

Your Ref:

Our Ref:

TPW/MPC/F

29<sup>th</sup> September, 2020.

Mrs. M. Rimmer,  
Clerk,  
Lezayre Parish Commissioners,  
Commissioners' Office,  
Clenagh Road,  
Sulby,  
Lezayre,  
Isle of Man.

Dear Maureen,

**Re: Local Government Act 1986 – Proposed Town Boundary Extension.**

Following our discussion yesterday you asked if I could provide a written summary, to outline the revised boundary proposals as identified in the plan previously supplied.

The Ramsey Commissioners, have through their Policy Committee, identified the need to undertake an exercise to review the town boundaries due to the progression of development on land identified for future development within the town. Advice as to the criteria to be followed in such review was received, from the Department of Infrastructure, that the criteria for consideration of local government boundary extensions were established in 2004 during a Tynwald debate on a proposal to extend the Douglas Town Boundary. This criteria has been restated by the Department following the public enquiry a boundary extension application submitted by Port Erin Commissioners.

The Commissioners understand that the process for consideration of any application for boundary extension would include the holding of a public inquiry under an independent chairperson.

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Ramsey Town Commissioners

*Barrantee Rhumsaa*

**T.P. WHITEWAY**

Town Clerk and Chief Executive  
Commissioner for Oaths.

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the Town Clerk and Chief Executive

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As your Commissioners are aware Dandara have engaged on proposals to develop land to the west of the Ramsey, and in presenting their proposals have informed that much of the land zoned for development within the West Ramsey Development Brief is now considered unsuitable due to flood risk. This has accelerated the development of land on the periphery of the town, located in Lezayre Parish, and further promoted the need to review the town boundary.

Whilst considering this matter the Commissioners have had regard to the aforementioned criteria which your Commissioners are aware of and which are presented on the Government Website at <https://consult.gov.im/infrastructure/port-erin-boundary-extension/results/appendix3-criteriafortheconsiderationoflocalgovernmentboundaryextensions.docx>

In reviewing the boundary the Ramsey Town Commissioners have had regard to the criteria and, inter alia, to the lands designated within the West Ramsey Development Framework 2004, the existing Town Plan, the latest Government Flood Risk Assessments, the existing boundary lines and the potential for development extending beyond existing town development boundaries.

For ease of consideration the Commissioners identified four distinct areas for potential boundary changes.

**Land between Jurby Road and Lezayre Road to the west of the existing Ramsey boundary.**

This includes the land now proposed for development by Dandara. The Ramsey Town Commissioners see any development in this area this as being a clear extension of the town. The area is land identified on the West Ramsey Development Framework and there is no doubt that once developed the residents of this development, and any extension thereto, will benefit from and be users of facilities provided almost exclusively within the town.

Once completed the development will provide a new perceived entrance to the urban town development at Pinfold Cottage on the Lezayre Road, thereafter there would be continuous developed land all the way into the town centre.

The Commissioners believe therefore that the town boundary between the Sulby River and Lezayre Road should incorporate the development land identified within the West Ramsey Development Framework, together with the adjacent fields to the west which are identified as not at flood risk and therefore having future development potential.

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This overall area also includes land to the south of Jurby Road which has potential for future development, being outside the flood risk area. The approach to Ramsey on Jurby Road includes ribbon development between the existing town boundary and the entrance to the Mountain View Innovation Centre (MVIC) –the former film studios.

The Commissioners would contend that persons entering or leaving Ramsey on the Jurby Road would perceive the town area to end beyond MVIC. The properties are undoubtedly an extension of the existing town and will already be obtaining all the benefits available from the town despite being located outside the current boundary. The Commissioners feel that the boundary to between the Sulby River and Jurby Road should be extended to take in the Mountain View Innovation Centre and other existing property and lands between the MVIC and the current boundary.

#### **Land to the north of Jurby Road**

Having regard to the flood risk mapping the Commissioners consider that this area provides the greatest potential for future expansion and development of Ramsey.

Much of the land abuts existing town developed areas such that it would be practical for future development, at present much of this land is farmland. Those lands are in the main accessible directly from existing development, and residents in new development in the area would clearly associate themselves with Ramsey and benefit directly from their proximity to the town centre and the facilities it affords.

