



## **Summary of Responses to Consultation**

# **Proposed Permitted Development Order for Temporary Use or Development of Land**

**March 2015**



**Isle of Man  
Government**

*Reiltys Ellan Vannin*

## Introduction

1. There are many events and activities which take place on a temporary basis either to support community or sporting events or the construction of approved developments. In some cases these will be small, and after the event, the site will revert to the previous use with no lasting impact. However, other uses, may be: more substantial; have a significant economic benefit; and take place over a longer period, in connection with events such as the TT or the Southern 100, but which nonetheless might be considered un-contentious. In response to this, the Department is considering creating a permitted development order to allow the temporary use or development of land in certain circumstances without the need to obtain planning approval.
2. The Proposed Permitted Development Order for Temporary Use or Development of Land was published in October 2014. This initial summary of responses provides an overview of the consultation process and analysis of all responses received during the consultation exercise.

## The Consultation Exercise

3. This 6 week consultation began on 24<sup>th</sup> October 2014 and ran until 5<sup>th</sup> December 2014 in line with the Isle of Man Government Code of Practice on Consultation.
4. The consultation paper was prepared by the Planning and Building Control Division of the Department of Infrastructure. A number of press releases and coverage in the local media made the public aware that the document was available for consultation, and it was listed on the main Government website within the Current Consultations section.
5. The Department also consulted all parties listed within paragraph 7.1 of the Code. In addition, letters seeking comments on the document were sent to Members of the Planning Committee, Southern 100 Club, Auto Cycle Union (ACU), Manx Motorcycle Club, Isle of Man TT Marshals Association Ltd , Manx NFU, Royal Manx Agricultural Society and Southern District Agricultural Society and other interested bodies

## The Responses

6. A total of 30 responses were received in respect of this consultation exercise, which can be broken down into the following groups:

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Government Agencies/Departments	6
Members of Tynwald	2
Local Authorities	8
Private Individuals	4
Companies	5
unspecified	5

7. Included within the above are three late submissions from Isle of Man Southern Agricultural District Agricultural Society (received on 15<sup>th</sup> December 2014), Patrick Parish Commissioners (received on 10<sup>th</sup> December 2014) and Marown Parish Commissioners (received on 19<sup>th</sup> December 2014).
8. A list detailing all those who responded is included in annex A to this report.
9. The tables below show the responses the Department have received broken down into the questions raised in the document. It also details the Departments comments on the responses.

### General Conditions

Consultation Question	Response	Responses from
Question 1 – Do you agree with the proposed general conditions that will be applicable to all classes of development permitted in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> </ul>

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		<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Derek Clague - private individual</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> </ul>

Consultation Question	Response	Responses from	DOI Comment
Question 2 - Do you wish to make any comments on proposed wording of the general conditions?	I am a TT fan but there is a lot of development going on in the name of VIP facilities for the event. It is not clear if this is just a fast track for these works	Derek Clague - private individual	Comments noted
	Makes a great deal of sense and reduces the admin burden on both Government and the public	Peter Young - Event Management Solutions Ltd	Comments noted
	They need to be more Dandara-tight than currently.	unspecified	Comments noted
	Further detail: MNH does not disagree with the general conditions that will apply to all classes in the order as stated in the consultation. However, for avoidance of doubt, there should be <i>additional</i> classes to which approval shall not apply, namely all protected Ancient Monuments as defined within the terms of the Manx	Manx National Heritage	Comments noted- general conditions will be amended to take on board suggested changes for Ancient Monuments. However as the order is dealing with temporary use or development of land, it is expected that the impact on Registered Buildings and Conservation Areas is

