

Response ID BHLF-76M6-6A1W-F

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

Submitted on 2020-11-03 15:56:38

1. Personal details

Name

Name:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Contact telephone number

Telephone number:

[REDACTED]

Email address?

Email:

[REDACTED]

May we publish your response?

Yes, you may publish my response anonymously

2. Agent details (if applicable)

Name

Name:

Niall McGarrigle

Organisation

Organisation:

McGarrigle Architects

Address

Address (including postcode):

19 Mount Havelock

Douglas

Isle of Man

IM1 2QG

Contact telephone number

Telephone number:

01624 628141

Email address

Email:

niall@mcgarrigle-architects.com

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:

Tynwald Inn, Peel Road/Station Road, St. John's

Location plan:

EX-01 Location Plan (A3).pdf was uploaded

Site plan:

EX-02 Existing Site Plan (A1).pdf was uploaded

Parish or Local Authority the site falls within

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

German

Site area

Site area (hectares):

0.23 Ha

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

X-Ref (easting):

Y-Ref (northing):

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

Area of Retail/Commercial- Public House, in the St. John's Local Plan, 1999

Current Land Use

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

Public House with car park and vacant plot

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:

Public House

Availability of access to the site

Availability of access to the site:

Existing access is available

Title Encumbrances

(caveats, estates, etc):

None- Land is in full ownership of the Applicant

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

Relevant Planning History :

86/00821/B Extension to form kitchen and bottle store- permitted

16/00063/B Replacement entrance porch- permitted

20/00945/C Additional use of Public House and restaurant as retail-pending

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?

Yes

7. Proposed Future Uses and Capacity

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

Mixed Use (which includes a number of different but compatible uses)

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

Continued Retail/Commercial- Public House but with Residential Use added so that the Public House, a Shop/Retail Unit and 2 or 3 Flats over the shop can co-exist on the site.

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:

The Applicant is the landowner and therefore there is no market interest as such.

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:

As the Applicant owns the land fronting the highway from Station Road and on to Peel Road, there is potential to create a new footpath along the highway to a new shop/convenience retail outlet; thereby improving the connection to/from the village with the bus stop, the Pubic House and a potential local convenience shop on the site.

All other infrastructure (except mains gas) is in the highways local to the site.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

The site is in the St John's Conservation Area and is in proximity to the Monument Tynwald Hill

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

The site is wholly owned by the Applicant and is available now.

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?

Yes

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.:

Continued use of Retail/Commercial and Public House, but with added Residential. This would allow options for development of a village convenience shop with potential for a Post Office, with living over the shop in the form of 2 or 3 flats.

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:

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