

**The Town and Country Planning Acts 1934 – 1981**

**The Isle of Man Planning Scheme (Development Plan) Order 1982**

**BULK LIQUEFIED PETROLEUM GAS INSTALLATIONS**

This Circular is issued by the Department of Local Government and the Environment in pursuance of the powers vested in it by Section 5 of the Town and Country Planning Act 1934 and Article 11(2)(a)(vi) of the Isle of Man Planning Scheme (Development Plan) Order 1982.

1. The installation of Bulk Liquefied Petroleum Gas (LPG) tanks falls within the definition of "meaning of development" as defined by the Town and Country Planning Acts 1934 to 1981. Accordingly, planning permission must be sought for any such installation before the bulk LPG tank is installed.
2. A bulk LPG tank is defined as "a pressure vessel constructed for the storage of commercial propane or butane of over 200 litres capacity".
3. The installation of Bulk LPG tanks will not be permitted where a supply of mains gas exists or where a supply of mains gas can be made available.
4. The following matters should be addressed before formal planning permission is sought for the installation of a bulk LPG tank:-
  - a) Community bulk LPG tanks are preferred to a proliferation of individual bulk tanks. This is particularly appropriate on proposed or new estates where a supply of mains gas is not available nor likely to be made available. Where reasonably practicable, such tanks should be installed underground.
  - b) An individual bulk LPG tank must not project beyond the forwardmost part of any main wall of a building which fronts a highway.
  - c) An individual bulk LPG tank must be effectively screened from view from any highway by using evergreen shrubbery and / or a decorative screen wall.
  - d) Suitable vehicular access must be available so that a road tanker does not have to discharge liquid petroleum gas from the highway where this would adversely affect traffic conditions in the immediate vicinity.
  - e) The installation of a bulk LPG tank must be carried out in accordance with Guidance HS(G)34 prepared by the UK Health and Safety Executive. The supply authorities are familiar with these guidance notes and should carry out all installations in accordance with this document.

The Chief Fire Officer and the Health and Safety Executive of the Department take a particular interest in the safety implications associated with the installation of use of

bulk LPG tank installations and advise the Planning Committee with regard to such matters. Consultation with the Chief Fire Officer or Health and Safety Executive on the safety aspects of such installations and how these considerations affect the choice of installation, the siting, screening and vehicular access is therefore recommended.

5. This Circular outlines the Department's policy for the installation of Bulk LPG tanks and tries to ensure that such installations are carried out in a manner which is not prejudicial to the concept of an attractive environment.

Persons wishing to make planning applications are recommended to consult the officers of the Fire Services and the Department before so doing.