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	Museum and National Trust Act (as amended). Conservation Areas and Registered Buildings should also be exempt from permitted development under this order.		not likely to be significant, as a result there is no need to exclude these from the provisions of the order.
	The sporting activities that the member clubs of the Isle of Man Centre ACU engage in are subject to permissions being granted by landowners (Government or Private) and as such we abide by the stipulations laid down by said landowner.	Isle of Man Centre Auto-Cycle Union Limited	Comments noted
	Under b) the Department suggest adding: 'Vehicular access across or within 9m of a watercourse for the purpose of the specified developments must not be undertaken without prior written approval of the Fisheries Directorate, DEFA. A watercourse is defined as any natural or artificial channel through which water flows and includes a tributary or stream.'	Department of Environment, Food & Agriculture	Comments noted and new condition will be inserted stating: "none of the development may be undertaken if they require the creation of a new vehicular access"
	<p>The conditions set out in granting temporary planning are monitored to assess how the new scheme is working for a determined period of time and ensuring that the conditions are followed in the orders and are made very clear.</p> <p>Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise the integrity of the countryside, no lasting effects.</p> <p>Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise countryside area which are of conservation importance, not just</p>	Bill Henderson MHK – Tynwald Member	<p>Comments noted. No changes proposed to add additional restrictions / conditions – as these would become too wide ranging and would negate purposes of bringing forward this permitted development order.</p> <p>It is proposed to amend the references to campsites so that permitted development rights will only be extended for campsites in official race event paddock areas (as designated in the order) with all other campsites still requiring the submission of a planning application.</p>

	<p>protected areas, but areas adjacent or otherwise that provide conservation / natural heritage importance. Useage that does not effect an area in a temporary fashion, without lasting damage is accepted. But if it causes a very long recovery period to the habitat / land used it should be avoided.</p> <p>Effects to any nearby dwellings and homes / amenity value need to be built into the orders.</p> <p>Some sort of enforcement control needs to be retained so as if a 'temporary planning' exemption goes ahead and is actually causing a problem then it can be stopped or removed. Or a compromise reached.</p> <p>I support the conditions for protected areas of countryside / habitat under the WWL Act / SSSIs and water courses.</p> <p>I fully support the 'not' including motorhomes / caravans / towed caravans.</p>		
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**Class A - Permitted Development – Construction Phases**

**The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of development being or to be carried out on, in, under or over that land or on land adjoining that land.**

**Proposed Class A Conditions**

**Development is permitted by Class A subject to all of the following conditions.**

**A.1 Any building, structure, works, plant or machinery permitted by Class A shall: (i) be removed on completion of the development with which it is associated or no later than 24 months after its initial installation whichever is the sooner; and (ii) any adjoining land on which development permitted by Class A has been carried out, shall within 12 months be reinstated to its former condition before that development was carried out, or in accordance with the plans the subject of the planning approval.**

**A.2 The development referred to are not connected with any of the following:  
 (i) winning or working of minerals or aggregates; or  
 (ii) erection for drilling of boreholes or the making of other excavations for mineral exploration or exploitation; or  
 (iii) operation of waste management or waste disposal facilities.**

**A.3 Planning approval for the principal development on the site has been granted or is deemed to be granted.**

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>
Question 3 - Do you agree with the proposed Class A permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> </ul>

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		<ul style="list-style-type: none"> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Dandara Group of companies</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> </ul>



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Consultation Question	Response	Responses from	DOI Comment
<p>Question 4 - Do you wish to make any comments on proposed wording of the Class A permitted development?</p>	<p>I would have a concern about the phrase 'adjoining land'. I fully support the proposal that if a developer has permission to develop land the placing of site huts etc should really be part of that permission. I would extend that to hoarding around the site. However I feel that adjoining land is not definable. The wording adjoining land – designed I am sure to allow the developers to have a site hut/sales hut etc. The wording does not clarify adjoining and we could end up with ugly site huts popping up some distance away from the actual development. I would prefer the site huts and everything else it covers to remain on the development land, but if not it should be immediately adjacent to that land. It is still a bit woolly but without starting putting within 10m or something similar it is very hard to tie down.</p>	<p>Peter Young - Event Management Solutions Ltd</p>	<p>Comments noted – wording of class and associated condition will be amended to delete references to adjoining land.</p>
	<p>Common sense and flexibility</p>	<p>Tony Wild MLC – Tynwald Member</p>	<p>Comments noted</p>

