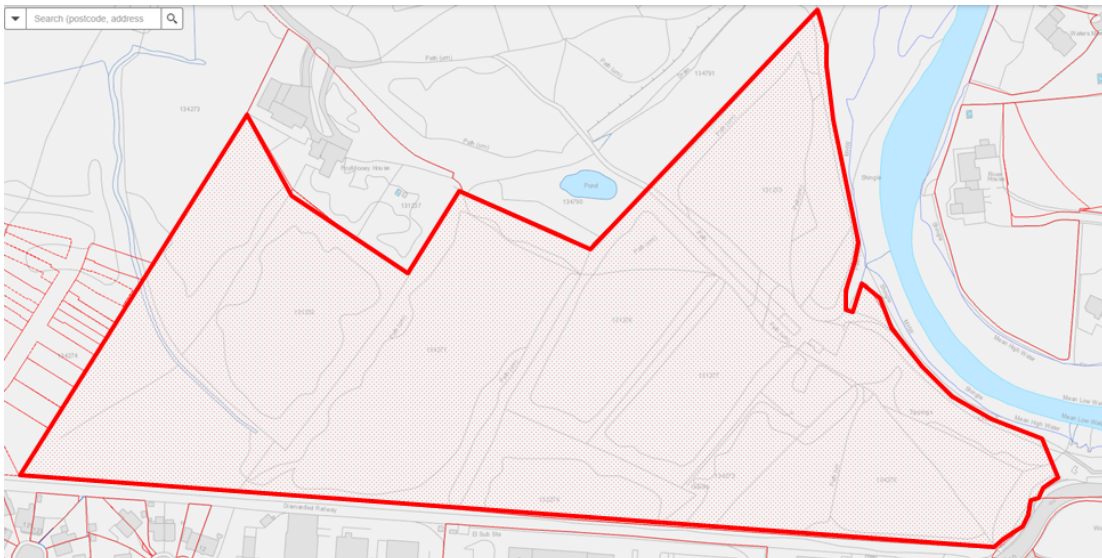


**RAMSEY TOWN COMMISSIONERS
TOWN CLERKS REPORT
DEVELOPMENT AT BALLACHRINK
9 JUNE, 2021 – PUBLIC**

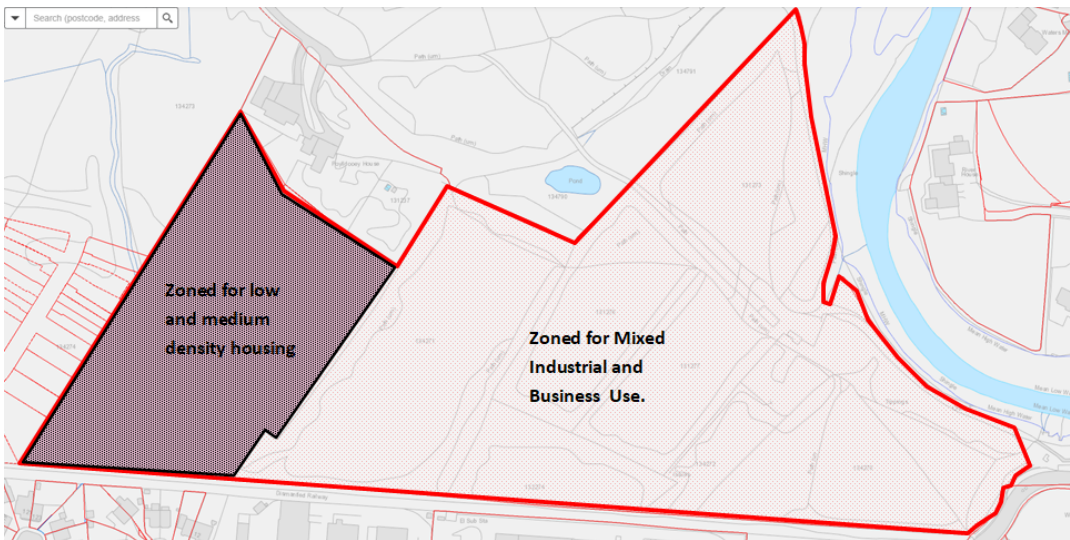
Mr. Chairman and Members,

The Commission has received a request to consider a presentation from the purchasers of land at Ballachrink regarding development proposals for the site. The parties are located off-island so the presentation is being made to members via internet on Wednesday 9th June 2021.

