

Derbyhaven Residents' Society

Founded 1974

4 Marine Court
Derbyhaven
Isle of Man
IM9 1TS

25 April 2006

Attention: Mr A Hamilton, Chief Executive Officer
Department of Local Government and the Environment
Murray House
Mount Havelock
Douglas
Isle of Man
IM1 2SF

Dear Sirs,

DERBYHAVEN : SINGLE MANSION HOUSE - SECTION 18 AGREEMENT

We refer to the newspaper article "Residents ready to fight to preserve Derbyhaven" that appeared in the Isle of Man Examiner of 18 April 2006.

In the article you are reported as confirming that 'although there were talks about a section 18 order when the mansion house application was made, planners did not ask Mr Lacey to sign up to one'. Please forgive our indignation, but for you to refer to the issue as "talks" is highly inaccurate.

Attached please find some of the documentation concerning the Section 18 order that indicate that the Manx National Heritage (annexure A), the residents of Derbyhaven (annexure B), Malew Parish Commissioners (annexure C), the Department of Agriculture, Fisheries and Forestry (annexure D), to name but a few, were relying upon the promised Section 18 order. In addition, the applicant himself promised to sign the Section 18 order and even attached a draft form of the order to his planning application (annexures E, F & G).

We assume that your Department was aware of the uncertainty and concerns surrounding the land in question. As well as comments made by the various stakeholders regarding the sensitivity of the land, Mr Lacey himself confirmed this fact in his letter to your Department on 24th March 2003 where he confirmed that such an order will:

- a. remove the uncertainty as to the long term use of the land

- b. remove the unsightly workshop building
- c. allay concerns of the neighbouring residents and
- d. is likely to improve property values

It is therefore reasonable to expect that the undertaking by Mr Lacey to sign the Section 18 order presented a perfect opportunity for your Department to finally resolve the issue. Could you please inform the residents of Derbyhaven why your Department did not conclude the Section 18 order with Mr Lacey?

Finally, in our opinion, your Department has the right to stop Mr Lacey from progressing the latest planning application for 17 houses and 4 apartments; just on the basis alone that it is inconsistent with the promise he made to the Planning Committee, objectors, statutory bodies, and the public at large that if planning application (02/02553/A) was approved then (as consideration) the Applicant would volunteer a Section 18 restriction on the future use of the land as specifically set out and detailed in a draft Agreement submitted with planning application 02/02553/A on 24 March 2003.

Could you please confirm whether your Department is prepared to request Mr Lacey to honour his undertaking to sign up to the Section 18 order in respect of the single dwelling?

Yours faithfully



Dominic Pickard, Chairman
Derbyhaven Residents Society

cc : Capt Douglas – MHK (Parish of Malew)

Presenters of the Award-winning **Story of Mann**

Manx National Heritage, Douglas, Isle of Man IM1 3LY.
Eiraght Ashoonagh Vannin, Doolish, Ellan Vannin IM1 3LY.

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Director / *Stiureyder*: Stephen Harrison B.A., F.S.A., F.M.A., F.S.A.(Scot.), M.I.Mgt.

2553

ANNEXURE A



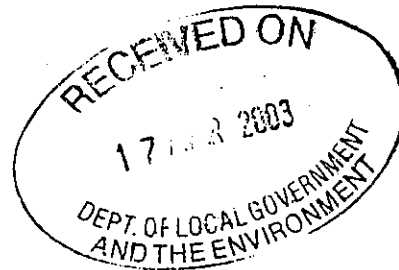
Manx
National
Heritage

Eiraght Ashoonagh Vannin

Our Ref: 02-02553/ACCG

15th April, 2003

Ms EJ Callow
Secretary to the Planning Committee
Department of Local Government and the Environment
Murray House
Mount Havelock
DOUGLAS



Dear Madam

Planning Applications at Langness; P.A. Nos 02/02552/A, 02/02553/A and 02/02554/A

The above three planning applications have been submitted for the Langness peninsula simultaneously by the same applicant. However we feel that it is appropriate to respond to each application individually.

