Department of Infrastructure

Town and Country Planning Act 1999

Call for Sites Form

published on 31 July 2015

Employment Land

Isle of Man Government

Reiltys Ellan Vannin

infrastructure

bun-troggalys

Closing Date: All papers and any initial information must be submitted by 5pm on Friday 4th September 2015 to the Planning Policy Team, Department of Infrastructure, Sea Terminal, Douglas, Isle of Man, IM1 2RF

A Call for Sites for Employment Land

The Department of Infrastructure's response to the findings of the Employment Land Review (ELR)

Background

The Minister of Infrastructure announced in Tynwald on the 21st July 2015 that the Department intends to explore the potential of using Development Orders to release sites for employment purposes ahead of the Area Plans.

The publication of this form and accompanying public announcement, by way of a Public Notice, represents a 'Call for Sites' for employment land. This exercise will help to identify potential sites which can be brought forward for development via individual 'Development Orders'. This exercise may also help inform the preparation of future Area Plans as well as the ongoing review of the Isle of Man Strategic Plan.

The Department of Infrastrucutre has the ability to make Development Orders under section 8(1) of the Town and Country Planning Act 1999. The reason for exploring the potential of using Development Orders is in response to the recently published Employment Land Review (ELR), which identifies that there is a need for additional employment land, primarily within the East.

The ELR is available at http://www.gov.im/about-the-government/departments/economic-development/employment-land-review/

The Department is, however, extending the Call for Sites to cover the whole of the Island, not just the East. Sites will be carefully assessed against clear criteria and only those sites which are capable of meeting identified economic needs will be progressed.

The Department now invites developers/landowners/agents or others to identify sites which they wish the Department to consider. This Call for Sites will not preclude those same sites being considered as part of the Area Plan for the East or other subsequent Area Plans.

All of the sites put forward by parties (which may include Government) will be judged against a set of assessment criteria contained within a published Site Assessment Framework. This Framework will be used to help score and assess the sites and measure their suitability. The broad site assessment criteria are being published ahead of the final Site Assessment Framework for Employment Land which will be available on or before 14th August 2015.

The broad criteria are set out below:

- The location of the site in relation to existing settlements
- The size of the site and general site characteristics
- Compatibility with adjacent land uses
- The level of physical/engineering works required to make the site useable
- The proximity to public transport routes and regularity of service
- Accessibility to the existing highway network
- Impact on landscape character and visual amenity
- Impact on statutory and non-statutory wildlife and nature designations
- Impact on the historic built environment
- Impact on the quality and quantity of agricultural land
- Flooding risk both on or off site
- Risk of contamination and presence of or proximity to hazardous materials
- Site deliverability
- Accessibility to infrastructure and services such as telecommunications, gas, electricity and water
- Contribution to economic development

Please use this Form to make a submission to the Call for Sites exercise to suggest a site for Employment Use. Each suggested site needs to be accompanied by a separate Call for Sites Form and all sites need to be accompanied by a Location Plan and a Site Plan which clearly identify where the site is by a continuous RED line.

Section A - Name and address details
Please complete where applicable

Q1 **Landowner**

Name of the main landowner ..... International Centre for Technology Limited

Address & postcode of the main landowner ..... The Nunnery
Old Castletown Road
Douglas
IM2 1QB

Telephone number(s) .....

email address .....

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

Name .....

Address & postcode .....

Telephone number (s) .....

email address .....

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

Name .....

Address & postcode .....

Telephone number (s) .....

email address .....

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

Name ..... McGarrigle Architects Ltd
Contact: Niall McGarrigle RIBA

Address & postcode ..... 19 Mount Havelock
Douglas
Isle of Man
IM1 2QG

Telephone Number (s) 01624 628141

email address ..... niall@mcgarrigle-architects.com

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

Landowner .....

Developer ..... ☐

Agent ..... ☐

☑

Section B - Site Information

Q6 **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)**

Field No. 524802
Part of "Sangster's Field"
The Nunnery
Old Castletown Road
Douglas
IM2 1QB

Q7 **Land Use**

What is site currently used for? ..... Part of grounds of The Nunnery estate and livestock grazing

Q8 **Land Use Zoning**

What is the land use designation on the statutory development plan? ..... 'Area of Open Space or Woodland, Private Woodland', on Map 2 of Douglas Local Plan, 1998.