The Commissioners also recognise that much of the land between the town boundary and the Balladoole Sewerage Treatment is in Government ownership and therefore potentially is more likely to be available for development. The Northern Civic Amenity Site is also located adjacent to the treatment plant. The treatment works replaced the former town's Vollan Pump Station, and treats sewerage arising from Ramsey, Glen Auldyn sewers which flow into the town sewage system, and Andreas Village. Treated effluent is discharged directly into Ramsey Bay via the town's sewer outfall on Mooragh Promenade. To a lesser extent the Civic Amenity Site predominantly serves Ramsey with the town contributing over 50% of the annual costs associated therewith.

The Commissioners considered the development at the Dhoor. They concluded that these properties were a distinct community and sufficiently distant from the existing boundary or town development to justify inclusion within an extended boundary.

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The Commissioners concluded that areas of land beyond the existing town boundary should be incorporated within the town so as to provide for future expansion, and that the facilities provided at Balladoole should be included within an extended boundary as they are in the majority used to provide services to the town. The Commissioners recognise that in identifying a new boundary care should be taken to avoid removing in its entirety the coastline with Lezayre Parish.

**Land to the South of Ramsey abutting Lezayre and Garff (Maughold Ward).**

This includes land in Lezayre and Garff (Maughold Ward) situated between Glen Auldyn and the coastline south of Ramsey.

A small pocket of residential development is present beyond the existing town boundary on Crossags Lane. Crossags Lane is a “dead end” with vehicular access only available from within Ramsey, off Lezayre Road. Refuse collection for these properties is presently provided by Garff Commissioners, access is difficult and remote from the majority of parish; properties at the lower part of the lane are within Ramsey and serviced by the Ramsey Town Commissioners. The Commissioners consider that properties on Crossags Lane beyond the existing town boundary are an extension of the community of Ramsey, accessible only from within the town. The area also includes part of the afforested land at Lherghy Frissell, being land to the south of the Mountain Road which is presently outside the town boundary, this land is owned by the Ramsey Town Commissioners. The land is presently located in Garff Parish, the area is leased to DEFA as a National Glen, access is taken directly from the town at Ballure Road, Claughbane Walk and the Hairpin.

Lherghy Frissell and adjacent afforested areas are promoted as the “Ramsey Forest” and therefore clearly identified as having an association with the town. The Commissioners concluded that in the light of their ownership of the land, and the association with the town through the Ramsey Forest, it would not be unreasonable to incorporate the areas of Lherghy Frissell and also Claughbane – the Ramsey Forest - within a revised town boundary.

The Commissioners also identified the existing golf course lands as having future development potential. They note that these lands can only be accessed from within the town, there are no other practical access routes, and concluded that any development in this area could only be undertaken as a natural extension of the existing town. The Commissioners noted that the area related only to the golf course, the golf clubhouse is already located within the town boundary, and felt therefore that the course in its entirety should be incorporated within the town boundary.

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**Glen Auldyn**

The Commissioners considered the existing property at Glen Auldyn, and noted that a previous boundary review (1992) rejected the proposal to include that area within the town. The Commissioners are of the view that the residents of Glen Auldyn already benefit considerable from town services, and that there is community of interest in all or most public services, social agencies and communal requirements both at present and for the future are provided by the town.

The Commissioners noted that development within the West Ramsey area has increased considerably since the previously review and that, as previously stated, the extended development of West Ramsey to Pinfold Cottage, Lezayre Road, most certainly would result in the town being seen as starting at that point. A consequence of this is that Glen Auldyn, in addition to having community of interest, would be accessed entirely from within the town boundary.

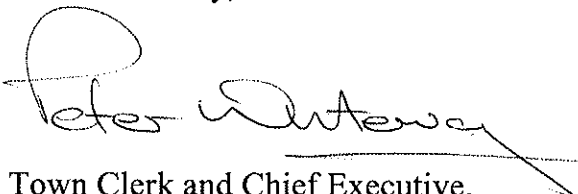
The Commissioners concluded therefore that the adjusted town boundary should incorporate Glen Auldyn.

The Ramsey Town Commissioners have reviewed land around the boundary and sought to identify suitable geographical features which could be used to define the physical boundary. The resulting revised boundary proposal is that which is identified in the proposed boundary plan.

The Commissioners have asked me to draw the attention of Lezayre and Garff Commissioners to the proposals, following which they will consider making a formal submission to the Department of Infrastructure under section 6 of the Local Government Act 1986. I attached hereto a further copy of the proposed boundary extension plan.

Should you require any further information I would be happy to assist.

Yours sincerely,



*Peter Antony*

Town Clerk and Chief Executive.