P.A. 02/2553/A: Approval in principle for erection of a single large dwelling with integral garage, gate lodge and tennis court, Tractor Shed, Castletown Golf Course, Derbyhaven Road, Derbyhaven, Malew

Manx National Heritage welcomes one of the effects of this application which would be to tidy up an area of land which is prominently visible on the approach to Derbyhaven. Nevertheless, we do have misgivings over the size and mass of the proposed building, the footprint of which is of the order of being twice as large as any other dwelling in the immediate vicinity: this is despite several of the houses on the way to the Golf Links Hotel being quite substantial.

We note that the elevations and the footprint of the building as shown on the submitted drawings are not consistent with each other, and would question whether, on this basis, approval, even in principle, can be given.

We also note that this application includes reference to locating an electricity sub-station for Derbyhaven, the proposed timeshare hotel and mansion house. No indication of its location is provided in the plans. It would be necessary to consult the Department of Agriculture, Fisheries and Forestry over any proposed location within the ASSI prior to a detailed application being lodged. Manx National Heritage should also be consulted to make sure a new sub-station does not affect any archaeological remains.





Manx
National
Heritage

Eiraght Ashoonagh Vannin

Lastly, on a general note relating to the proposed employment of Section 18 / 19 Agreements under the terms of the Town and Country Planning Act - an aspect of planning legislation which has hardly received any use up to the present - we would suggest that most careful legal consideration is given to the proposed terms of these draft agreements. Such agreements should most certainly be used to reinforce the planning process where appropriate.

We trust that the above comments will be of help to the Committee in its consideration of these proposals.

Yours faithfully

Dr AD Foxon
Head of Professional Services

Notes of a Meeting Held on Thursday the 27th February 2003 at the
Castletown Golf Links Hotel

A meeting had been arranged between Mr Graham Ferguson Lacey and the Derbyhaven Residents Society for Mr Lacey to outline his plans for the re-development of the Golf Links Hotel and show the associated model being submitted with the plans.

Mr Lacey opened the meeting by explaining in broad terms that he meant to totally redevelop the hotel into a five star time-share complex with four penthouses.

Mr Lacey said that he intended to redevelop the area where the green keepers shed is situated and build a private dwelling for himself. The green keepers shed would be relocated to the area of the practice field. Mr Lacey informed the residents that he had entered into an irrevocable covenant that would prevent any further development on the hotel site and the area of land where he wishes to build a property for himself.

Mr Lacey invited everyone to view the models, which had been constructed and after this there was a question and answer session.

Mr Lacey informed the residents that there were going to be fifty-three time-share apartments, which would also be utilised as hotel rooms, and there would also be four private residential penthouse apartments. Mr Lacey said that the complex could cope with eighty residents every week if the demand was there.

Mr Lacey also informed the residents that there would be two tennis courts, two swimming pools and a health club incorporated in the complex as well as a clubhouse for the golfers and two restaurants.

A question was asked as to the height of the proposed development for Mr Lacey's private dwelling and he said that it would not be any higher than the Chapel Court development.

A question was put to Mr Lacey regarding the rights of way that are in place for the house holders in the vicinity of his new house, he said that there would be no change to their rights and some one had approached him to see if there was any possibility of accommodating a parking area for the cars that are currently parked on the main road, he said that he was going to look into this.

A question was raised as to the duration of this project and Mr Lacey said that the time scale of two years had been thought of. Concerns were voiced as to the disruption of the heavy vehicles going through the village and whether or not the road was strong enough for such heavy traffic, and if any damage was done to any of the houses would they be compensated, it was put to Mr Lacey that a tempory road around the back of the houses might be a better idea, he said that he would look into this. Mr Lacey also said that there would be measures taken to regulate the speed of any site traffic through the village with the introduction of some sleeping policemen. Mr Lacey also mentioned that there was not going to be any construction work carried out at the weekends.

