

[REDACTED]

From: Dougal Paver <[REDACTED]>
Sent: 06 December 2021 15:08
To: Peter Whiteway
Subject: RE: Could you possibly share this Sulby Riverside information, Peter?

Blimey! That was speedy – thank you, Peter. Greatly appreciated. Here's hoping we get a good turnout this evening.

Kind regards

Dougal

From: Peter Whiteway <P[REDACTED]@[REDACTED]>
Sent: 06 December 2021 15:06
To: Dougal Paver <[REDACTED]>
Subject: RE: Could you possibly share this Sulby Riverside information, Peter?

H Dougal, I have posted on our FB page

Peter

From: Dougal Paver <[REDACTED]>
Sent: 06 December 2021 14:58
To: Peter Whiteway <P[REDACTED]@[REDACTED]>
Subject: Could you possibly share this Sulby Riverside information, Peter?
Importance: High

Dear Peter,

A very good afternoon to you.

I have just sent the press release below to various news outlets on the island as we're very keen to have as many residents as possible join our on-line Q&A this evening with the Sulby Riverside design team.

Would it be possible to share it in some form on your facebook page? And perhaps also with the Commissioners? They may have channels that will help us reach more residents.

To keep you in the loop, we've had a pretty good response on-line to our questionnaire and via our feedback form – some very intelligent and thoughtful responses and ideas. Great to see.

Here's the news story:

LAST CALL FOR PUBLIC TO ATTEND ON-LINE RAMSEY DEVELOPMENT Q&A

Sulby Riverside 'meet the designers' session this evening at 6:30pm

Ramsey residents have an opportunity to quiz the design team behind the £40m Sulby Riverside proposals this evening.

The on-line event, accessed via the development's web site, will allow people to gain a more detailed understanding of the design and environmental principles guiding the development on Poyll Dooey Road, say organisers.

Dozens of residents have already responded to the opportunity to leave feedback about the proposals and project architect Richard Coutts says this evening's event 'will allow a more detailed and nuanced appreciation' of the proposals.

"There's clearly an appetite among local people and businesses to understand the development more fully and I'm looking forward to meeting as many of them as possible later," he said.

If granted permission, the Sulby Riverside development will boost the western entrance to Ramsey town centre by providing new retail opportunities, workspaces, 207 homes, three public parks and a riverside gastro-pub with function rooms.

"It's a transformational scheme that will allow the town to grow within its own boundaries, but some people have concerns about traffic and about how we can mitigate environmental impacts. This evening's event is an opportunity for them to see just how much detailed work has gone into these and other aspects of our proposals," added Mr Coutts.

He says that all the homes are designed to use the latest in energy-efficient methods and that the landscape proposals include 'considerable investment' in enhancing the site's bio-diversity. A new spine road will provide much-needed connectivity between the town centre and settlements to the west, on Gardener's Lane.

The proposals, worth £40m when developed, will help to sustain employment in the local building supply chain and generate hundreds of thousands of pounds per year in new rateable income available to invest in public services. Local retailers and tradesmen will benefit from the additional spending that new developments typically generate as new home-owners 'make their house a home'. Research suggests this averages approximately £5,000 per household.

"The architecture is high quality, personable and friendly. Collectively, the design proposals breathe life into a forgotten corner of Ramsey by creating a place where people will enjoy living and working," said Mr Coutts at last week's unveiling of the proposals.

The public can access the Q&A session via the scheme web site at www.sulbyriverside.im
<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.sulbyriverside.im&c=E,1,QnNdvUhhhsSxRyIJF-rANBc_i5FBBwpS3I9IVVvkWAXxH4tu4C9I1WT7YLBhb1BDKHiw6tngJucXVsrBBsy9f2SQVUxEvy9BJISlyb1I-kAUOsc1ERduXyJBq-CN&typo=1>

Ends.

Issued on behalf of Sulby Riverside Limited by Dougal Paver at Merrion Strategy Limited. Further information from Dougal on [REDACTED]

Dougal Paver
Managing Director

[REDACTED]

Merrionstrategy.com
<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fmerrionstrategy.com%2f&c=E,1,zhXU3IAIqgZCJBQXzz-tXVths6HrYQobRpclqgWgFFEuTXmG2ZkFm13Td-BCROx1ymZYL1DHVHbew4Eb9gsQ_QDk68-yCz9oH6Q24DB_PbAOWYRNMxc,&typo=1>

[REDACTED]

[REDACTED]

From: Dougal Paver <[REDACTED]>
Sent: 01 December 2021 15:40
To: Peter Whiteway
Subject: RE: Sulby Riverside development: public consultation

That's very helpful, Peter - thank you.