The site is located between Poyll Dooey Road and the new development at Auldyn Meadow, and is show on the following plan outlined and coloured in red for identification purposes.



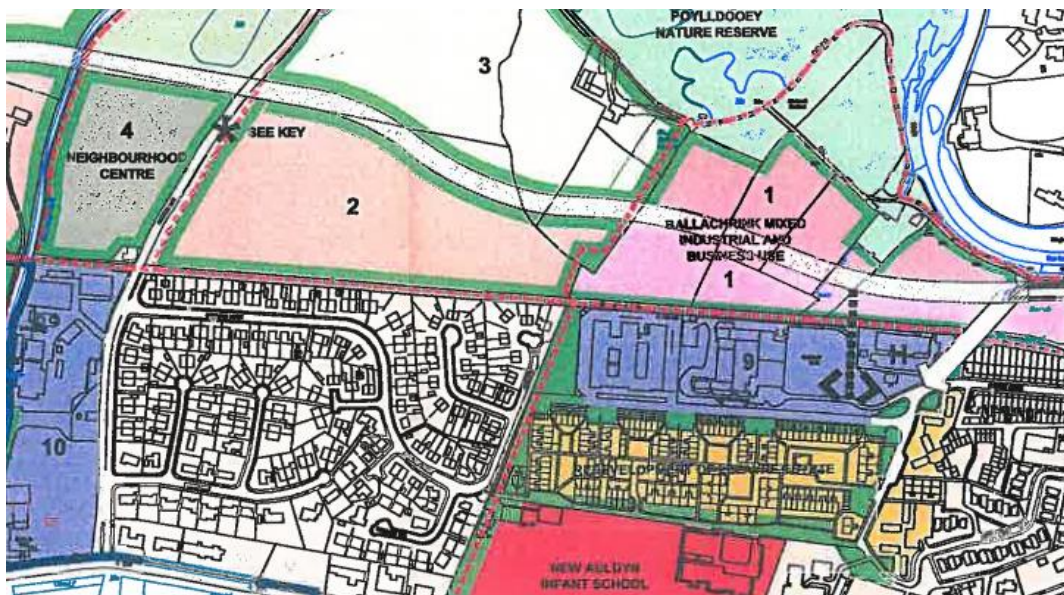
Members will be aware that the land is zoned within the West Ramsey Development Framework, approved in March 2002, predominantly for Mixed Industrial and Business Use with a section of the site to the west zoned for low and medium density housing, the areas and their development designation are shown in the following plan.



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In addition to designating land use the development framework also provides some criteria for development which includes the following in respect of the discussion site:-

- **Any planning applications to develop within the West Ramsey area must include details of flood protection, foul and surface water drainage, and access.**
- **The development of area 1, Ballachrink Developments land, must include highway and infrastructure to support the level of development proposed and make provision to ensure that the distributor road links into the exiting extent of Poyll Dooley Road, a new access into the Lezayre Road and the development of areas 2 & 3.**



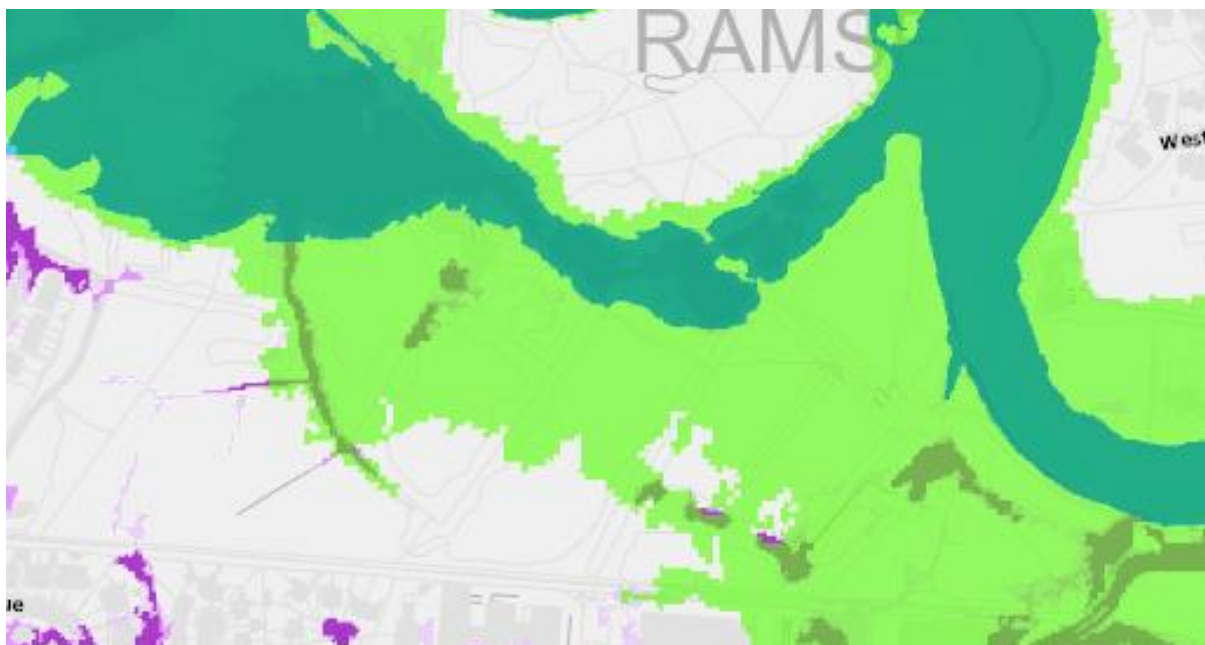
The Department of Infrastructure has developed island-wide indicative flood maps for river, tidal and surface water flooding, these maps provide a good indication of the areas of land at risk of flooding. The area of Poyll Dooley is historically known to be at risk of flooding, the following map is taken from the Isle of Man Flood Hub website <https://iomfloodhub.im/>

