

Response ID BHLF-76M6-6A17-F

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

Submitted on 2020-06-24 13:46:26

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 may publish my response anonymously

2. Agent details (if applicable)

Name

Name:

[REDACTED]

Organisation

Organisation:

[REDACTED]

Address

Address (including postcode):

[REDACTED]

[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:

Land at Yn Claddagh, Sulby, Isle of Man

Location plan:

Land at Yn Claddagh - Site Location Plan _ Site Plan.PDF was uploaded

Site plan:

Land at Yn Claddagh - Indicative Site Layout.PDF was uploaded

Parish or Local Authority the site falls within

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

Lezayre

Site area

Site area (hectares):

0.41 ha

If known please provide an Ordinance Survey based grid reference for the centre of the site.**X-Ref (easting):**

238239.300

Y-Ref (northing):

493927.131

Land Use Designation (if known)

As shown in relevant Local or 1982 Development Plan.:

None

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 :

The site is situated immediately adjacent to an area where all trees are registered (RA1618). The accompanying representations considers this matter in more detail.

Buildings on site

Buildings on site:

None.

Availability of access to the site

Availability of access to the site:

Two access points located in the north-east corner of the site (from Yn Claddagh) and another located in the south-west corner of the site (from the A14).

Title Encumbrances

(caveats, estates, etc):

None

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

Relevant Planning History :

There are two historic planning applications associated with this site and the adjoining wooded area to the east:
89/00033/A – approval in principle to erect a dwelling on river meadow land was submitted in April 1989. This application was refused on review.
91/00200/B – erection of one dwelling on river meadow land was submitted in April 1991. This application was refused.
This is history is not deemed directly relevant in terms of the promotion of this site through the plan.

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:

The site can accommodate 2 dwellings.

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 [REDACTED]

Please provide any comments:

[REDACTED] own the site and consider it available for development immediately.

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

Yes

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:

It is considered that no further infrastructure would be required to support development of two dwellings on this site.

11. Please explain any issues affecting deliverability

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

Please provide any comments:

Manx Utilities Indicative Flood Map for Sulby (Map 4) identifies that large areas of the site are located within a high risk flood zone due to its close proximity to Su by River.

As neighbouring residential properties are also located with the high risk flood zone, it is not considered that the proposed site should be discounted at this initial stage solely due to flood risk. Further discussions would ascertain if the development could provide any mitigatory measures to avoid flooding at this site and the area immediately surrounding 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.):

The homes provided on the site would be suitable to accommodate a range of household types and family sizes.

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

2 dwellings.

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%?:

No.

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 located within a cluster of other existing residential dwellings and is therefore considered to be a suitable location to accommodate 2 properties. Further justification is provided in the letter and supporting plans, which accompanies this submission.

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