We're already getting responses through via the web site, so it's gaining traction.

The scheme architect, Richard Coutts, did a pre-record interview with Manx Radio earlier which will go out on their drive-time bulletin this evening and tomorrow morning and I'm expecting the new story to be on their web site and on IOM Today. Will keep you in the loop on that front.

Kind regards

Dougal

From: Peter Whiteway [REDACTED]
Sent: 01 December 2021 15:37
To: Dougal Paver [REDACTED]
Subject: RE: Sulby Riverside development: public consultation

Thanks Dougal,

We've run a FB post on our site also. <https://www.facebook.com/ramseytowncommissioners>
<<https://www.facebook.com/ramseytowncommissioners>>

Regards

Peter

From: Dougal Paver [REDACTED]
Sent: 01 December 2021 14:44
To: Peter Whiteway [REDACTED]
Subject: RE: Sulby Riverside development: public consultation

Dear Peter

That is very kind of you and much appreciated. I know how busy you must be on other matters.

Please find attached a copy of the media release that was sent out. If you need anything further, please just shout.

Kind regards

Dougal

From: Peter Whiteway [REDACTED]
Sent: 01 December 2021 14:35
To: Dougal Paver [REDACTED]
Subject: RE: Sulby Riverside development: public consultation

Hi Dougal,

Your email was circulated this morning as requested.

Could you share the media release when issued.

Kind regards

Peter

From: Dougal Pave [REDACTED]
Sent: 01 December 2021 11:43
To: Peter Whiteway [REDACTED]
Subject: Sulby Riverside development: public consultation
Importance: High

Dear Mr Whiteway

You may recall the presentation to your June board when my client presented their aspirations for their site at Poyll Doey Road - a project we now call Sulby Riverside. My client promised to keep you and the Commissioners up to speed on their progress and I would be grateful if you could circulate this note to the Commissioners this morning when you have a moment (as per the advice to me from your colleague, Stephen - he thought this quickest, given recent changes to composition of the Commissioners, etc).

Since the Commissioners' helpful questions and feedback in June there's been an awful lot of hard work - in partnership with planning officers - to ensure that the proposals meet and exceed all relevant requirements for a site of this type and location. This note is to let you know that we are now ready to share our draft masterplan for the site with the public in Ramsey. Their views and feedback will help inform our final planning submission which will likely be early in the new year.

Because of concerns around the Omicon strain of Covid we will host a full consultation on-line via our project web site - link here

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fsulbyriverside.im%2f&c=E,1,fhYzJo6cA5heo74jeZry2MGifhfum3b-hBvI6TgO7GD5KNpcbe_yiEH9SGIw41RFeRCVN5opw7kDB-EqJdH8z5EY8EtwMq9EQKz-tLIZ&typo=1> . The consultation includes a full Q&A session for the public with my client and his design team on Monday via Zoom. A technical link will be posted on the site in the next few days that will allow people to attend the meeting virtually.

I will be issuing a press release to all media outlets on the island shortly sharing more details, images and comment about the proposals along with the link to the web site. I'd be enormously grateful if the Commissioners felt able to share this link with the public via their own channels - we're keen for as many people as possible to assess our proposals and share their views.

If there is anything you wish to discuss or if I can provide any further help please don't hesitate to call me on either of the numbers below.

Yours sincerely

Dougal Paver
Consultant to Sulby Riverside

[REDACTED]

Merrionstrategy.com

<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fmerrionstrategy.com%2f&c=E,1,dixq06gCa_DjdXmZqTdPdE5CIJ5RflqgyXLTp2ZzXMPJPr0wL42X_qIBN-kxoDzYEegnfEvR6XfDKxeChcQxkjMjklZ-rksBbsgXBvBqFg,,&typo=1>

[REDACTED]

Steven Bevan

From: Joshua Church [REDACTED]
Sent: 17 August 2021 17:45
To: Peter Whiteway
Subject: Re: Ballachrink

Many thanks Peter, I will of course make contact.

Hope all is well in Ramsey.

Kind regards,

Josh

On Tue, Aug 17, 2021 at 4:01 PM Peter Whiteway <[REDACTED]>
<[REDACTED]>

Hi Joshua

I hope you are well and are making headway with the planning authority.

I have been contacted by the owner of [REDACTED], which is close to your site, who is seeking to contact the developer to discuss the proposals. I didn't want to disclose your details however did offer to pass his contact detail onto yourself.