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	<p>There should be provision or wording for the need for temporary access to sites for construction traffic.</p> <p>There seems to be no reference to construction site access for vehicles, particularly where a separate access is being utilised. Where phasing of a development might be taking place and the eventual access is different from a temporary construction access</p>	<p>Mark Pearce - Ellis Brown Architects</p>	<p>Comments noted – no changes are proposed to wording.</p> <p>Sometimes access is dealt with as a de minimis issue, depending on the temporary nature and where it is. However in other cases when new accesses are proposed, the Department will continue to require that new accesses seek planning approval to allow consideration of highway and access issues through the planning application process.</p>
	<p>Yes must include allowance for site access to be practicable</p>	<p>Anonymous respondent</p>	
	<p>Heritage Railways frequently have short duration railway worksites for track renewal. The renewal operation is allowable under PDO. However it is often necessary to store materials or have site accommodation located on adjacent land which is not in railway ownership.</p>	<p>Department of Infrastructure - Public Transport - Heritage Railways</p>	<p>Comments noted – no changes are proposed to wording as there is still a need to allow consideration of wider implications of such proposals through the planning application process.</p>
	<p>It is stated in the Introduction to the Consultation Document that "There are also uses and building works which take place in association with a development, which equally may be viewed as something which does not constitute development, for example, the erection of scaffolding, the placing of site huts on development.</p>	<p>Dandara Group of companies</p>	<p>Comments noted – no changes are proposed to wording as definitions used in Class A cover the different types of development cited.</p>

Consultation Question	Response	Responses from
Question 5 -_Do you agree with the proposed Class A conditions that will be applicable in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Dandara Group of companies</li> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>	<b>DOI Comment</b>
Question 6 - Do you wish to make any comments on proposed wording of the Class A conditions?	A.2 part I. should winning read mining?	Malew Parish Commissioners	Comments noted – no changes are proposed to wording as the correct terminology is used.
	Further detail: there should be an additional condition to protect archaeology which may lie undetected below the ground surface along the lines of the following: "A.4 The development referred to does not require the breaking of ground to below plough soil depth (300mm), for example to create trenches or to bulldoze ground vegetation. This is in order to avoid damage to any undetected archaeological features."	Manx National Heritage	Comments noted – no changes proposed to wording as this would become too wide ranging and would negate the purposes of bringing forward this order.  Any concerns that Manx National Heritage may have about archaeology should be addressed through protection of sites under relevant legislation as appropriate.
	Notwithstanding the view expressed at Q4, a period of 24 months would be insufficient to cover the needs of many large scale development sites and should be increased.	Dandara Group of companies	Comments noted – do not agree that there should be a specific word change. If the construction phase on larger sites lasts longer than 24 months, then the location of such facilities should be identified and approved as part of the original planning application or under a separate planning application
	Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise the integrity of the countryside , no lasting effects.  Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise countryside area which are of conservation importance, not just protected areas, but areas adjacent or	Bill Henderson MHK – Tynwald Member	Comments noted. No changes proposed as suggested additional restrictions / conditions are too wide ranging and would negate purposes of bringing forward this permitted development order.

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	otherwise that provide conservation / natural heritage importance. Useage that does not effect an area in a temporary fashion, without lasting damage is accepted. But if it causes a very long recovery period to the habitat / land used it should be avoided.		
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### **Class B - Permitted Development for Temporary Uses and Development**

**The use of any land for any purpose listed below and for the erection of temporary structures or buildings for not more than 12 days in total in any calendar year and for no more than three consecutive days at a time within a 28 day period excluding time for setting up and disassembling any equipment, structures or buildings and including any structures associated therewith; and the provision on the land of any moveable structure for the purposes of the permitted use.**

**The uses hereby approved are the holding of:**

- A. a car boot sale or market for sales;**
- B. a motor car or motorcycle racing, including trials of speed, and practising for these activities;**
- C. a fete, fair, festival, agricultural show or other gathering of people for a particular purpose.**

### **Exceptions**

**This class does not apply if the use of the land or buildings is for the:**

- (1) erection or placing of tents for camping; or**
- (2) storage and /or use of caravans and motorhomes.**

### **Proposed Class B Conditions**

**Development is permitted by Class B subject to the following conditions.**

**B.1 Prior to the commencement of any of the above uses, the organiser must inform the Department in writing of the proposed holding of the event indicating the location, date and times of the event.**

**B.2 Any equipment, structures or buildings associated with the event must be erected no sooner than 72 hours prior to the start of the event and must be taken down and removed from site no later than 72 hours following the finish of the event.**

NOTE: this does not obviate the need to obtain any other relevant approvals under the Mechanical Contrivances Regulation Act 1923, Town & Country Planning (Control of Advertisements) Regulations 2013 or any other relevant legislation or regulations, including activities in relation to the sale or consumption of alcohol or the playing of music. It should also be noted that noise generated from the use could be subject to a Noise Abatement Notice, if levels become excessive.

