The Commissioners did not oppose planning application 21/1537/B Erection of tourist accommodation 1 May to 30 September 2022 at Former Swimming Pool site, Marine Parade, Peel

The Commissioners noted the following factual information had been misinterpreted in relation to this application:

* This location is zoned for Tourism in the Peel Area Plan.
* No proposals have previously been consulted on during the preparation of the forthcoming North and West Area Plan to change this site’s zoning.
* In the three number public consultation on the Area Plan undertaken up to 10 December 2021 six different sites were proposed for public open space use in Peel.
* The Commissioners finally had to remove the badly saline corroded exercise equipment in 2018. This equipment was installed in 2011.
* The Commissioners have prevented the use of one of the corroded old fashioned skate ramps in 2021. Both ramps were programmed for removal in 2022.
* The Commissioners met youth representatives in August 2020 who requested new and modern skate park facilities in the town.
* The Commissioners have not received any income in recent years from the use of the tennis courts or demand for hiring of rackets or coaching use.
* The Commissioners are aware Marine Parade is a very exposed location subject to wave overtopping particularly in autumn and winter.
* Marine Parade is a location where the Commissioners regularly undertake sea weed removal from the walkway and road and additional sea defences are planned.
* The DOI’s 15 year Peel Parking Study for up to 2026 did not identify any on street parking demand issues on Marine Parade.
* The Commissioners are aware a surplus of parking exists throughout the year on West Quay and Marine Parade except when a large event is in progress. Overnight campervan parking frequently occurs at these locations.
* Currently in the evening  on street parking only occurs adjacent to the Marine Parade properties and this is the base line usage for residential parking at this location.
* The chevron parking between the Bowling Green and the Cliff is unused in the evening at this time of year. This area provides at least 45 parking spaces for general parking to support any local activities or need in the Summer.
* The Commissioners are not aware of any road traffic incidents on Marine Parade. However, the Police regularly report antisocial behaviour incidents at this location.
* The Peel Football Club will not be offering visitor camping accommodation for TT and the Manx Grand Prix in 2022. This tourist use is scheduled to resume in 2023.
* This application to supply tourist accommodation is specifically is for 2022 only.