

Site Assessment Report – North and West

Site Reference

Gmin002

Site Address

Dhoon Quarry,
The Dhoon,
Isle of Man.

Assessment Log

Officer Draft	Stage 1	Date 05/10/21	Officer Initials CL
	Stage 2	Date 05/10/21	Officer Initials CL
	Stage 3	Date 05/10/21	Officer Initials CL
Manager Check	DB 29/07/22		
Review Date if applicable			

Draft Plan Status

Safeguarded for mineral workings (but not a proposal site)

Table 1: Site Assessment Framework Steps and Outcomes

Stage	Explanation	Outcome
<p>Stage 1: Preliminary Screening</p>	<p>This step is used to identify sites which are in clear conflict with the policies of the Strategic Plan.</p> <p>From a planning perspective, sites that fail this stage are not acceptable in principle.</p>	<p>Sites are screened out which are unsuitable due to their location.</p>
<p>Stage 2: Detailed Planning Criteria</p>	<p>This stage assesses the relative planning merits of proposed sites.</p> <p>A combination of site scoring and report writing enables the relative planning merits of each site to be assessed against the policy aspirations set out in the Strategic Plan.</p> <p>The scoring for the first nine criteria introduces critical constraints.</p> <p>The concept of critical constraints is used as a trigger to identify those sites where the impact of development on the site, or the impact of the site's characteristics on potential development, is such that development should not be supported and mitigation or compensation is not possible or appropriate.</p>	<p>In the assessment for the first nine planning criteria, sites are screened out that are unsuitable due to the presence of critical constraints that cannot be overcome.</p> <p>Proposed sites that pass the first nine planning criteria are then assessed against the remaining criteria in Stage 2.</p> <p>The information gathered in Stage 2 informs a fuller understanding of the planning issues that a proposed site will present.</p>
<p>Stage 3: Consideration of whether the site is Developable</p>	<p>Stage 3 examines whether a site is developable, or not.</p> <p>The assessment criteria are concerned with the deliverability of the site and site availability and broad viability.</p> <p>This stage allows an overall judgement to be reached about whether or not a site is developable (these terms are defined in Section 5).</p>	<p>This Stage may influence how a site can be taken forward within the Draft Area Plan. By way of example, sites not deliverable during the plan period may be suitable as strategic reserve sites.</p> <p>In some circumstances, concerns about whether a site is developable may be such that the site is not considered appropriate for further consideration.</p>

Table 2: Site Assessment Framework Summary Sheet

Stage	Assessment
Stage 1: Preliminary Screening	<p style="text-align: center;">Pass</p> <p style="text-align: center;">The site is acceptable in principle and a Stage 2 assessment should be undertaken.</p>
Stage 2: Detailed Planning Criteria	<p style="text-align: center;">Q. 1 Compatibility with Adjacent Land Uses</p>
	<p style="text-align: center;">Q. 2 Hazardous Land Uses and Contamination</p>
	<p style="text-align: center;">Q. 3 Preservation of Future Mineral Reserves</p>
	<p style="text-align: center;">Q. 4 Maintaining Landscape Character – Critical constraint</p>
	<p style="text-align: center;">Q. 5 Protecting Valued Wildlife Habitats and Species</p>
	<p style="text-align: center;">Q. 6 Maintaining the Historic Built Environment</p>
	<p style="text-align: center;">Q. 7 Protecting Archaeology and Ancient Monuments</p>
	<p style="text-align: center;">Q. 8 Minimising the Risk of Flooding</p>
	<p style="text-align: center;">Critical constraints apply <input checked="" type="checkbox"/> No further assessment is required unless meets exception test: Met? <input checked="" type="checkbox"/></p> <p style="text-align: center;">Critical constraints don't apply <input checked="" type="checkbox"/> Further assessment is required</p> <p style="text-align: center;">The site will be identified on mapping for the Area Plan for the North and West as a safeguarded minerals site.</p>

Suggested Referrals:

Stage 1: Preliminary Screening

1. Stage 1 Assessment Questions

- 1.1 Sites will be considered against the questions below. Some sites may initially fail Stage 1, but the proposed land use may still be acceptable in planning policy terms when examined in detail. Examples include Open Space for particular purposes, Cemeteries or other Civic or Infrastructure use. Where policy allows, an exception may be made in these instances for a fuller assessment report to be prepared.

PSQ. 1 – Is the proposed site located within a settlement boundary of a town or village, as shown on the relevant Plan Settlement Boundary Map (Spatial Policies 1 to 4).

Yes

No

PSQ. 2 – Does the proposed site abut the settlement boundary of a town or village, as shown on the relevant Settlement Boundary Map (Spatial Policies 1 to 4).