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Consultation Question	Response	Responses from
Question 7 - Do you agree with the proposed Class B permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Manx National Heritage</li> <li>• Derek Clague - private individual</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

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Consultation Question	Response	Responses from	DOI Comment
<p>Question 8 - Do you wish to make any comments on proposed wording of the Class B permitted development?</p>	<p>As a general provision this seems sensible, however for the Royal Show, Southern Show and maybe one or two more events annually the build and removal time is unrealistic. The Southern and Royal Shows should have their own exemptions with an extended time line probably in line with the full planning permission for the Royal. There should also be a mechanism that would allow another event, if we were to get one similar to Bay Festival, IoM Festival to extend the time periods with minimum bureaucracy. The event would be likely to take two or three days but the build and breakdown is likely to be a week or longer either side. However I am not sure how this could work in real terms.</p>	<p>Peter Young - Event Management Solutions Ltd</p>	<p>Comments noted – propose wording change to extend the period for erection / removal from 72 hours to 7 days hours (in order to allow one week either side of event) in order to address practical &amp; safety considerations / limitations identified in multiple responses.</p> <p>For Royal Manx Agricultural Show and Southern &amp; District Agricultural Show it is proposed to add a new condition B3 in order to address practical &amp; safety considerations / limitations identified in multiple responses.</p> <p>“For Royal Manx Agricultural Show and Southern &amp; District Agricultural Show, any equipment, structures or buildings associated with the event must be erected no sooner than 30 days prior to the start of the event and must be taken down and removed from site no later than 30 days following the finish of the event.”</p> <p>It is noted that how well things have been run in the past for some events without the need for planning approval. Whilst there may have been events which have been organised in the past, some regularly, without the benefit of planning approval, the fact remains that in most cases planning approval is required and this Order is</p>
	<p>Many of the Island's traditional events have been run safely and successfully for many years (some over 100 years) without the need for planning controls and have restored the area occupied for the event to its original condition, as quickly as is safe and sensible to do so.</p>	<p>Isle of Man Southern Agricultural District Agricultural Society</p>	
	<p>B.2 - 72 Hours seems a short period to prepare structures such as a marquee for festivals. I refer to the type used recently for a music concert at Nobles Park in Douglas.</p>	<p>Isle of Man Post Office</p>	
	<p>My Commissioners understand that there may have been specific incidents that have given rise to the perceived need for these changes, but they have to say that they consider some of the proposals to be unnecessary and over the top in their</p>	<p>Arbory Commissioners</p>	



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	<p>scope, in that the organisers of small events that have taken place, in some cases, for over a hundred years, without problem, would find themselves having to abide by arbitrary time scales to be within permitted development, or be subject to full planning procedures.</p> <p>The case that my Commissioners particularly have in mind is the local Arbory Parish Festival, the Laa Columb Killey, for which tent erection sometimes starts outside of your time limits, but, more importantly, when the weather is wet, tents have to be left erected for several days to dry out, and the dismantling would therefore quite frequently be outside your time limits. The alternatives would then be to make a retrospective planning application or ignore the permitted development restrictions. The former would be ridiculous and the latter make the regulations pointless.</p> <p>Presumably you could extend the time limits to, say, ten or fourteen days, and this would certainly alleviate the problem, but nevertheless it would still appear to the Commissioners to be an unnecessary extension of bureaucracy and regulation</p>		<p>intended to regularise this. It is difficult to undertake consistent and fair enforcement against other unacceptable temporary uses if some events are subject to planning control and others are not.</p>
	<p>Further detail: notwithstanding the proposed general conditions, the potential for off-road motor car or motorcycle events to cause damage to wildlife habitats, agricultural land, archaeology and public amenity warrants more caution</p>	<p>Manx National Heritage</p>	<p>Comments noted – no changes proposed to wording as this would become too wide ranging and would negate the purposes of bringing forward this order.</p>