Maleru Parish Commissioners

ANNEXURE C

No 2 Police House
Douglas Road
Ballasalla
Isle of Man
IM9 2EQ

Clerk: Mr. D Barron

Telephone: (01624) 823522

06 May 2003

Fax: (01624) 822053

Secretary of the Planning Committee
Department of Local Government the Environment
Murray House
Mount Havelock
Douglas
Isle of Man

COPY

Dear Sir

Re: **Planning Application 02/2553 Fort Island Limited-Former Tractor Shed, Derbyhaven Road, Derbyhaven.**
Demolition of existing tractor shed, and construction of a single large dwelling with integral garage, gate lodge and tennis court. (Additional Plans submitted)

The above planning application was discussed at the commissioners Special Meeting held on the 29th April 2003.

The commissioners by unanimous agreement wish to object to this Application.

The grounds for objection are as follows:

The proposed size of the house is excessive in relation to existing neighbouring Properties.

The site for the proposed mansion house is not of the area of the existing tractor shed, But is further into the existing golf course.

No plans have been submitted for the grounds surrounding the proposed mansion house, to soften the effect on the neighbouring properties.

The application refers to a single dwelling of not more than 8,500 net square feet, but the Commissioners are unsure as to whether this includes the attic accommodation

referred to, or the double garage.

The gate lodge in the application is not given dimensions or location in the proximity of the mansion house.

The agreement between DLGE and the current owner of the site must be legally enforceable to ensure continued sole use as a family home.

The volume of traffic, particularly heavy goods using the same access road with normal golfing and recreational traffic.

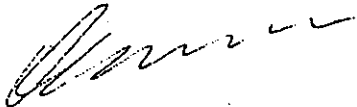
There is no guarantee to ensure the removal of this road upon completion of the project, and this could lead to future planning applications for residential alongside this road.

The temporary road is to be used solely by construction and other heavy traffic and could cause a detrimental effect on the existing houses by way of instability.

The Commissioners are also aware of a number of concerns raised by the ratepayers of the district, in regard to this proposed construction.

Thank you for attention in this matter.

Yours faithfully,



Clerk



Isle of Man
Government
Reithy Eilan Vannin

DEPARTMENT OF AGRICULTURE, FISHERIES AND FOREST
Rheynn Eiryns, Eeastaght as Keylljyn

ANNEXURE D

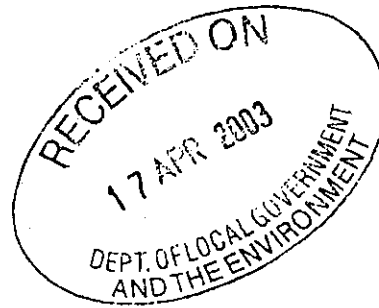
Wildlife and Conservation Office

Agriculture & Wildlife Division
Knockaloe Farm,
Peel, Isle of Man, IM5 3AJ

Telephone: (01624) 842335
Fax: (01624) 844374
e-mail: dudley.peck@daff.gov.im
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Chief Agricultural Officer:
D.N. Peck, B.Sc. (Agr.)

Miss EJ Callow
Secretary to the Planning Committee
DoLGE
Murray House
MOUNT PATER
Douglas



17 April 03

Dear Miss Callow,

Re. 02/02553/A Approval in principle for the erection of a single large dwelling with integral garage, gate lodge and tennis court, Tractor Shed, Castletown Golf Course, Derbyhaven Road, Derbyhaven

DAFF do not object to the principle of this development. However the proposed development site is immediately adjacent to, and partially incorporates the Langness, Sandwick and Derbyhaven Area of Special Scientific Interest (ASSI) (designated under the Wildlife Act 1990). This designated site has a rich and varied flora and fauna including nationally scarce species and species that are rare for the Isle of Man and only found at this location. The Lesser Mottled Grasshopper *Stenobothrus stigmaticus* (protected under the Wildlife Act 1990) is known to occur within 50 metres of the boundary of this development. Activities arising from the proposed development have the potential to be extremely damaging to the ASSI. We would therefore recommend that the following conditions are included in any planning permission granted to avoid any damage occurring to the ASSI.

