

Response ID ANON-76M6-6A9S-K

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

Submitted on **2020-02-27 13:48:47**

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[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]

Contact telephone number

Telephone number:

[REDACTED]

Email address

Email:

[REDACTED]

3. Designation

I am...

Landowner

Other (please state in the comments box):

4. Site Information - Basic

Full site address**Site address:**

Dreemskerry Quarry
IM7 1BE

Location plan:

DreemskerrySiteLocation.pdf was uploaded

Site plan:

Figure2DreemskerrySitePlan.pdf was uploaded

Parish or Local Authority the site falls within**Parish or Local Authority (state all if site crosses multiple):**

Maughold

Site area**Site area (hectares):**

6ha

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

X-Ref (easting):

247610

Y-Ref (northing):

491086

Land Use Designation (if known)**As shown in relevant Local or 1982 Development Plan.:**

Area for surface mineral working, Area of high landscape or coastal value and scenic significance

Current Land Use**e.g. agriculture, employment, unused/vacant etc.:**

unused/vacant, agriculture

5. Site Information - Detailed**Type of site****e.g. greenfield, brownfield (previously developed):**

brownfield/greenfield

Ecological features and areas of biological importance**Ecological features :**

None

Buildings on site**Buildings on site:**

None

Availability of access to the site**Availability of access to the site:**

Gated at roadside

Title Encumbrances**(caveats, estates, etc):**

None

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

90/1951 - extension, approved

91/1399 - storage shed, approved
91/4142 - crushing plant, refused
92/1141 - loading platform, approved (at appeal 1993)
94/1042 - extension, approved
99/1135 - extension, approved (at appeal 2000)
99/1554/B - crushing plant, approved
04/1399/B - extension, withdrawn
06/00378/B - restoration and extension, refused

6. Site Ownership (or my client)

What relationship are you to the site?

A part 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?

Yes

7. Proposed Future Uses and Capacity

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

Open Space/ Special Use (school etc), Other (i.e. proposed use does not easily fall within the above categories)

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

Minerals extraction, Manx group, dimension stone and dry stone aggregates. This is a strategic resource for supply to the north of the Island.

Potential for (partial) infill also being considered.

Restoration to address any potential instability and to an open space landuse. There may be potential for formal recreational use of the site in the future.

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:

Part of the site is owned by a developer, there have been positive discussions to date between the developer and the second landowner.

9. Infrastructure

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

Mains water supply

Yes

Mains sewerage

No

Electrical supply

No

Gas supply

No

Public highway

Yes

Telecommunications

No

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:

Minimal provision for the site to operate, for mineral extraction or infill operations. This could easily be provided by the operator by generator and stand alone welfare facilities.

Fixed services could be brought in, if considered necessary, for future operations.

At restoration, it is likely that no additional infrastructure would be required. Ample parking is available, should a recreational end use prove viable.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

The site is available; development would be subject to the grant of planning consent.

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?

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?

Yes

Please provide any comments:

Minerals extraction and/or infill does not fall within any category listed above.

Use as open space relates to the site, following restoration.

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 refusal of the most recent planning application raised no issues which cannot be overcome through a review of environmental aspects and planning policy.

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