

Isle of Man Draft Area Plan for the North and West

Public Inquiry: Day 3, Thursday July 18th, 2024

Site Code: PR007 (PC001) Field 311702 Lyndale Avenue, Peel

Transcript of main points of [REDACTED] in support of Site PR007 (PC001) remaining “Green Space”.

Good evening, I am [REDACTED] a resident of Lyndale Avenue, Peel. I am here to express my views and the views of many of my neighbours, regarding the planning designation of PR007 (PC001) Field 311702, also known locally as the “Donkey field”.

We wish the field to remain as “Church use” per the Peel local plan or “Green space” per the current draft Area Plan North and West. This is because:

- The field is within a “Conservation Area” and any development of the field would have a detrimental impact on the character of the neighbourhood.
- Lyndale is the only tree-lined avenue in the town of Peel, it has visual appeal and is unique. There is an established Rookery on the land and the mature trees are registered and should therefore not be removed or damaged. It is also a haven of beauty and biodiversity.
- The land is adjacent to our beautiful sandstone Peel Cathedral and there is a Covenant in place on the land, backed up by an Act of Tynwald, that the land should be designated for “Church use”, and therefore this designation should remain.
- Tynwald Road and Lyndale Avenue are narrow streets with high traffic levels and on-street parking and so there is no safe way that any extra traffic from a development can be accommodated.

Most major cities in the developed world are starting to value and increase the amount of their inner urban wild green spaces, for the well-being of their citizens and to encourage biodiversity. Therefore, PR007 (PC001) Field 311702, a delightful, tree-lined, wildflower meadow at the heart of Peel should either remain as “Church use” or “Green space” in the Area Plan North and West.

Thank you for your time and consideration.