

COOIL ROAD DEVELOPMENT ORDER**Pre Inquiry Meeting [PIM] 14.00 Monday 19 July 2010 at Strathallan Suite, Douglas****1. Introduction**

David Bushby [DB], an Independent Inspector, will hold a public inquiry into the Cooil Road Development Order. The inquiry will examine the issues which have been raised during consultation. DB will hear evidence for and against the Order, plus other comments, at the inquiry and write a report for the Minister for Infrastructure with a recommendation as to whether or not the Department should make the Order.

2. Attendance and appearance at the inquiry

[S] Support and [O] Objection

[S] Department of Infrastructure: J Easton, Counsel would call up to 7 witnesses [2.5 days]

[S] Tesdale Ltd: A Trevelyan-Thomas, Counsel would call up to 6 witnesses [1.5 days]

[O] Mr J Quinn, Kilkenny: Counsel yet to be appointed would call 1 witness [0.4 days]

[O] Mr K Killian, Garey Ashen: K Murray Advocate evidence [0.4 days]

[O] Mr P Morrison, Creg de Shee likely to give evidence himself [30 mins]

Mr A Jessop, Braddan Parish Commissioners did not know what evidence might be given

[S] Mr Hennesey & Mr S Bradley IoM Chamber of Commerce: written representations expected

C Blatcher Ramsey Chamber of Commerce: likely to join forces with IoM Chamber of Commerce

D Humphrey, Dandara: may give evidence on alternative sites [0.2 days]

[O] Mrs V Teare, Colooney Bungalow & Farm: [10 mins]

Mrs Gidman, Lyndale: [10 mins]

[S] Mr B Murphy, Construction Designs Ltd acting for Rose Lea Ltd: may combine with Tesdale Ltd

[O] Mr B Larsson, Kilkenny Cottage: [10 mins]

[O] Mr B Liptrott, IoM Development Company: will give evidence [0.5 days]

Karen Leslie: Manx Electrical Authority: written submissions

Mr McPherson, IoM Post Office: written submissions on traffic management

3. Inquiry date venue and accommodation

Inquiry to start at 09.30 on Tuesday 5 October 2010.

Inquiry to close possibly on 13 or 14 October 2010.

Venue to be decided. A Johnstone to confirm.

4. Draft issues for inquiry

Two draft main issues were suggested and agreed:

(1) Whether there is sufficient justification for the CRDO to proceed in terms of (a) economic need; (b) development plan policy and preparation; (c) alternative sites; and

(d) environmental impact including matters such as noise, amenity, ecology, archaeology, landscape, drainage, highways.

(2) If the CRDO does proceed, should it be amended to prevent development of retail uses and to protect the environment, plus other detailed points.

After the evidence has been submitted and examined these two main issues may be amended.

5. Draft Inquiry Programme 1

5 October: Opening submissions of about 5-10 minutes from main parties summarising their case. Economic need issue

6 October: Economic need issue. Development plan issue.

7 October: Development plan issue. Alternative sites issue.

8 October: Environmental issues – landscape.

12 October: Environmental issues.

13 October: Environmental issues. Order amendments. Closing submissions.

14 October: Closing submissions

6 Procedure

All evidence taken largely as read.

Normal procedure of evidence in chief, cross-examination, re-examination and questions from DB.

Closing submissions in writing.

Evidence submitted to Andy Johnstone.

7. Common ground

All parties addressing economic need issue to meet/communicate to try to agree current 2010 industrial land availability for IoM and E, S, W & N, and latest take up rates 2000-2010, and 2005-2010. Predicted take up rates.

All parties addressing development plan issues to try to agree relevant policies and preparation and adoption date for East Area Plan.

All other issues to be examined to see if “Common Ground” can be reached.

8. Timetable for proof submission

Proofs: 4 weeks before evidence – 6 September 2010

Rebuttals: 1 week before evidence given

9. Inquiry documents

Department of Infrastructure to provide Core Document list.

Core Documents lodged with A Johnstone.

A Johnstone to keep other inquiry documents and collect or prepare document lists.

All parties to supply relevant parties with sufficient proofs and documents. All parties to identify proof and documents by use of abbreviations i.e. DI: Department of Infrastructure; TL: Tesdale Limited, and numbers i.e. DI1, DI2, DI3.....

10. Site inspections

DB saw edges of site in pouring rain on 19/7/10. Further visits to site and objectors' properties in September and/or October – to be arranged with A Johnstone. DI to identify vantage viewing points on site.

Any other visits to sites to be notified to A Johnstone.

20 July 2010
DB/CRDO/2