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	in the permitting of temporary use of land for such purpose and MNH recommends that these uses are listed under Exceptions.		Any concerns that Manx National Heritage may have about archaeology or habitats should be addressed through protection of sites under relevant legislation as appropriate.
	As an organisation we sanction our affiliated Motorcycle Clubs to organise and run over 100 'Off-Road' events in a calendar year. I think my members would be concerned that the total of 12 days usage in any year may prove constrictive.	Isle of Man Centre Auto-Cycle Union Limited	
	<p>The <b>Forestry Directorate</b> is a major landowner on the Island and hosts 50+ motorsport events a year, covering many different venues, but less than 12 held at any one venue be it, forest, hill land, quarry etc. We have two comments to make on the consultation:</p> <ol style="list-style-type: none"> <li>1. Class B – Permitted Development for Temporary Uses and Development, on page 6 of the consultation document covers motorsport events and states <i>a maximum of 12 days in total in any calendar year</i>. The Directorate wishes to seek clarity on whether the 12 event concession is site specific rather than applying cumulatively to the entire forest estate.</li> <li>2. With regard to B.1., it is inferred that organisers would be expected to notify the Planning Department of every motorsport event that takes place. Is this correct? Hopefully not.</li> </ol>	Department of Environment, Food & Agriculture	Comments noted – 12 day rule applies to each site and not cumulatively over multiple locations restricted to 12 days for each organisation – so no need to change wording.
	Approved uses:- Motor car, motor cycle	Mr & Mrs Juan Vernon – private	Comments noted – no changes are

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	<p> racing including trials etc.                  Our Proposal: Location of such sites for such events must NOT be in or within close proximity of urban development/housing due to the real potential of environment pollution, ie. dust clouds, noise and even mud.</p> <p>We have previously experienced such problems in Sulby from Motor Cycle trials which created considerable noise and dust pollution in our homes.</p>	<p>individuals</p>	<p>proposed as other legislation already addresses issues concerning environmental pollution and noise issues.</p> <p>In addition for many motorsports the relevant governing body for the sport already set technical specifications to address issues such as noise.</p>
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Consultation Question	Response	Responses from
Question 9 - Do you agree with the proposed Class B conditions that will be applicable in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

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No response made to this question	<ul style="list-style-type: none"> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Derek Clague - private individual</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
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Consultation Question	Response	Responses from	DOI Comment
Question 10 - Do you wish to make any comments on proposed wording of the Class B conditions?	As a general provision this seems sensible, however for the Royal Show, Southern Show and maybe one or two more events annually the build and removal time is unrealistic. The Southern and Royal Shows should have their own exemptions with an extended time line probably in line with the full planning permission for the Royal. There should also be a mechanism that would allow another event, if we were to get one similar to Bay Festival, IoM Festival to extend the time periods with minimum bureaucracy. The event would be likely to take two or three days but the build and breakdown is likely to be a week or longer either side. However I am not sure how this could work in real terms.	Peter Young - Event Management Solutions Ltd	Comments noted – propose wording change to extend the period for erection / removal from 72 hours to 7 days (in order to allow one week either side of event) in order to address practical & safety considerations / limitations identified in multiple responses.  For Royal Manx Agricultural Show and Southern & District Agricultural Show it is proposed to add a new condition B3 in order to address practical & safety considerations / limitations identified in multiple responses.
	The SDAS Committee would be concerned that the timeframe conditions proposed in the Class B proposals for the permitted development for temporary use, would be insufficient for outdoor events, especially the larger ones.	Isle of Man Southern Agricultural District Agricultural Society	"For Royal Manx Agricultural Show and Southern & District Agricultural Show, any equipment, structures or buildings associated with the event must be erected no sooner than 30 days prior to the start of the event and must be taken down and removed from site no later than 30

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	<p>They do have genuine concern that a tight time frame in which to arrange the setting up and dismantling of the Southern District Agricultural Show would be detrimental to both the equipment and the land, and the safety of those working on the Show Field. They would like to recommend at least 4 weeks or an absolute minimum of 2 weeks either side of the event for the set up and dismantling to ensure that the Event is managed safely and without damage to property.</p>		<p>days hours following the finish of the event.”</p>
	<p>My Commissioners understand that there may have been specific incidents that have given rise to the perceived need for these changes, but they have to say that they consider some of the proposals to be unnecessary and over the top in their scope, in that the organisers of small events that have taken place, in some cases, for over a hundred years, without problem, would find themselves having to abide by arbitrary time scales to be within permitted development, or be subject to full planning procedures.</p> <p>The case that my Commissioners particularly have in mind is the local Arbory Parish Festival, the Laa Columb Killey, for which tent erection sometimes starts outside of your time limits, but, more importantly, when the weather is wet, tents have to be left erected for several days to dry out, and the dismantling would therefore quite</p>	<p>Arbory Commissioners</p>	