Q9 **Which employment land uses do you envisage the proposed site accommodating? Please tick the appropriate boxes.:**

- Manufacturing ..... ☐
- Industrial ..... ☐
- Warehousing and Distribution ..... ☐
- Business Park / Technology Park ..... ☑
- Other (Go to Q10 to provide further details) ..... ☑

Q10 **If you have answered "Other" in Q9, please provide further details:**

Business Incubators Units for business start-ups, particularly in the field of research and development of computer software, gaming software and other ICT applications. It is intended that this will be complimentary to, and intrinsically linked to the International Centre for Technology planned for the other parts of The Nunnery.

Site Size - For sites proposed for Business Park / Technology Park uses, a minimum site size of 4ha is likely to apply. For other sites, a minimum site size of 1ha is likely to apply. This does not preclude smaller sites being considered as appropriate for employment uses either through this process or the Area Plan preparation process.

Q11 **Please state the size of the site.** ***Please indicate hectares or acres***

1.96 Hectares

Q12 **Planning History - Please set out details of any previous/current planning applications on the site:**

Although not specifically for this site, The Nunnery estate has had the following applications which covered this site:
98/00765/A
98/01741/A

Q13 **Ownership Profile - Is the site owned by more than 1 landowner?**

Yes (Go to Q14) ☐
No (Go to Q17) ☑

Q14 **Please provide breakdown of land ownership by percentage (%) or by size (ha/acres) (Go to Q13)**

Q15 **Have all of the landowners been notified that a Call for Sites form has been submitted?**

No (Go to Q16) ..... ☐
Yes (Go to Q17) ..... ☐

Q16 **If landowners have not been notified, please give reasons:**

Q17 **Consultation with adjacent landowners - Has there been any consultation with adjacent landowners as part of this Call for Sites exercise?**

Yes (Go to Q18) ..... ☐

No (Go to Q19) ..... ☑

Q18 **Please provide details of any consultation with adjacent landowners:**

Q19 **Deliverability - When would the site be available for development?**

The site is available immediately.

Q20 **Access to infrastructure and services - Does the proposed site require new services or amendments to existing services?**

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

Q21 **Does the site have direct access to the existing highway network?**

Yes (Go to Q22) ..... ☑

No (Go to Q23) ..... ☐

Q22 **Please specify the road the site has direct access onto:**

The internal estate road has direct access onto Old Castletown Road, Douglas at two junctions.

Section C - Declarations

Q23 **I, the ~~landowner~~/agent/~~developer~~/other (delete as appropriate) confirm that I am aware that as part of the consideration process there may be a requirement to provide further information in the form of studies/investigations or other documentation prepared by suitably qualified professionals to support the information provided on this form.**

..... ☑

Q24 **I, the ~~landowner~~/agent/~~developer~~/other (delete as appropriate) accept that details of this form and any additional information submitted will be publicised as part of the process and in respect of future phases of consultation on the preparation of any Development Order.**

..... ☑

Q25 **I, the ~~landowner~~/agent/~~developer~~/other (delete as appropriate) confirm that I understand that this is a submission for the Call for Sites exercise for Employment Land. I hereby confirm that the information given in this form is true and accurate to the best of my knowledge.**

..... ☑

Q26 **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 at a scale of 1:200 or 1:500 ..... ☑

A location plan at a scale of 1:1250 or 1:2500..... ☑

Q27 **Please list all of the documents and plans submitted with this form and ensure they are clearly labelled.**

McGarrigle Architects Ltd Drawing 1785.02 CS 001: Location and Site Plan

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

Thank you for your response

Your site will be considered alongside other sites which have been suggested as part of the Call for Sites exercise. Sites will only progress through to the draft 'Development Order' stage after thorough investigation and site assessment.

A shortlist of potential 'development order' sites will not be published until the site assessment process has been completed. There may be a requirement for landowners/developers/agents to provide additional information before the Department confirms which sites are suitable for being taken forward as proposed Draft Development Orders under S.8(1) of the TCPA 1999.

Details of the various steps in the Development Order process which the Department intends to follow are set out in the Department's Explanatory Note which is available on the Government website at

www.gov.im/callforsites

For further information, please contact:
Mrs Diane Brown
Head of Planning Policy
Strategy, Policy and Performance
Department of Infrastructure
Sea Terminal
Douglas
Isle of Man IM1 2RF
Tel: 685905
email: PlanningPolicy.DOI@gov.im

D.O.I.
Sea Terminal Reception
2 8 AUG 2015
RECEIVED

McGarrigle architects
architects and urban designers

Our Ref. 1785.02/NMcG/fm

27th August 2015

Planning Policy Team
Department of Infrastructure
Sea Terminal
Douglas
Isle of Man
IM1 2RF

Dear Sir

Re: Calls for Sites, The Nunnery, Douglas

Please find enclosed our submission for the 'Calls for Sites' on behalf of The International Centre for Technology.