1. DAFF ask that there is a buffer strip (10 meters wide) of the existing semi natural vegetation retained between the ASSI boundary and the garden area of the proposed development site. This would give a natural shield between garden plants and their seeds and propagules and the adjoining ASSI. This is sound ecological and environmental practice given the sensitivity of the adjacent site. Alien species (ie non Manx native) often reproduce and spread vigorously in a new environment. Alternatively a 2 m wall with foundations, would be acceptable as for other nearby properties.
2. Building works and associated disturbance, vehicle tracks and storing or dumping of materials must not be allowed to occur within the ASSI. There must be a clear demarcation line, fenced with a rigid structure prior to any construction work commencing 10 m from the ASSI boundary.

Conserving our Manx wildlife heritage,
an asset to be cherished.

Wildlife and Conservation Office

3. Removal of scrub and semi-natural vegetation should only be undertaken outside the bird breeding season. Stonechats may nest in this area.

DAFF appreciate that these details may be more appropriate for a detailed planning application. The voluntary section 18 agreement limiting the development to a single house (at the site of the green-keepers sheds) is welcomed. The ASSI extends to an area within the section 18 agreement outline and there are important species such as orchids (protected by the Wildlife Act 1990) there. This area cannot be allowed to become part of the garden of the proposed house.

Yours sincerely,



Elizabeth Charter BSc MSc NSch MIEEM
Senior Wildlife and Conservation Officer

Conserving our Manx wildlife heritage,
an asset to be cherished.

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REC
25 MAR 2003
DEPT OF LOCAL GOVERNMENT
AND THE ENVIRONMENT

24 March 2003

The Secretary
Planning Committee
Dept of Local Government & the Environment
Murray House
Mount Havelock
Douglas
IM1 2SF

MAILED
02 11

Dear Sir

Re: **CASTLETOWN HOTEL AND GOLF LINKS AND ESTATE
MASTER PLAN**

The Castletown Golf Links Hotel and estate was acquired on 3rd November 2000. Since that time a thorough review has been undertaken of the hotel, which has lost money consistently for the last eleven years, with the exception of the year prior to my purchase, when the hotel made a purported profit of about £1,600. In all other years, the average loss per annum has been greater than £100,000 and last year was over £200,000. The revenue from the Golf Links has been used to subsidise these losses, which clearly is not an economically viable and acceptable way of operating.

Careful consideration was given to the possibility of completely refurbishing and updating the hotel. However, it soon became clear that the buildings have reached the end of their economic life and that such refurbishment is neither viable financially nor practical. The existing hotel has no value as an historic building. This has been accepted by the Department of Planning Conservation Officer, Mrs Marlene Hendy.

A number of different master plans have been considered and discussed, both with the former Director of Planning, Mr Barry Vannan; his successor, Mr Ian MacCauley and Ms Fiona Mullen.

The most financially attractive and viable alternative to the existing hotel would have been to replace it with twenty-eight permanent residential apartments and twenty-four permanent golf suites (providing 56 permanent tourist bedrooms) with ancillary facilities, however as a result of discussions with the Planning Department we are proceeding with their preferred Master Plan.

In arriving at the definitive master plan (see plan MP) other alternative uses and master plans have been carefully considered. The criteria used for evaluating all of these alternatives were primarily:

1. the overall economic viability of the proposed master plan;
2. development that would not encroach on the ASSI Order territory;
3. the maintenance of viable tourist accommodation and facilities;
4. maximum planning gain, e.g.:
 - the permanent removal of the external swimming pool buildings and pro-shop complex and replacing the existing hotel with its amalgamation of extensions of varying architectural design with a purpose-built economically viable complex on the existing footprint, the elevational treatment and symmetry of which is considered most desirable.
 - the removal of the unsightly maintenance building and plant and equipment facility at Derbyhaven in an important residential area and re-locating it to the Langness Farmhouse and its outbuildings
 - the restoration of the Langness Farmhouse and outbuildings as an interpretation centre for the ASSI reserve, provision for the maintenance equipment for the golf course and facilities for the ground staff and provision for nesting in the roof of the outbuildings.
 - Entering into a management agreement with the Conservation Officer, Department of Agriculture Fisheries and Forestry to provide amongst other things for half the salary of a DAFF warden to police the ASSI area, and provision for his office. In addition stobbing and appropriate information boards
 - The provision of a temporary construction road at the rear of the properties in Derbyhaven for construction traffic only during the development of the timeshare complex and returning it to grassland on completion
 - Undertaking to voluntarily enter into Section 18 agreements in respect of each of the three applications.
 - The provision of a master plan for this important area.
 - Reinstating a clock tower in the timeshare complex as a link with the past.

