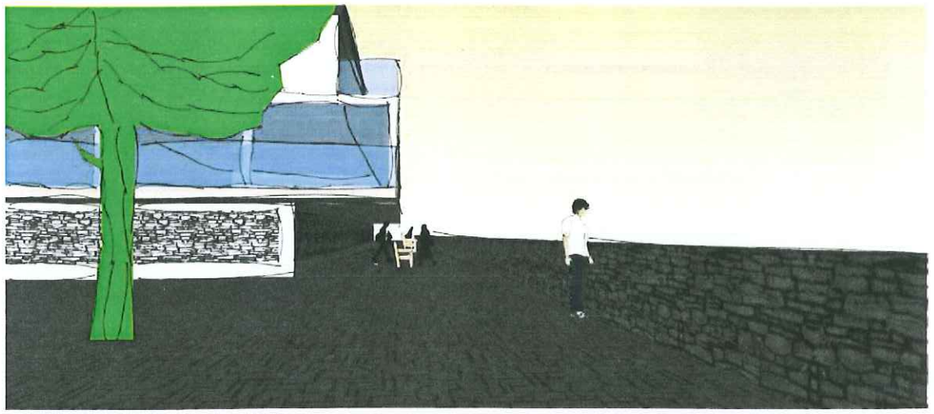
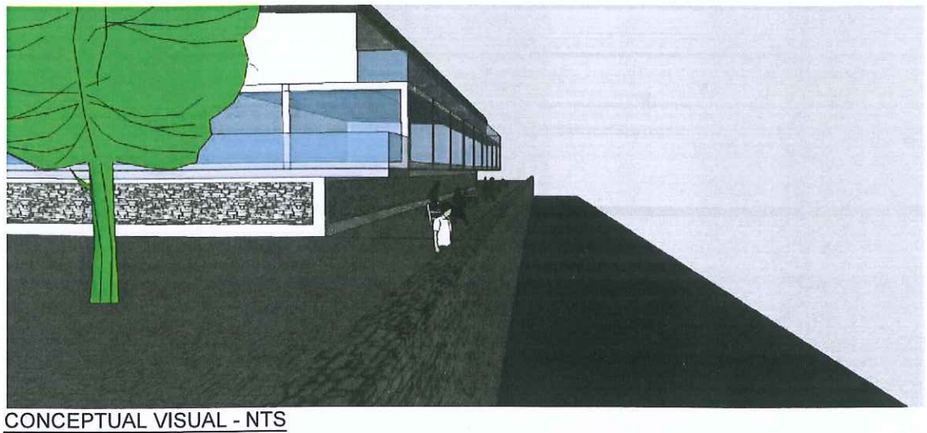


CONCEPTUAL VISUAL - NTS



CONCEPTUAL VISUAL - NTS

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project title
LONG AND CROSS SECTIONS THROUGH SITE
AT QUALTROUGH'S YARD, CASTLETOWN

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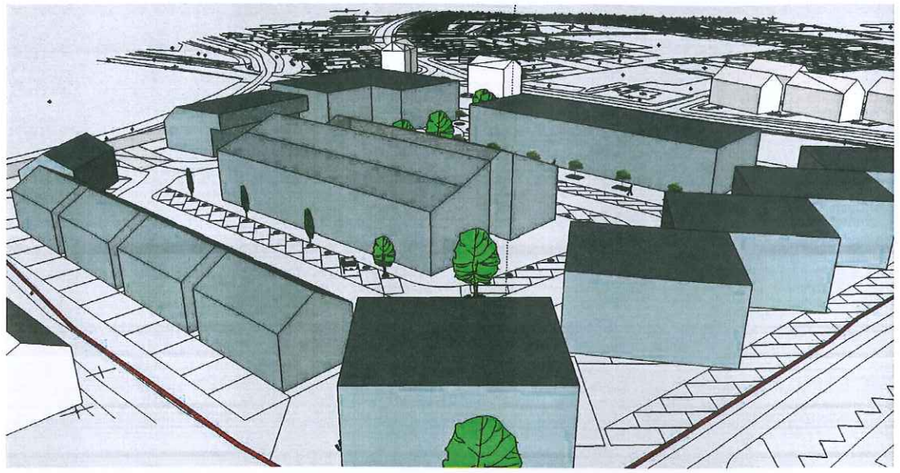

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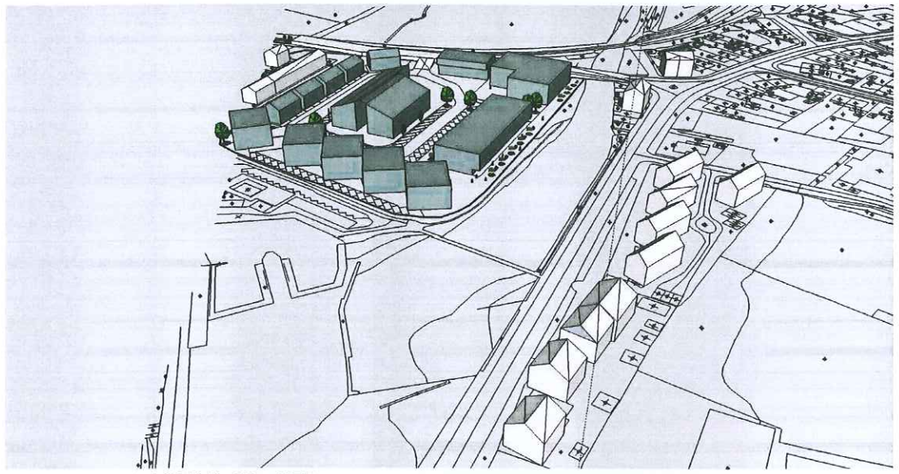

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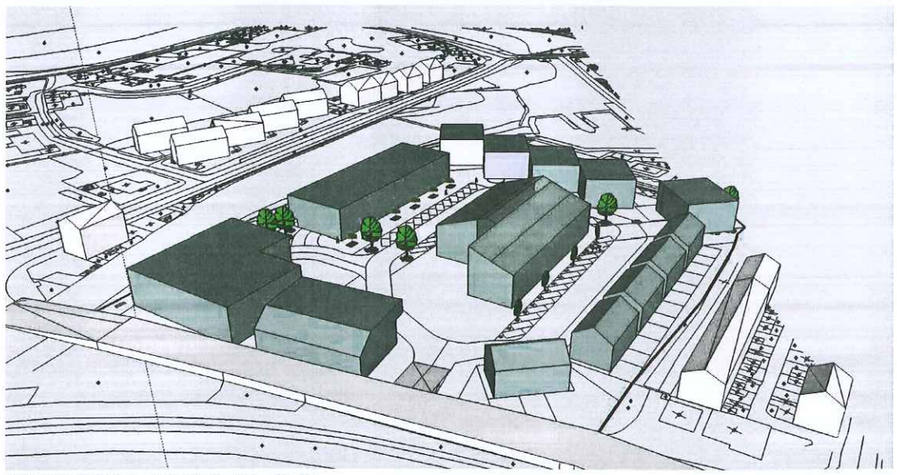

CONCEPTUAL VISUAL 03 - NTS

project title
CONCEPTUAL VISUALS

AT QUALTROUGH'S YARD, CASTLETOWN

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