

Response ID ANON-76M6-6A9Z-T

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on **2020-02-27 10:39:35**

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[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:

[REDACTED]

Organisation

Organisation:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address

Email:

[REDACTED]

3. Designation

I am...

Agent (acting on behalf of landowner or developer)

Other (please state in the comments box):

4. Site Information - Basic

Full site address

Site address:

Former Ayre Mowers site
Adjacent to Thie Ain
Main Road
Bride
IM7 4AT

Location plan:

CA-3002-001 Site & Location Plan-A3 Layout.pdf was uploaded

Site plan:

CA-3002-001 Site & Location Plan-A3 Layout.pdf 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):

0.10

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

X-Ref (easting):

244882.9491

Y-Ref (northing):

500924.6489

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

Bride Village Study Planning circular 14/91 - within the development boundary identified as miscellaneous. the site was confirmed as being suggested for improvement.

Current Land Use

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

Vacant commercial store.

5. Site Information - Detailed

Type of site

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

Brownfield

Ecological features and areas of biological importance

Ecological features :

None

Buildings on site

Buildings on site:

Remains of the building occupied by Ayre Mowers. The majority of the building was removed after a catastrophic storm caused significant structural damage to the commercial property.

Availability of access to the site

Availability of access to the site:

Direct vehicle access via the existing hard-standing onto Ballakillee Hill

Title Encumbrances

(caveats, estates, etc):

None

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

Relevant Planning History :

There is no recent planning history. Following the demolition of the former Ayre Mowers the owner sought planning permission for a single dwelling which was refused. The owner remains as a farmer in the village and has three non dependent family members each helping with the day to day running of the farm. It is likely that he will require a residential unit to enable the farm to be meaningfully farmed when he retires and wishes to help on a part time basis. This site represents the perfect location for such accommodation.

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 Residential

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

One single dwelling for use by the applicant or an immediate family member.

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.

Site is owned by a developer

Please provide any comments:

The owner has farmed in Bride all of his working life and before that previous generations have been directly involved with the site. The allocation of this site allows him to continue his association with the Village long into retirement.

9. Infrastructure

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

Mains water supply

Yes

Mains sewerage

Yes

Electrical supply

Yes

Gas supply

No

Public highway

Yes

Telecommunications

Yes

Public Transport

Yes

Other

Please specify :

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:

None

11. Please explain any issues affecting deliverability

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

Please provide any comments:

There are no physical constraints or restrictions on the delivery of the site. From the North the topography of the surrounding hills prevents all but glimpses of the site.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Immediately

13. Housing

Is the site proposed as a predominantly residential site?

Yes

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

Family housing for the owner or his immediate family.

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

1

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%?:

Not relevant

14. Employment

Is the site proposed as an employment site?

No (go to Section 15)

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

Additional details (if relevant):

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:

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:

The site is identified within the Bride Village Study as being within the settlement boundary, it is identified for miscellaneous improvement and is outwith the boundary identified as a conservation area. There is no logical reason why this site should not be allocated for residential use as set out.

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