Yes

No

If the answers to both questions are '**no**', and there are no policy exceptions to support further consideration of the site in the Draft Plan, the site fails stage 1 of the SAF¹. The evidence source will be the published draft Settlement Boundary Maps. The relevant policy provision is Strategic Policy 2 and Appendix 3 of the Isle of Man Strategic Plan 2016 (the Strategic Plan) on 'Settlement Pattern'.

PSQ. 3 – Will the settlement boundary be amended in such a way that the site is likely to be included in the settlement boundary, or abut the settlement boundary?

Yes

No

If the answer to PSQ. 3 is 'yes', the response to either PSQ. 1 or PSQ. 2 may change at a later date. The site should be flagged as requiring a review of the site assessment in this instance.

¹ Note that if, in considering PSQ.2, the site is connected to another site which passes either PSQ.1 or PSQ.2 then the site can progress to Stage 2.

PSQ. 4 – Is the site within a designated area that presents a danger of pollution to the water supply?

Yes

No

If the answer to PSQ. 4 is **'yes'**, the site fails stage 1 of the SAF. The source evidence for assessment is the Infrastructure Constraints Map. The relevant policy provision is Strategic Policy 1, in the Isle of Man Strategic Plan 2016.

PSQ.5 – Is the site situated within a Green Gap?

Yes

No

If the answer to PSQ. 5 question is **'yes'**, the site fails stage 1 of the SAF. The source evidence for assessment is the Environmental Constraints Map. The relevant policy provision is Strategic Policy 3 and Spatial Policy 7, in the Strategic Plan.

Exception Test: Is there sufficient reason/evidence to consider allowing an exception will be made for the proposed land use?

Yes

No

Reason: General Policy 3 (Strategic Plan 2016)



Development will not be permitted outside of those areas which are zoned for development on the appropriate Area Plan with the exception of:

(e) location-dependent development in connection with the working of minerals or the provision of necessary services.

Should the site be required to be brought forward in the future as a Mineral Reserves Site, Minerals Policy 1 of the Strategic Plan 2016 would require a need for the working of minerals to be demonstrated and Minerals Policy 1 would need to be met

Minerals Policy 1 (Strategic Plan 2016):

Development involving the winning and working of minerals will be permitted only where it is demonstrated that there is a need for the minerals which cannot be met through the provision of secondary aggregates. Applicants will be required to demonstrate also that;

(a) there would be no unacceptable adverse effect on local residents in terms of visual amenity, dust, noise, or vibration as a result of the on site operation itself (including development, maintenance and restoration) or the traffic generated thereby;

(b) there would be no unacceptable adverse effect on: i. landscapes and geology/geomorphology features of special interest or attraction; ii. Ancient Monuments or their settings; iii. Registered Buildings or their settings; iv. the character and appearance of a Conservation Areas; v. sites of archaeological interest; vi. sites containing species or habitats of international, national and local importance; vii. land drainage and water resources; and viii. designated National Heritage Areas;

(c) the proposal is acceptable in terms of access arrangements and highway safety; (d) working will be in accordance with a phased scheme of restoration and landscaping; and that (e) the proposal does not sterilize other significant mineral deposits.

Exceptionally, national need for a particular mineral may warrant setting aside one or more of these constraints.

An Environmental Impact Assessment will be required for applications including the winning and working of minerals.

Summary Stage 1

Pass - Proceed to Stage 2

Stage 2: Detailed Assessment

2. Stage 2 Assessment Questions

- 2.1 The detailed planning criteria are designed using a colour based scoring system. This will allow a clear visual representation and summary of the 'pros and cons' of each site.

- 2.2 The scoring system for the first nine planning criteria (Stage 2 - Part A) includes a box that denotes a critical constraint. The concept of critical constraints is used as a trigger to identify those sites where the impact of development on the site or the impact of the site's characteristics on potential development, is such that development would not be acceptable, and mitigation or compensation is not possible or appropriate. Where a critical constraint is identified, sites will be deemed unsuitable and screened out, unless there is a policy exception to be made. Where no critical constraints are identified, or where a policy exception can be made, assessments reports will continue to the end of Stage 2 (Part B) and undergo Stage 3 assessment.