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

	<p>frequently be outside your time limits. The alternatives would then be to make a retrospective planning application or ignore the permitted development restrictions. The former would be ridiculous and the latter make the regulations pointless.</p> <p>Presumably you could extend the time limits to, say, ten or fourteen days, and this would certainly alleviate the problem, but nevertheless it would still appear to the Commissioners to be an unnecessary extension of bureaucracy and regulation</p>		
	<p>Further detail: MNH recommends a further condition to ensure that any ground disturbance causes only minimal impact, is non-intrusive and fully reversible.</p>	<p>Manx National Heritage</p>	<p>Comments noted – no changes proposed to wording as this would become too wide ranging and would negate the purposes of bringing forward this order.</p> <p>Any concerns that Manx National Heritage may have about archaeology should be addressed through protection of sites under relevant legislation as appropriate.</p>
	<p>The <b>Forestry Directorate</b> is a major landowner on the Island and hosts 50+ motorsport events a year, covering many different venues, but less than 12 held at any one venue be it, forest, hill land, quarry etc. We have two comments to make on the consultation:</p> <ol style="list-style-type: none"> <li>1. Class B – Permitted Development for Temporary Uses and Development, on page 6 of the consultation document covers motorsport events and states <i>a</i></li> </ol>	<p>Department of Environment, Food &amp; Agriculture</p>	<p>Comments noted – 12 day rule applies to each site and not cumulatively over multiple locations restricted to 12 days for each organisation – so no need to change wording.</p>

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	<p><i>maximum of 12 days in total in any calendar year.</i> The Directorate wishes to seek clarity on whether the 12 event concession is site specific rather than applying cumulatively to the entire forest estate.</p> <p>2. With regard to B.1., it is inferred that organisers would be expected to notify the Planning Department of every motorsport event that takes place. Is this correct?</p>		
	<p>Approved uses:- Motor car, motor cycle racing including trials etc. Our Proposal: Location of such sites for such events must NOT be in or within close proximity of urban development/housing due to the real potential of environment pollution, ie. dust clouds, noise and even mud.</p> <p>We have previously experienced such problems in Sulby from Motor Cycle trials which created considerable noise and dust pollution in our homes.</p>	Mr & Mrs Juan Vernon – private individuals	<p>Comments noted – no changes are proposed as other legislation already addresses issues concerning environmental pollution and noise issues.</p> <p>In addition for many motorsports the relevant governing body for the sport already set technical specifications to address issues such as noise.</p>
	<p>Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise the integrity of the countryside , no lasting effects.</p> <p>Any buildings, compounds, plant machinery or otherwise, events etc – do not compromise countryside area which are of conservation importance, not just protected areas, but areas adjacent or</p>	Bill Henderson MHK – Tynwald Member	Comments noted. No changes proposed as suggested additional restrictions / conditions are too wide ranging and would negate purposes of bringing forward this permitted development order.

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

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	otherwise that provide conservation / natural heritage importance. Useage that does not effect an area in a temporary fashion, without lasting damage is accepted. But if it causes a very long recovery period to the habitat / land used it should be avoided.		
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**Class C - Permitted Development Associated with the Isle of Man TT, Manx Grand Prix, Isle of Man Classic TT, or Isle of Man Festival of Motorcycling**

**The use of land or erection of temporary structures or buildings associated with the operation of the Isle of Man TT, Manx Grand Prix, Isle of Man Classic TT, or Isle of Man Festival of Motorcycling events and the provision of competitor's workshop facilities, temporary grandstands, campsites, tourist accommodation, hospitality and catering facilities associated with these events.**

**Proposed Class C Conditions**

**Development is permitted by Class C subject to all of the following the conditions.**

- C.1 All buildings must be erected or installed no sooner than 10 days before the day of the first designated practice for the event.**
- C.2 The use shall not commence no sooner than 72 hours prior to the day of the first designated practice for the event.**
- C.3 The use must cease no later than 72 hours following the final race day of the event.**
- C.4 Any buildings other than those complying with Class D must be dismantled and removed from the site, no later than 10 days following the final race day of the event.**
- C.5 There is satisfactory provision of water, drainage and refuse disposal facilities.**
- C.6 There is satisfactory and safe provision of road access and parking including where appropriate the safe movement of large vehicles and towed units to and from the site and the public highway.**
- C.7 The use of land or erection of temporary structures or buildings does not have a detrimental effect on neighbour or visual amenity.**

NOTE: this does not obviate the need to obtain any other relevant approvals under the Mechanical Contrivances Regulation Act 1923, Control of Advertisements Regulations 2013 or any other legislation or regulations, including activities in relation to the sale or consumption of alcohol

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

or the playing of music. It should also be noted that noise generated from the use could be subject to a Noise Abatement Notice, if levels become excessive.