The Master Plan and three planning applications, seeking in principle planning approval are submitted as three separate but simultaneous applications, not interdependent and not interrelated in respect of the three separate developments, but in the context of our master plan.

In respect of each of the three separate applications a separate draft of a Section 18 Agreement is provided. If planning were to be granted in principle, I acknowledge the validity of Section 19 and its enforcement of positive obligations, which would be invoked if necessary.

The Master Plan proposals provide:

A. Timeshare Tourist Complex

Proposals for a tourist timeshare hotel and leisure complex comprising 51 units, 35 of which are one-bedroom suites (29 on the first floor and 6 on the second floor), 8 two-bedroom suites (all on the second floor) and 8 three-bedroom suites (4 on the first floor and 4 on the second floor). They are supported on the ground floor by two restaurants, a conference/banqueting suite, new golf facilities and pro shop, male and female changing rooms and an adult swimming pool and children's pool, changing facilities, gymnasium and health spa and a children's crèche.

This new facility will sit on the same footprint as the existing hotel, with car parking for a total of 135 cars providing one car per timeshare unit (51 cars), two cars per permanent residential penthouse (8 cars), staff cars (12 cars), visitors to the timeshare, hotel and golf complex of a minimum of 64 cars.

In addition, as shown on the plan, provision for a family crazy golf course, an adventure playground and practice putting green. To ensure the essential economic viability of this substantial timeshare hotel complex, four permanent residential penthouses are designed to occupy the four corners at the top of the proposed building. This development would, of necessity, be built in its entirety, as phasing of it would be impossible in practice. It is anticipated that it will take two years from demolition to complete.

None of this development encroaches on the excluded ASSI area. However, comprehensive screening will be provided prior to any demolition and throughout subsequent construction to minimise any dust encroaching onto the ASSI areas.

Provision has been made for a full sewage treatment plant to be installed below the proposed tennis courts, in the former external swimming pool. The fully treated sewage and foul water will be discharged into the sea and not into Derbyhaven Bay. Should, however, the Department of Transport require that we connect to the IRIS project (see Hyder letter attached) we would be pleased to do this.

Continued / 4

Should the Department of Transport and the Planning Committee determine that, having regard to the construction traffic that would be generated over the existing road, a temporary road over our property at the rear of the houses in Derbyhaven (see plan marked "D") was desirable for the period of demolition and construction, then we are prepared to do this for that period and upon completion of the building work the landscape would be reinstated.

No street lighting, floodlighting or lighting other than in the normal course is proposed, to ensure a minimum of light pollution.

This timeshare hotel complex would provide the Island with a state of the art timeshare hotel and leisure complex to a five-star timeshare standard, within a building, the elevational treatment of which has been thoughtfully and purposefully designed to depict a much earlier era more appropriate for the Island and suitable to this location in particular.

We are volunteering, as a condition of any grant of approval for the timeshare leisure complex, to enter into a Section 18 Agreement of the Town and Country Planning Act 1991 (see attached), covenanting with the Department of Local Government and the Environment to be bound, both ourselves and successors in title to the property, to the maintenance of the fifty-one timeshare units as tourist accommodation, there being therefore only four permanent residential units, namely the penthouses, with full acknowledgement of the consequences of Section 19 and its ability to enforce Section 18 Agreements.

Models of the proposed development are available at the Castletown Golf Links Hotel for public viewing to assist the Planning Committee in its consideration. The details shown on the models should be considered as being in support of the master plan and to assist in public understanding and not as absolute proposals, as these will be reflected in our subsequent detailed planning application, dependent on the outcome of our in principle application.