Flood risk areas are areas around the Island which could be affected in the event of flooding from rivers and the sea.

- in the case of river flooding, the flood maps indicate the extent of a flood with a 1% (1 in 100) chance of happening in any year
- in the case of flooding from the sea, the flood maps indicate the extent of a flood with a 0.5% (1 in 200) chance of happening in any year

The flood maps also take into account climate change for both river and coastal flooding.

**Town Clerk's Report – Development at Ballachrink
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The dark green areas are shown as being at high river and tidal flood risk with the light green areas being of high tidal flood risk.

Isle of Man Strategic Plan 2016

(https://www.gov.im/media/1350906/the-isle-of-man-strategic-plan-2016-approved-plan-15_03_16.pdf)

The plan provides that:-

General Policy 2:

Development which is in accordance with the land-use zoning and proposals in the appropriate Area Plan and with other policies of this Strategic Plan will normally be permitted, provided that the development:

- (a) is in accordance with the design brief in the Area Plan where there is such a brief;
- (b) respects the site and surroundings in terms of the siting, layout, scale, form, design and landscaping of buildings and the spaces around them;
- (c) does not affect adversely the character of the surrounding landscape or townscape;
- (d) does not adversely affect the protected wildlife or locally important habitats on the site or adjacent land, including water courses;
- (e) does not affect adversely public views of the sea;
- (f) incorporates where possible existing topography and landscape features, particularly trees and sod banks;
- (g) does not affect adversely the amenity of local residents or the character of the locality;
- (h) provides satisfactory amenity standards in itself, including where appropriate safe and convenient access for all highway users, together with adequate parking, servicing and manoeuvring space;
- (i) does not have an unacceptable effect on road safety or traffic flows on the local highways;

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(j) can be provided with all necessary services;
(k) does not prejudice the use or development of adjoining land in accordance with the appropriate Area Plan;
(l) is not on contaminated land or subject to unreasonable risk of erosion or flooding; (m) takes account of community and personal safety and security in the design of buildings and the spaces around them; and (n) is designed having due regard to best practice in reducing energy consumption.

Environment Policy 10:

Where development is proposed on any site where in the opinion of the Department of Local Government and the Environment there is a potential risk of flooding, a flood risk assessment and details of proposed mitigation measures must accompany any application for planning permission. The requirements for a flood risk assessment are set out in Appendix 4.

Environment Policy 13:

Development which would result in an unacceptable risk from flooding, either on or off-site, will not be permitted.

The site is the subject of a submission to the Call for Sites for the North and West Area Plan. The submission which can be found at

<https://www.gov.im/media/1372352/rr004-submission.pdf>

was made prior to the sale by the previous owner and seeks consideration for

Predominantly Residential, Predominantly Employment Land, Mixed Use (which includes a number of different but compatible uses), Open Space/ Special Use (school etc)

The submission further states:-

Site may be accessed by linking directly to Poyll Dooley Road on its east side. A through access road from the current development to the west is not being constructed.

Recommendation: for information.

8th June, 2021.

**T P Whiteway
Town Clerk & Chief Executive**