His name is [REDACTED] contact email [REDACTED]
[REDACTED]

Very best wishes

Peter

T. P Whiteway

Town Clerk & Chief Executive,

Commissioner for Oaths & Civil Registrar

Steven Bevan

From: Peter Whiteway
Sent: 02 August 2021 16:06
To: Joshua Church
Subject: RE: Special Board Minutes 9th June 2021

Thank you Joshua,

Very best wishes

Peter

From: Joshua Church [REDACTED]
Sent: 02 August 2021 15:51
To: Peter Whiteway [REDACTED]
Subject: Re: Special Board Minutes 9th June 2021

This is approved. Thanks for the changes Peter.

Josh

On Fri, Jul 30, 2021 at 4:53 PM Peter Whiteway [REDACTED]
> wrote:

Good afternoon Joshua

Attached revised draft where I have removed overall numbers of residential housing.

Are you happy that we can now table these for adoption at our next public meeting.

Best wishes

Peter

T. P Whiteway

Town Clerk & Chief Executive,

Commissioner for Oaths & Civil Registrar

Ramsey Town Commissioners

Town Hall

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www.facebook.com/ramseytowncommissioners <<http://www.facebook.com/ramseytowncommissioners>>

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Kind regards,

Joshua Church

Managing Director

Joshua 

<https://docs.google.com/uc?export=download&id=1mT0WHkdcs2MdTxHy7b1-7H_vMb3ksdFM&revid=0B8Vawau0zjd0RmJJK1g5ZmtXZEY1MTkvNGF3c2IzQldZVXBrPQ>

Check out our latest project here: Tithe Barn Hotel

<https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.thetithebarnhotel.co.uk%2f&c=E,1,oMGIJ5M4yYrSiku-k4OZ1ZvhpcP-vqogV-2h2-krn4fnSrBPKgaj_IJPz0m8DZkseBk1Ex9x8G34X-5hQ5qC_948QTcozW8xbXnHbrEffX9K&typo=1>

Steven Bevan

From: Peter Whiteway
Sent: 30 July 2021 16:54
To: Joshua Church
Subject: Special Board Minutes 9th June 2021
Attachments: Special Board Minutes 9th June 2021.pdf

Good afternoon Joshua

Attached revised draft where I have removed overall numbers of residential housing.

Are you happy that we can now table these for adoption at our next public meeting.

Best wishes

Peter

T. P Whiteway

Town Clerk & Chief Executive,

Commissioner for Oaths & Civil Registrar

Ramsey Town Commissioners

Town Hall

Parliament Square

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Steven Bevan

From: Joshua Church [REDACTED]
Sent: 27 July 2021 09:23
To: Peter Whiteway
Subject: Re: Special Board Minutes 9th June 2021

Good morning Peter,

Many thanks for your time. We are happy for you to release the minutes however could you please take out the amount of units proposed as this has reduced quite substantially as we have refined the design given professional surveys opinions. Is that suitable? All the infrastructure suggested remains the same of course.

Many thanks,

Josh

On Mon, Jul 26, 2021 at 4:02 PM Peter Whiteway [REDACTED]
[REDACTED] wrote:

Hi Joshua

I hope you are well. Are you able to advise whether we can publish our minutes at this time.

Best wishes

Peter

From: Joshua Church [REDACTED]
Sent: 16 June 2021 15:01
To: Peter Whiteway [REDACTED] Cowie, Andrew
[REDACTED]
Subject: Re: Special Board Minutes 9th June 2021

Hi Peter,

I hope you are well.

I would like to pass on the collective thanks from our team for your very well documented feedback (attached). We are absolutely delighted to have a good level of support from the commissioners and we are not taking that support for granted. We fully agree with your minutes and we have been busy since the presentation implementing changes based on the feedback we received which we would be delighted to share with you all as we progress towards planning application. We genuinely believe the scheme and the infrastructure it will bring will benefit the town and its residents in numerous ways and we look forward to engaging them also as we progress. We have now engaged numerous professional parties from ecological, flood, highways, archaeology etc which will also further inform our final application.

In terms of confidentiality of the minutes, I will find out from our team how they think it best to proceed and will also find out whether they would like to add any comments.

Kind regards and will keep in touch over the coming weeks.

Joshua

On Tue, Jun 15, 2021 at 4:18 PM Peter Whiteway <[REDACTED]>

Dear Joshua

I hope you are well.

Following our Teams meeting last week I am pleased to advise that the Commissioners were very interested in your development proposals, and grateful for the presentation and the collaborative manner in which you are proceeding. The Commissioners will be very interested to see how the development progresses. Although at this stage it is not possible to say how a planning application might be viewed, especially as there will be a new set of Members in office, the Commissioners did say that they preferred to see this site brought forward before any further green field development occurs to the west of the town. This view might feature in their submission in respect of current applications.

