

Response ID BHLF-76M6-6AXT-K

Submitted to **Area Plan for the North and West- Call For Sites**
Submitted on 2020-03-03 10:13:39

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:

N/A

Organisation

Organisation:

Ellis Brown Architects

Address

Address (including postcode):

12 Strathallan Crescent

Douglas

IM2 4NR

Contact telephone number

Telephone number:

621375

Email address

Email:

office@ellisbrown.im

3. Designation

I am...

Agent (acting on behalf of landowner or developer)

Other (please state in the comments box):

Acting on behalf of landowner. Please address correspondence to the agent.

4. Site Information - Basic

Full site address

Site address:

Sunset Lakes
Peel

Location plan:

No file uploaded

Site plan:

No file 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):

1.55 ha

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

X-Ref (easting):

255978.2500

Y-Ref (northing):

484065.6042

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

White land in 1982 Development Plan but immediately adjacent to Sunset Lakes Tourist and Leisure development approved under application PA 12/01140/B

Current Land Use

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

Agricultural

5. Site Information - Detailed

Type of site

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

Greenfield

Ecological features and areas of biological importance

Ecological features :

Not to our knowledge.

Buildings on site

Buildings on site:

None.

Availability of access to the site

Availability of access to the site:

From lane serving Sunset Lakes and access routes within Sunset Lakes development.

Title Encumbrances

(caveats, estates, etc):

None

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

Relevant Planning History :

Applications on adjacent site as follows:-

12/01140/B - Erection of a fishing complex with lakes, cafe, four holiday cottages, educational facility and landscaping Field 314338 and part fields 314331, 314329 Ballagyr Lane.

18/00885/B - variation of opening times application for above

19/01334/B - Manager's Lodge.

6. Site Ownership (or my client)

What relationship are you to 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)

Other (i.e. proposed use does not easily fall within the above categories)

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

Site to be allocated for possible extension of the existing Sunset Lakes complex.

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

Not Answered

Electrical supply

Yes

Gas supply

Not Answered

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:

Infrastructure available on adjacent existing Sunset Lakes development. Sewerage will be on Sunset Lakes treatment systems.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

None.

12. When would the site be available for development?

Please indicate the approximate timescale for availability

Please provide any comments:

Immediately but is proposed for possible extension of facilities at adjacent Sunset Lakes tourist and leisure development.

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:

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:

Site is proposed for potential expansion of tourist and leisure facilities of Sunset Lakes development and to allow planting buffer from site to adjacent area submitted as residential site for Area Plan.

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