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Sea Terminal  
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Local Government Team  
Department of Infrastructure  
Sea Terminal  
DOUGLAS  
IM1 2RF

24<sup>th</sup> July 2023

### **Proposed Ramsey Boundary Extension**

I write in response to your request for contributions towards the public enquiry to be held into the request by Ramsey Town Commissioners to extend the boundaries of the town. In my opinion this application is premature as it assumes that the area included in the Order would be suitable for development. Surely this prejudices the planning process and no decision should be made until the new Northern Development Plan has been prepared and agreed by Tynwald.

Taking each item of the criteria in turn:-

1. ***That the promoters' area and the area sought are really one community.*** This is subjective and I would argue that the area sought for inclusion are distinct and not by implication, part of Ramsey
2. ***That there is a community of interest.*** The area sought to be included is already served by local facilities. I am aware that residents of Peel and Onchan travel to Ramsey for their banking services. Does this mean that their areas should also be included? Incidentally in some instances the move is in the opposite direction. For example, some primary school pupils, who live in Ramsey, are educated at Sulby and Andreas Schools. There are services only provided in Douglas, for example Central Government Offices. Should the whole Island be included in Douglas? I would argue not, but this seems to be the thrust of the argument put forward by Ramsey.
3. ***That the area sought is an overspill etc.*** For the majority of the area sought this is clearly not the case. How can unzoned farm land be regarded as an overspill?
4. ***That wherever possible clear boundary lines are followed.*** This is the case although for some land there is no thought given as to how it may be developed in the unlikely event that it is zoned for development.
5. ***That there is insufficient acreage left ..... and injury is suffered thereby.*** No injury has been demonstrated and I would argue that injury would be incurred by the areas requested for incorporation. It is clear that Ramsey Town Commissioners cannot look after their present assets and I would not wish to see similar neglect in my Parish.

6. *That the balance of advantage etc.,* I feel that the case for the RTC is defective and the balance lies for refusal of the order. It is illogical and fails to recognise the topography of the area being requested for inclusion. For example, a large part of the acreage is part of a flood plain and is very susceptible to rising sea levels as the climate changes: Ramsey Town Commissioners have already objected to this planning permission. The area of Grest Farm and Balladoole to the north are prime agricultural land and what developer or house buyer would want to develop an area within half a mile of an amenity site or a waste treatment site (terrible smells occur every time the wagons load to carry the waste to Mary Veg), especially when you consider the difficulty the Government is having trying to find a suitable site in Laxey within a built up area. The upper reaches of Glen Auldyn and Garff have even less potential for development.
7. There are areas of Ramsey which could be developed, for example Water Street and Tower Street not to mention the old Albert Road School Site. Gladstone Industrial Estate has a large area for development, also Ramsey Bakery Site is looking to let units for industrial use. There is Vollan Farm which is already at planning for over 100 properties, also the area around the Grove Museum could be looked at for development.
8. There are many other areas which need attention – the scrap yard and the general state of shops in Parliament Street and Ramsey Quayside.

Viewing just a small section of places in Ramsey (as per attached photos), myself and many Lezayre constituents feel that Ramsey Town Commissioners needs to concentrate on tidying up the town and putting its own house in order before embarking on this project.

Yours faithfully,



Denis Duggan  
Captain of the Parish of Lezayre.


Enc.





**Subject:** Ramsey Boundary Extension

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Further to your letter regarding the above I wish my submission to be treated as a. ( be published in full including name etc.)

Thank you

Yours sincerely

Denis Duggan

Captain of the Parish of Lezayre