3. Q.1 Compatibility with adjacent land uses

- 3.1 It is important to consider compatibility of adjacent land uses. This is in order to avoid allocating sites where vulnerable members of the public would be present, for example in areas where noise, odours, light pollution and disturbance issues etc. from employment uses are likely to affect educational and medical establishments or residential properties. Land for Special Industrial and General Industrial uses will be examined particularly carefully and may require infrastructure consultation zones² to be identified. Issues relating to noise, air and light pollution are addressed by Policies of the Isle of Man Strategic Plan. When assessing a proposed employment use against this criterion, it could score lower if it is close to existing housing, and vice versa.
- 3.2 The relevant policy for this criteria is General Policy 2 of the Strategic Plan 2016.
- 3.3 If the site is located within a safety buffer zone, the lowest score should be assigned.
- 3.4 The possible scores are as set out below.

Green	The site would not result in residential or other vulnerable uses being in close proximity to incompatible uses (no mitigation is necessary)
Yellow	Not used
Orange	The site would result in residential or other vulnerable uses being in close proximity to uses which are only compatible with residential uses with mitigation, and such mitigation is realistic
Red	Not used
Critical Constraint	Existing uses on surrounding land are highly incompatible and cannot be made compatible through mitigation measures. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments: Contained within the buffer zone of the site are a number of residential properties. However, it is considered that mitigation of the impact that mineral extraction would have on said properties is considered to be possible. Mitigation is considered to include dedicated blasting times (if applicable).

²A consultation zone would be a mapped area showing where there would be a presumption against development for purposes in which vulnerable members of the public would be present – e.g. schools, housing, medical/health facilities.

4. Q.2 Hazardous land uses and contamination

- 4.1 A number of installations and existing land uses on the Island represent a constraint on development in their vicinity because of health and safety considerations. These are essential Island facilities and include LPG and petroleum storage. In addition, some land is known to be contaminated by previous uses. However, it may be possible to remediate the land to make it suitable for some forms of development.
- 4.2 In accordance with Strategic Plan Environment Policy 26 (and supporting text) successful remediation is where the development site is free of contamination which may constitute a hazard to occupiers or potential users of the development or land, and precautions can be taken to ensure that contaminants cannot escape from the site which may cause airborne or waterborne pollution or pollution of nearby land.
- 4.3 The possible scores are as set out below³.

Green	Site and surrounding land is contaminated and could be successfully remediated through development for the proposed use
Yellow	Site and surrounding land was either: <ul style="list-style-type: none"> • previously hazardous or contaminated but has been successfully and fully remediated, or • unlikely to be hazardous or contaminated.
Orange	Not used
Red	Not used
Critical Constraint	The site is hazardous/contaminated, or has the potential to be hazardous/contaminated, and cannot be satisfactorily addressed as part of the development (i.e. mitigation/remediation). Critical Constraint applies ⁴ . The site is unsuitable and should be screened out.

Assessor Comments:

³ The scoring reflects the policy aspiration set out in the Strategic Plan for contaminated land to be remediated (i.e. development which would lead to remediated land is preferable to development on uncontaminated land (Para. 7.20 of the Strategic Plan 2016).

⁴ This criteria will impact upon site deliverability.

5. Q.3 Preservation of future mineral reserves

- 5.1 This is a new detailed planning criteria, and forms an addition to the 2017 framework (as used for the Area Plan for the East).
- 5.2 Minerals Policy 1 and paragraph 12.2.1 of the Strategic Plan 2016 recognises the need to ensure an adequate supply of minerals to meet our needs. The Island has a long history of mineral extraction, and this has enabled the Island to be self-sufficient, when sourcing mineral supplies. Maintaining self-sufficiency in this regard will contribute to the long term sustainability of the Island.
- 5.3 Mineral Reserves have been mapped on the All Sites Map for the North and West, and the required buffer distances are shown on the Infrastructure Constraints Map.
- 5.4 The possible scores are as set out below.

Green	The site is not located on a future Minerals Reserve.
Yellow	Not used
Orange	Not used
Red	Not used
Critical Constraint	The site is located on a future Minerals Reserve. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments: The site is a potential minerals site. Technically no appropriate box so show as green.

6. Q.4 Maintaining landscape character

- 6.1 Development should respect the character of the landscape by ensuring that high quality landscapes are maintained and development is compatible in scale and design. The relevant policies are General Policy 2 and Environment Policy 2 of the Isle of Man Strategic Plan 2016.
- 6.2 The Landscape Character Assessment (2008)⁵ provides an Island-wide landscape and coastal quality assessment and has identified landscape character ‘types’ and ‘areas’ and determined their sensitivity to development. This classification has been used to inform criterion Q.4.
- 6.3 The possible scores are as set out below.