In addition to consultations with the Planning Department, meetings have been held with the Malew Commissioners; the Department of Agriculture, Fisheries and Forestry Conservation Officer - Ms Elizabeth Charter; with the Department of Tourism - both as to the Minister, Hon David Cretney and Mr Terry Toohey; with the Derbyhaven Residents' Association and other relevant parties.

Included in our submission are photographs of the existing hotel and attendant buildings as well as an artists' impression of the proposed building. It will be noted that the new development will result in removing permanently (as part of our for planning gain), the existing pro-shop/maintenance/office building, as well as the buildings surrounding the external swimming pool.

B. Mansion House

The plan for the proposed single mansion house at the triangle of land at Derbyhaven currently used for the storage of machinery, ground-keeper's vehicle maintenance shed and workshop facilities adjacent to the Castletown/Derbyhaven road at Derbyhaven is submitted having regard to the current residential designation of the land in the 1982 Development Plan.

My family and I propose to occupy this home so as to be as close as possible to our proposed substantial investment of £15 million approx in respect of the timeshare hotel and leisure complex. The house will be approximately 8,500 net square feet over two floors with attic. It will provide for a two-car garage, a single tennis court and small gate lodge. Provisional plans are enclosed for illustrative purposes only and are subject to variation upon submission of a detailed planning application as to layout and specifications, etc.

This single dwelling would join the main sewage pipeline and facilitate locating an appropriate sub-station for the provision of a new phase of electricity for Derbyhaven generally, including the timeshare hotel and leisure complex and the proposed mansion house. The road access will be as illustrated on the attached Plan B from the existing access. No additional access or egress will be sought.

If planning approval is granted I will enter into an agreement under a Section 18 of the Town and Country Planning Act 1991 (see attached) binding me and my successors to the provision of one only residential property not exceeding 8,500 net square feet approx. on the entire site as outlined in our planning in principle application attached hereto.

The proposed new single mansion house with the Section 18 agreement will remove the uncertainty as to the long-term use of this land in a prime residential area and allay the concerns of occupiers of neighbouring properties, as well as removing an unsightly building with its accompanying functions, which will likely improve property values in this area.

Photographs of existing the facilities are included with this submission.

C. Langness Farmhouse

It is proposed to restore the Langness Farmhouse and its outbuildings in conformity with the original boundaries, heights, windows, doors, etc. to relocate the maintenance facilities from Derbyhaven to an area more central to the golf course and away from residential properties and provision for ground-keeping staff of five people, an interpretation room to be fitted out at our expense by the Conservation Department of Department of Agriculture Fisheries and Forestry illustrating the unique flora, fauna, bird life, wildlife, speckled back grasshopper, etc. identifying the areas that are sensitive, and to encourage public awareness of the significant scientific importance of the Langness Peninsula. In addition provision will be made in the outhouses for a room sufficient to house a full-time DAFF Warden to police the Langness peninsula, half of whose salary we are prepared to pay.

In the roof space above the outbuildings, access will be provided for the nesting of choughs in particular. Foul water from this limited facility will be dealt with by way of a septic tank. There is ample provision for adequate car parking for the grounds staff at the rear of the property.

A Section 18 Agreement of the Town and Country Planning Act 1991 will be entered into to ensure that this facility cannot become permanent residential accommodation (see attached).

I have agreed with the Department of Agriculture, Fisheries and Forestry Conservation Officer, Ms Charter to enter into a management agreement to provide in the lookout opposite the Langness Farmhouse, a refurbished facility for bird watchers to facilitate stobbing where necessary to protect the coastline, the erection, subject to such approvals as may be required, of appropriate notice boards drawing attention to the sensitive areas and what they may contain, to meet the cost of the provision by the Manx Society for the Preservation of the Countryside of a brochure highlighting the flora, fauna, bird life and wildlife, etc. of the peninsula and a commitment to fund charities that are prepared to engage in beach cleaning on a regular basis.

