

# Response ID ANON-76M6-6AJJ-U

Submitted to **Area Plan for the North and West- Call For Sites**

Submitted on 2020-01-22 14:20:09

## 1. Personal details

### Name

Name:

[REDACTED]

### Address

Address (including postcode):

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

### Contact telephone number

Telephone number:

[REDACTED]

Email address?

Email:

[REDACTED]

### May we publish your response?

Yes, you can publish my response in full

## 2. Agent details (if applicable)

### Name

Name:

N/A

### Organisation

Organisation:

### Address

Address (including postcode):

### Contact telephone number

Telephone number:

Email address

Email:

## 3. Designation

I am...

Landowner

**Other (please state in the comments box):**

[REDACTED] owns the land in question, however the following needs to be noted:

Under the Minerals Act, ownership of minerals underlying the land is vested in Isle of Man Government (currently DEFA). A royalty per tonne would be payable by Island Aggregates to IOM Government on all minerals which may in future be excavated and sold from the site.

A 'buffer' zone stretching 100m in each direction from the boundaries of the site needs to be taken into consideration as part of the overall submission. This areas needs to be considered for zoning in addition to the actual site boundary. Such practice is standard in the zoning of land for quarries (in this case a sand & gravel pit).

#### 4. Site Information - Basic

##### Full site address

###### Site address:

Point of Ayre Quarry  
Cranstal  
Bride  
IM7 4BS

The site in question would form an extension to the west of the existing quarry, which has planning consent (ref 97/1561 ) for the extraction of sand and gravel.

The attached Site Plan illustrates this, with the existing quarry boundary edged green and the site in question edged red. The aforementioned 100m buffer around the combined area is also illustrated on the Plan, edged and hatched orange.

###### Location plan:

Location Aerial.png was uploaded

###### Site plan:

Location Plan.jpg was uploaded

##### Parish or Local Authority the site falls within

###### Parish or Local Authority (state all if site crosses multiple):

Bride

##### Site area

###### Site area (hectares):

44.9

If known please provide an Ordinance Survey based grid reference for the centre of the site.

###### X-Ref (easting):

245704

###### Y-Ref (northing):

503505

##### Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

##### Current Land Use

###### e.g. agriculture, employment, unused/vacant etc.:

Agriculture

#### 5. Site Information - Detailed

##### Type of site

###### e.g. greenfield, brownfield (previously developed):

Greenfield

##### Ecological features and areas of biological importance

###### Ecological features :

##### Buildings on site

###### Buildings on site:

Two bunkers which formed part of the Bride radar station during World War 2 remain in fields at the southern end of the site.

Consistent with the approach taken to these structures in the currently active quarry, we would propose that they be retained, with the sand and gravel extraction phases working around them. They would then form part of the progressive restoration planning on the site, becoming part of the resulting habitat of shallow

freshwater lakes.

**Availability of access to the site**

**Availability of access to the site:**

Access would be via the existing sand & gravel pit. This site effectively forms an extension (to the west) of the existing operation.

**Title Encumbrances**

(caveats, estates, etc):

**Relevant Planning History (if known – please include relevant planning application numbers)**

**Relevant Planning History :**

N/A

Planning approval 97/1561 covers the extraction of sand and gravel from the existing quarry adjoining the site.

**6. Site Ownership (or my client)**

**What relationship are you to the site?**

The sole owner of the site

**If you are not the owner, or own only part of the site, do you know who owns the remainder?**

**Please provide full details:**

**Does the owner (or other owners) support your proposal for the site?**

Not Answered

**7. Proposed Future Uses and Capacity**

**Use (if mixed use, please tick all that apply)**

Predominantly Employment Land

**Basic Information – area/number of units/proposed floorspace/number of pitches:**

Sand and gravel extraction, an extension to the existing Point of Ayre quarrying operation on land immediately adjacent.

**8. Market Interest**

**Please choose the most appropriate category below and indicate what level of market interest there is/has recently been in the site.**

None

**Please provide any comments:**

**9. Infrastructure**

**Please tell us what infrastructure is available at or near the site**

**Mains water supply**

Yes

**Mains sewerage**

No

**Electrical supply**

Yes

**Gas supply**

No

**Public highway**

Yes

## Telecommunications

Yes

## Public Transport

Unsure

## Other

### Please specify :

All of above responses apply to the current Point of Ayre sand & gravel operations, to which the site in question would be a western extension.

## 10. Please provide any details of how any improved or new infrastructure requirements could be provided.

### Improved or new infrastructure requirements

#### Please provide any comments:

Not applicable.

All of the required infrastructure is in place at the current sand and gravel operation.

## 11. Please explain any issues affecting deliverability

### Such as physical constraints, ownerships, conservation areas, flooding issues

#### Please provide any comments:

None foreseen

## 12. When would the site be available for development?

### Please indicate the approximate timescale for availability

#### Please provide any comments:

We would wish to have the site available for sand & gravel extraction immediately upon receipt of planning consent. Based on remaining reserves in the currently consented quarry site. we would expect to move operations into the new site in 5-10 years from now. This is based on current and projected market demand and may be subject to change

## 13. Housing

### Is the site proposed as a predominantly residential site?

No (go to Section 14)

### What type of housing do you envisage the site being suitable for? (e.g. family housing, apartments, older persons housing etc.):

### How many dwellings do you consider could be built on the site? (Allow for roads and open space provisions):

The Cabinet Office will take into account the provisions of Housing Policy 5 as set out in the Isle of Man Strategic Plan 2016. Do you consider that this site could have a higher proportion of affordable housing i.e. more than 25%?:

## 14. Employment

### Is the site proposed as an employment site?

Yes

### Which employment uses do you envisage the proposed site accommodating? Please tick the appropriate boxes (tick as many as apply)

General Industrial

#### Additional details (if relevant):

Sand & gravel extraction

## 15. Mixed Use

### Is the site proposed for Mixed Use?

No (go to Section 16)

**What mix of uses do you propose on this site?**

A proposal site identified for 'Mixed Use' would normally be identified in a development plan as being suitable for a variety of uses which would be compatible with each other and the area generally. Development Briefs may restrict development of 'Mixed Use' Sites to certain uses/types of development if deemed appropriate.:

**16. Open Space/Special Use**

**Is the site proposed for Open Space/ Special Use?**

No (go to Section 17)

**Please provide any comments:**

Following commercial aggregate extraction, the site would be restored to open space in the form of a shallow freshwater habitat, similar to that which has been progressively created by quarrying and subsequent restoration on adjacent land.

**17. Additional information**

**Please use this box to provide additional information or further explanations on any of the topics covered in this form**

**Provide any comments:**

**18. Data Protection and Processing**

**We require your permission to hold your contact details on our database. In signing this form, I agree that the Cabinet Office, Isle of Man Government can hold contact details and related responses and I understand that they will only be used in relation to planning matters.**

**Please tick this box to confirm your permission, note that submissions that are not ticked will not be accepted.:**

Yes