

# Response ID BHLF-76M6-6A1T-C

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

Submitted on **2020-07-02 14:57:58**

## 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 East of Clanagh Road, Su by, Isle of Man

**Location plan:**

Land East of Clanagh Road - Site Location Plan \_ Site Plan.PDF was uploaded

**Site plan:**

Land East of Clanagh Road - 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):**

0.29

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

**X-Ref (easting):**

238018.667

**Y-Ref (northing):**

494794.917

##### 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.:**

Agriculture

#### 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 located 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:**

Gated access located at south-west corner of the site onto Clanagh Road.

##### Title Encumbrances

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

None

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

**Relevant Planning History :**

06/01827/A - Approval in principle for the erection of three dwellings (Refused at appeal 10 July 2007).

There has been a material change in circumstances since that appeal was dismissed and this is discussed in further detail in the accompanying letter.

**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 3 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 a developer

**Please provide any comments:**

██████████ 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 the development of three dwellings on this site.

**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.

**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 housing 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):

3 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 fills in a gap in existing development on Clanagh Road and would comply with the definition of 'infill development' contained in the Strategic Plan. It is therefore considered to be a suitable location to accommodate three new dwellings in close proximity to services within Su by. Further detailed justification for this site is contained 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