Consultation Question	Response	Responses from
Question 11 - Do you agree with the proposed Class C permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>	<b>DOI Comment</b>
<p>Question 12 - Do you wish to make any comments on proposed wording of the Class C permitted development?</p>	<p>Again in general terms this seems very sensible but the TT and Festival of Speed needs clarifying. Does for example this include the events that took place in Jurby during TT2014? Campsites I would suggest be removed or at least a simple system put in place to allow for them. Campsites especially tend to be a problem area, whilst the PDO I would hope has been written to allow for the TT, MGP and Southern 100 paddocks, it is not specific and allows campsites possibly tenuously related to the motorsport events to pop up un regulated and brings with it a high risk of impacting on the amenity of local residents. If this is the intention I would suggest wording including something about TT, MGP, Southern 100 paddock be included.</p>	<p>Peter Young - Event Management Solutions Ltd</p>	<p>Comments noted.</p> <p>It is proposed to amend the references to campsites so that permitted development rights will only be extended for campsites in official race event paddock areas (as designated in the Order) with all other campsites still requiring the submission of a planning application.</p>

Consultation Question	Response	Responses from
Question 13 -_Do you agree with the proposed Class C conditions that will be applicable in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Douglas Borough Council</li> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>	<b>DOI Comment</b>
Question 14 - Do you wish to make any comments on proposed wording of the Class C conditions?	C.2 Does not make sense. It should read 'The use shall commence no sooner than 72 hours' The 'not' is superfluous.	Malew Parish Commissioners	Comments noted and text will be amended as suggested.
	Further detail: in general, the likely sites for facilities for the above uses are well-established, but in the event that new sites are proposed, MNH would wish to see a condition which protects below ground archaeology similar to the wording proposed above as follows; "C.8 The use of land or erection of temporary structures or buildings causes minimal disturbance to the ground surface and any damage so caused is fully reversible."	Manx National Heritage	Comments noted – no changes proposed to wording as this would become too wide ranging and would negate the purposes of bringing forward this order.  Any concerns that Manx National Heritage may have about archaeology should be addressed through protection of sites under relevant legislation as appropriate.
	'The use of land associated with the operation of the IoMTT .. '. This clearly includes campsites, etc, but can we in the conditions exclude potentially disturbing events and activities, for instance having an associated race event or public recreational activity on a field or area of heath near to nesting raptors? It would be better to expect planning ahead and the discussion of issues rather than someone arrange something and then have an argument during its expected time of operation. Perhaps this kind of thing is not intended, in which case perhaps the wording of the Class might be changed.	Department of Environment, Food & Agriculture	Comments noted. No changes proposed as suggested additional restrictions / conditions are too wide ranging and would negate purposes of bringing forward this permitted development order.  If there area specific sites that DEFA wish to protect, then the order will contain the provisions (where appropriate at a later date) for the Department to issue a Direction via an Order to not apply the permitted development provisions in a specific location.
	Class C. This section covers temporary grandstands.	Lezayre Commissioners	As currently worded the proposed permitted development order would require the removal of temporary

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	<p>Does this mean that if a grandstand is to be erected it will have to be taken down between the TT and MGP unless planning permission has been given for it to remain?</p>		<p>grandstands between the TT and Manx Grand Prix / Isle of Man Classic TT subject to the conditions.</p> <p>It is suggested that a note is added to clarify interpretation.</p>
	<p>That in relation to the proposed Class C permitted developments, it be recommended that additional conditions be attached to protect local residents, specifically that the developer should be required to notify the Department in advance, and to consult with the local authority, highway authority and the police;</p> <p>Again in relation to Class C, clarity is required as to who makes the judgement as to whether the conditions are met.</p>	<p>Douglas Borough Council</p>	<p>Comments noted. No changes proposed as suggested additional restrictions / conditions are too wide ranging and would negate purposes of bringing forward this permitted development order.</p>
	<p>Effects to any nearby dwellings and homes / amenity value need to be built into the orders.</p>	<p>Bill Henderson MHK – Tynwald Member</p>	<p>Comments noted – no changes are proposed as other legislation already addresses issues concerning environmental pollution noise and amenity issues.</p>