Green	Development of the site would improve the landscape character, for example by redeveloping previously developed land
Yellow	Development of the site would fit with the scale, landform and pattern of the landscape
Orange	Development would have some impact on the scale, landform and pattern of the landscape, but the proposal (including potential mitigation) would not result in the partial loss of any key features
Red	Development of the site would not fit the scale, landform and pattern of the landscape, resulting in the partial loss of one or more key features
Critical Constraint	The development does not fit the scale, landform and pattern of the landscape, resulting in the total loss of, or major alteration to one or more key features. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments: As with the Dreemskerry Quarry, the LCA notes that the Character Area of Ballajora and Ballaglass’ “tranquillity is significantly reduced” in the areas surrounding the quarries. The re-starting of quarrying activity would significantly reduce this level of tranquillity further, and risks a “total loss, or major alteration” of the area’s tranquillity. It would need a full and proper assessment.

⁵ The Landscape Character Assessment that sets out the baseline position for assessment of impacts to landscape character. It replaces the designation relating to Areas of High Landscape Value and Scenic Significance, in accordance with EP 2 of the Strategic Plan 2016.

7. Q.5 Protecting valued wildlife habitats and species

- 7.1 The Strategic Plan gives protection to the countryside and ecology for its own sake. The relevant policies are Environment Policy 4 and 5 of the Isle of Man Strategic Plan 2016. Statutory designations will be identified on the Environmental Constraints Map.
- 7.2 The final constraints map may also identify sites which do not have a statutory designation or are recognised by law, but are considered to have high wildlife value and protection is necessary under relevant agreements. Sites may also be identified which have the potential for 'interest' but have not yet been surveyed in detail.
- 7.3 In developing the Area Plan, a precautionary approach will be adopted when assessing sites and considering their nature conservation interest, including using available information and considering existing designations.
- 7.4 The possible scores are as set out below.

Green	Site and adjoining area is unlikely to have any nature conservation interest
Yellow	Not used
Orange	Adjacent land (but not the site) has potential nature conservation interest - including designation in an existing Local Plan or the 1982 Development Plan.
Red	Potential nature conservation interest has been identified on the site – including designation in an existing Local Plan or the 1982 Development Plan.
Critical Constraint	The site or adjacent area is a nationally or internationally designated site (RAMSAR or Area of Special Scientific Interest), Marine Nature Reserve, National Nature Reserve, Emerald Site, Bird Sanctuary or Area of Special Protection. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments: DEFA ecology team indicate that the whole site is designated as an Area of Ecological Interest. DEFA state: "should there be an island need for the minerals within this former quarry, that cannot be found elsewhere, then the extent of the area should be reviewed and substantially reduced, avoid semi-natural habitats, prior to zonation".

8. Q.6 Maintaining the historic built environment

8.1 Whilst there is a general presumption against the demolition of Registered Buildings, new development can affect the historic setting to varying degrees. The effect of new development on historic buildings and Conservation Areas will be dependent on the importance of the setting of each building related to the function that it performed historically and the particular impact on the Conservation Area. Deciding on the magnitude of the effect will inevitably involve a degree of judgement.

8.2 The relevant policies are set out in Environment Policies 30 – 36 of the Isle of Man Strategic Plan 2016 and the reference for assessment is the Environmental Constraints Map and the Planning Map Search.

8.3 The possible scores are as set out below.

The possible scores are as set out below.

Green	Development of site will have no adverse effect on a Registered Building and its setting or a Conservation Area
Yellow	Not used
Orange	Development of site likely to have a minor effect on a Registered Building and its setting or a Conservation Area
Red	Development of site likely to have a moderate effect on a Registered Building or its setting or a Conservation Area
Critical Constraint	Development of the site is likely to have a major effect on a Registered Building (including its setting), or a conservation area. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments:

9. Q.7 Protecting archaeology and Ancient Monuments

9.1 Archaeology is an important part of the Island’s national heritage and needs to be protected against damage or disturbance that could result from new development. The relevant policies are set out in Strategic Policy 4 and Environment Policies 6, 40 and 41 of the Isle of Man Strategic Plan 2016, and the reference for assessment is the Historic Environment Record.

9.2 The possible scores are as set out below.

Green	There are no Ancient Monuments on site and there is very low potential for archaeological interest (for example due to previous disturbance, demonstrated through investigation or raised as a constraint by MNH)
Yellow	Not used
Orange	Not used
Red	There is potential for archaeological interest on the site (which may include some evidence of past 'finds' on the site or in the general area)
Critical Constraint	The site is an Ancient Monument. Critical Constraint applies. The site is unsuitable and should be screened out.

Assessor Comments: Pending comments of MNH, there are no monuments on site (ancient or otherwise) and the site is not of any obvious archaeological potential. However, MNH’s HER indicate that there is a Bronze Age Cemetery to the north of the site.