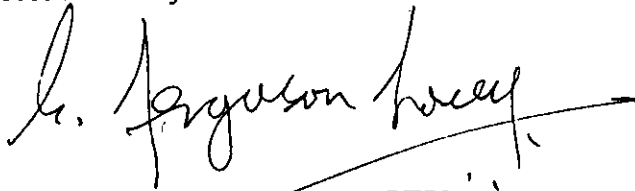
Photographs of the existing farmhouse are included with this submission.

Each of the three applications will stand alone, the purpose of the Master Plan is the place them in context.

Continued/ 7

I have not chosen the most financially rewarding Master Plan but the one I believe meets with the Planning Office criteria and am committed, should planning approval in principle be granted, to proceed promptly to prepare a full detailed planning application and taking responsibility for its implementation and operation of the complex for many years to come.

Yours faithfully

A handwritten signature in cursive script, reading "G. Ferguson Lacey", with a long horizontal flourish extending to the right.

GRAHAM FERGUSON LACEY

Enclosures

FORT ISLAND LIMITED

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24 March 2003

The Secretary
Planning Committee
Dept of Local Government & the Environment
Murray House
Mount Havelock
Douglas
IM1 2SF

Dear Sir

Re: CASTLETOWN HOTEL AND GOLF LINKS AND ESTATE

**PLANNING APPLICATION IN PRINCIPLE FOR MANSION HOUSE AT
DERBYHAVEN (B)**

The plan for the proposed single mansion house at the triangle of land at Derbyhaven currently used for the storage of machinery, ground-keeper's vehicle shed and workshop facilities adjacent to the Castletown/Derbyhaven road at Derbyhaven is submitted having regard to the current residential designation of the land in the 1982 Development Plan. If planning approval is granted, my family and I propose to occupy this home so as to be as close as possible to our proposed substantial investment of up to £15 million in respect of the timeshare hotel and leisure complex proposed to replace the existing Castletown hotel.

The single and double-storey house will be approximately 8,500 net square feet with attic. It will provide for a two-car garage, a single tennis court and a small gate lodge. Provisional plans for illustrative purposes only are enclosed, subject to variation upon submission of a detailed planning application as to layout and specifications, etc. This single dwelling would join the main sewage pipeline and facilitate locating an appropriate sub-station for the provision of a new phase of electricity for Derbyhaven generally, including the timeshare hotel and leisure complex and proposed mansion house. The road access will be as illustrated on the attached Plan B from the existing access. No additional access or egress will be sought.

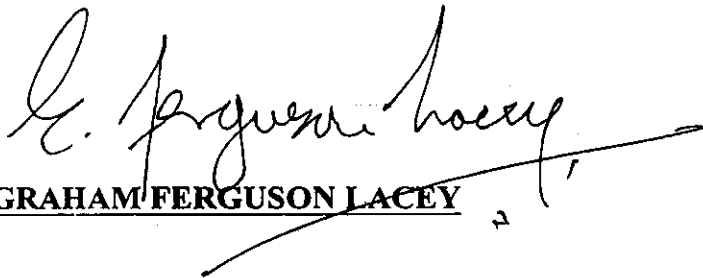
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In the event that planning approval in principle were granted, a condition would be acceptable that I voluntarily enter into a Section 18 of the Town and Country Planning Act 1991 Agreement, binding me and my successors to the provision of one only residential property not exceeding 8,500 net square feet approx. on the entire site, as outlined in our planning in principle application attached hereto. I am also fully aware of the provisions of Section 19 and their ability to enforce the terms of a Section 18 Agreement (see attached).

The proposed new single mansion house with the Section 18 agreement will remove the uncertainty as to the long-term use of this land and allay the concerns of occupiers of neighbouring properties, as well as removing an unsightly building with its accompanying functions, and will likely improve property values in this area.

Photographs of the existing facilities are included with this submission.

Yours faithfully


GRAHAM FERGUSON LACEY

Enclosures

EXECUTED by FORT ISLAND in the
presence of:-

.....