Please acknowledge receipt of this submission.

Yours faithfully

N McGarrigle, BA (Hons) Dip Arch MA (Urb Des) RIBA

Director

Encs

CC Mr P Vermeulen- The ICT Ltd

Note: This site adjoins Site #5

Total site Area (sites 2+5) = 5.32 ha

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McGarrigle Architects Ltd. Registration No. 126248C. Directors: Niall McGarrigle RIBA and Fiona McGarrigle.

A RIBA Chartered Practice

PRELIMINARY
NOT FOR CONSTRUCTION

notes
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1 contractors must verify dimension before commencing shop or site work.
2 written dimensions to be taken in preference to scaled dimensions.

Middle River
Industrial Estate

524804

524802

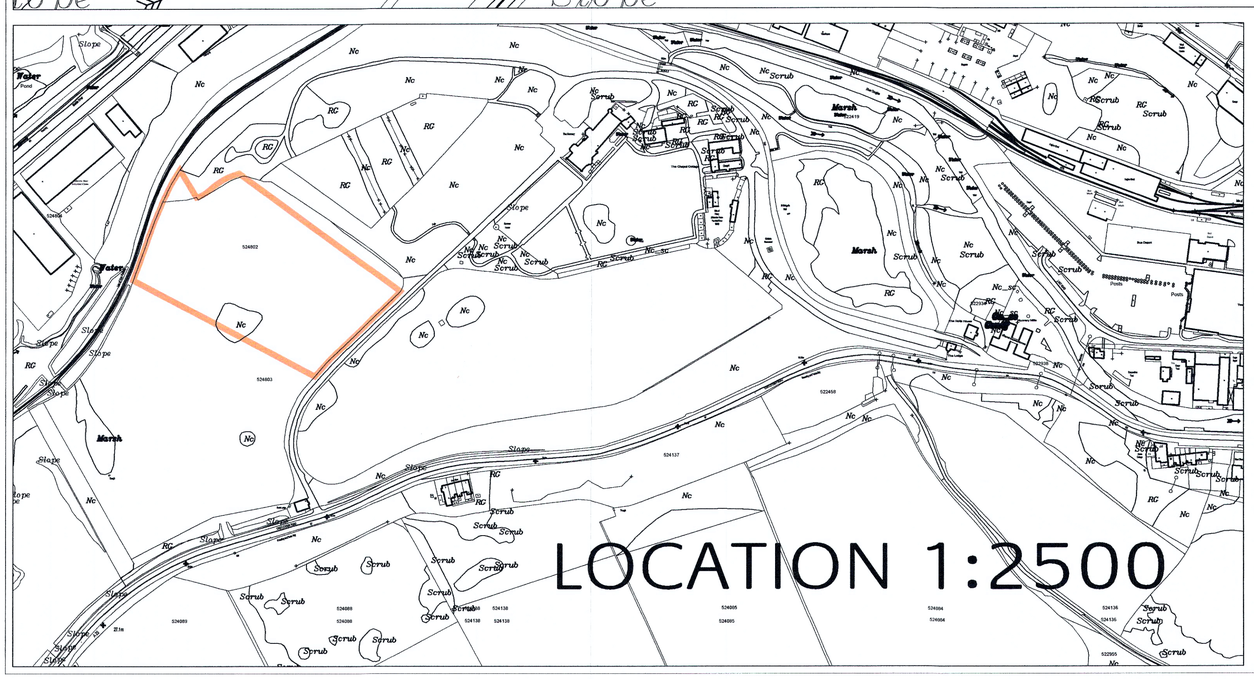
Sangster's Field
purchased by The ICT Ltd.

19601m²

524803

DoI
"Paddock"
to be leased to The ICT Ltd.

Water
Pond
Water
Isle of Man Railway
Path
Slope
RG
Nc
Scrub
Marsh



LOCATION 1:2500

SITE PLAN 1:500

N

rev date

project title
PROPOSED SITE FOR EMPLOYMENT LAND

AT THE NUNNERY
OLD CASTLETOWN ROAD
DOUGLAS, IM2 1QB

FOR THE ICTLtd.

drawing title
LOCATION & SITE PLAN

McGarrigle architects
architects and urban designers
19 Mount Havelock Douglas Isle of Man IM1 2QG
T 01624 628141
W www.mcgarrigle-architects.com
E info@mcgarrigle-architects.com

scale	date	drn by	chkd by
1:500 & 1:2500 @ A1	21:08:15	jrh	NAME

client no	job no	drg no	rev
1785	02	CS 001	-