10. Q.8 Minimising the risk of flooding

- 10.1 The Strategic Plan indicates development will not be supported on land subject to unreasonable risk of erosion or flooding (General Policy 2). It seeks to prevent the loss of natural flood plain, guide development away from areas at risk of flooding, and ensure that development that does take place is safe. It notes that the development of sites which may flood can lead to problems not only for the new development itself, but also for adjacent land. Environment Policies 10 – 13 of the Strategic Plan are also relevant.
- 10.2 Flooding maps are available in relation to coastal, fluvial, and surface water flooding. The reference for assessment is the National Strategy on Sea Defences, Flooding, and Coastal Erosion (Overview Map and Management Areas, including Flooding and Coastal Erosion Predicted Risk Hotspot Map), and the Infrastructure Constraints Map. The coastal and fluvial maps are well established and were used to inform the preparation of the SAF. The surface water flood maps indicate a large area at risk - they will be used to highlight the need for separate more detailed assessment at a later stage. For the purposes of applying the SAF, the Coastal Flood Zone is the area at 1 in 200 risk and Fluvial Flood Zone is defined as 1 in 100 risk (both plus Climate Change).
- 10.3 Coastal flooding does not result in lower scores for sites within existing settlement boundaries, as this reflects the nature of settlement patterns and also that Coastal flooding can more easily be mitigated without displacing the impact. Brownfield sites within Fluvial Flood Zones within existing settlement boundaries are scored 'yellow', and so higher than sites outside existing settlement boundaries which are not within Fluvial or Coastal Flood Zones. This is on the basis that redevelopment of existing buildings brings opportunities to review how the site is designed and used in order to reduce the risk of flooding, using flood risk assessment as a tool to assess flood risk and explore available solutions. By way of example, measures could include a less vulnerable use or improvements to the standard of defence for occupants.
- 10.4 The definition of previously developed land located within Appendix 1 of the Strategic Plan 2016 is as follows:-
- 'Previously developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.'*
- The definition includes defence buildings but excludes:-*
- *Land that is or has been occupied by agricultural or forestry buildings*

- Land that has been developed for minerals extraction or waste disposal by land fill purposes where provision for restoration has been made through development control procedures
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed
- Land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended in to the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

There is no presumption that land that is previously developed is necessary suitable for housing development nor that the whole of the curtilage should be developed.

10.5 The possible scores are as set out below.

Green	Brownfield or Greenfield Site inside the existing settlement boundaries and outside the Fluvial Flood Zone (irrespective of whether inside the Coastal Flood Zone)
Yellow	Brownfield site inside the existing settlement boundaries and inside the Fluvial Flood Zone (irrespective of whether inside the Coastal Flood Zone)
Orange	Brownfield or Greenfield Site outside the existing settlement boundaries and outside both the Fluvial and Coastal Flood Zones
Red	Greenfield site inside the existing settlement boundaries and inside the Fluvial Flood Zone (irrespective of whether inside the Coastal Flood Zone)
Critical Constraint	<p>The site is</p> <ul style="list-style-type: none"> a) outside the existing settlement boundaries and inside either the Fluvial or Coastal Flood Zones; b) located within 175 metres of a Coastal Erosion Zone⁶, or c) located within a Coastline Management Zone. <p>Critical Constraint applies.</p> <p>The site is unsuitable and should be screened out.</p>

Further Comments by DOI	
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⁶ This distance has been calculated based on a review of 2001 and 2021 google maps that show a variable erosion rate of up to 35 metres over 20 years, multiplied by 5, to arrive at an estimated erosion rate over 100 years in the worst case scenario.

Assessor Comments: Site is outside of the settlement boundary and is also outside both of the abovementioned flood zones.

Do any critical constraints apply?

Yes Consider Exception Test

No Proceed to assess the site in respect of questions Q.9 – Q. 18 (Stage 2 Part B)

Exception Test: Does the site fail any Question (Q1-8), but there is sufficient reason/evidence to consider allowing an exception will be made for the proposed land use?

Yes **Proceed to assess the site in respect of questions Q.9 – Q. 18 (Stage 2 Part B)**

No **No further assessment is required.**

Not Applicable

Reason: The site triggers a Stage 1 Assessment exception test in that it is a safeguarded site for mineral extraction. The scoring has highlighted risks to residential properties, ecology, archaeology and landscape. It is important however to safeguard the site for possible future mineral extraction on the mapping for the Draft Area Plan for the North and West.

Summary Stage 2 Part A

Pass by meeting exception test

End of Assessment – no progression to Part B at this stage

Area Plan for the North & West - GMin002 & 500m Buffer