I have attached some draft minutes, we would usually publish minutes as a matter of public record however they could be held in private if you prefer. Obviously if there are any inaccuracies, or you wish to remove any areas where you consider too much detail exists, we can amend them to reflect such.

Can you please advise of any changes you might wish to see and let me know whether you would prefer them to remain private at this time.

Very best wishes

Peter

T. P Whiteway

Town Clerk & Chief Executive,

Commissioner for Oaths & Civil Registrar

Ramsey Town Commissioners

Town Hall

Parliament Square

Ramsey

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[REDACTED]

From: Cowie, Andrew [REDACTED]
Sent: 06 January 2022 12:26
To: Steven Bevan
Subject: FW: Sulby Riverside Development Presentation
Attachments: IOM Planning minutes (2).docx; Initial reaction to plans .docx

From: Joshua Church [REDACTED]
Sent: 17 July 2021 14:43
To: Cowie, Andrew [REDACTED]
Cc: nathan church
Subject: Re: Sulby Riverside Development Presentation

Caution: This email is from an external sender. Please take care before opening any attachments or following any links.

Hi Andrew,

In summary, our discussions with the planners can be summarised as frustrating as we really are trying to bring infrastructure and development that is cohesive and suitable for the town. We are also spending significantly more on fees to bring this development in the most conscious way in regard to flooding ecology, traffic and so on, hiring experts in those various fields which has culminated in the presentation we showed both yourselves and the planners. It was very clear the planners hadn't read the presentation prior to the meeting and maybe still haven't as it is a sizable document. The presentation shows the various obstacles but then how we work to overcome those obstacles with good design and experts. So it seems to be falling on deaf ears and they continue to say they have reservations about the development but all we can do is refine our design and go for outline planning which is what we are doing now.

I have attached their initial reaction to our plans - this was a frustrating reaction as they quoted various policies back to us but had they read the presentation they would have seen we had already addressed those issues in the correct and diligent manner.

I have also attached the minutes of the presentation with the planners.

Many thanks for your time.

Josh

On Thu, Jul 15, 2021 at 9:12 AM Joshua Church [REDACTED] wrote:

Hi Andy,

Many thanks for your kind words.

Yes, I will indeed get the planning feedback to you very soon with some general commentary.

Kind regards,

Josh

On Thu, 15 Jul 2021 at 09:08, Cowie, Andrew [REDACTED] wrote:

Dear Josh,

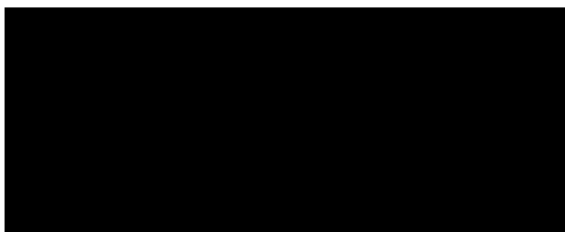
Thank you for your presentation to the Commission last month. It was very professional had addressed the majority of the potential issues with the site. It went down well with the Board, who are generally quite sceptical about larger developments in the town.

Please pass on my thanks to Richard as well.

Nathan indicated that you had received some negative feedback from the planners and you might be able to forward the concerns for our information.

Kind regards

Andy



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RAAUE: S'preevaadjagh yn ghaghteraght post-l shoh chammah's coadany'n erbee currit marish as ta shoh coadil ec y leigh. Cha nhagin diu coipal ny cur eh da peiagh erbee eile ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veil'n choyrtagh. Mannagh nee shiu yn enmyssagh kiarit jeh'n phost-l shoh. doil-shiu magh eh, ny sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Cha net kied currit da failleydagh ny jantagh erbee conaant y yannoo rish peiagh ny possan erbee lesh post-l er son Rheyryn ny Boayrd Slattyssagh erbee jeh Reiliys Ellan Vannin dyn co-nartaghey scrut leayr veih Reireyder y Rheyryn ny Boayrd Slattyssagh t'eh beniy'n rish.

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Kind regards,

Joshua Church

Managing Director

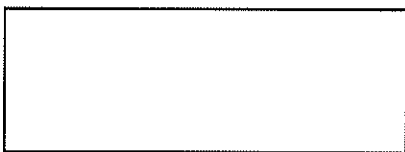


Check out our latest project here: [Tithe Barn Hotel](#)

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Kind regards,

Joshua Church



Check out our latest project here: [Tithe Barn Hotel](#)

Record of Meetings regarding Sulby Riverside

Date	RTC Attendance	Other Attendance	Note
9th September 2021	Mr R Cowell	Mr N Church	Discussion outlining project
10th September 2021	Mr A Oldham	Mr N Church	Discussion outlining project
6th December 2021	Mr J McGuinness	Various	Online viewing of public presentation