**Class D - Development Required for the Safety of the Isle of Man TT, Manx Grand Prix, and Isle of Man Classic TT races**

**The erection of buildings or any works for safety purposes that are required for the operation of the Isle of Man TT, Manx Grand Prix and Isle of Man Classic TT races on the TT Mountain Course.**

**Works included in this Class are:**

- i) Trackside shelters, scaffold towers and other scaffolding erected by or on behalf of the organising authority to accommodate marshals employed in association with the event;**
- ii) the siting /placement of bales, air cushioning and other safety related equipment installed on and around the Course.**

**Proposed Class D Condition**

**Development is permitted by Class D subject to the following condition.**

**D.1. All buildings or works must be erected or installed no sooner than 56 days before the day of the first designated Isle of Man TT practice and removed no later than 28 days following the day of the final race of the Manx Grand Prix / Isle of Man Classic TT.**

NOTE: this does not obviate the need to obtain any other relevant approvals under the Mechanical Contrivances Regulation Act 1923, Town & Country Planning (Control of Advertisements) Regulations 2013 or any other relevant legislation or regulations.

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>
Question 15 - Do you agree with the proposed Class D permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> </ul>

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

		<ul style="list-style-type: none"> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

Consultation Question	Response	Responses from	DOI Comment
Question 16 - Do you wish to make any comments on proposed wording of the Class D permitted development?	56 days prior to TT practice and 28 days after MGP completion effectively means the structures and safety equipment will be in place for the majority of the year. The 56 days should be reduced to 28 and the 28 days for removal remain in place. I appreciate that the contractor will say they are unable to erect everything.	Peter Young - Event Management Solutions Ltd	Comments noted – no change is proposed to the text on time limits as the timeframes are based on advice from DED Motorsports Team and DOI Building Control on time required to erect, inspect and dismantle structures.
	Safety is too vague, could be abused	Anonymous respondent	Comments noted
	The items referred to here concerning the TT Mountain Course are best answered by the Manx Motorcycle Club	Isle of Man Centre Auto-Cycle Union Limited	Comments noted
	re the siting and construction especially of scaffolding towers.	Mr & Mrs Juan Vernon –	Comments noted



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	<p>I would suggest that their siting should not create additional hazard or danger to competitors or other road users. Also their siting should be as unobtrusive as possible. Their appearance and associated advertisements are unsightly and a blight on the Manx countryside.</p> <p><b>D1</b> We consider the permitted erection times of 56 days is far too long. Some of the scaffolding towers were erected at the end of March and remained in position until September. From my observations these towers were erected very quickly and I cannot see the necessity to inflict these structures on the general public for six months. There is no question that these scaffolding structures are a blight to the natural beauty of our countryside and are in place for the entire duration of the tourist season. We have to appreciate that tourists come to our Island for reasons other than the TT races</p>	private individuals	<p>No change is proposed to the text on time limits as the timeframes are based on advice from DED Motorsports Team and DOI Building Control on time required to erect, inspect and dismantle structures.</p> <p>No changes are proposed regarding highways issues as other legislation already addresses issues concerning highway safety.</p> <p>Advertisements are controlled by separate legislation, therefore suggestions fall outside the scope of this proposed legislation.</p>
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Consultation Question	Response	Responses from
Question 17 - Do you agree with the proposed Class D conditions that will be applicable in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Douglas Borough Council</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> </ul>

Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

		<ul style="list-style-type: none"> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

Consultation Question	Response	Responses from	DOI Comment
Question 18 - Do you wish to make any comments on proposed wording of the Class D conditions?	56 days prior to TT practice and 28 days after MGP completion effectively means the structures and safety equipment will be in place for the majority of the year. The 56 days should be reduced to 28 and the 28 days for removal remain in place. I appreciate that the contractor will say they are unable to erect everything.	Peter Young - Event Management Solutions Ltd	Comments noted – no change is proposed to the text on time limits as the timeframes are based on advice from DED Motorsports Team and DOI Building Control on time required to erect, inspect and dismantle structures.
	The items referred to here concerning the Billown Circuit are best answered by the Southern Motorcycle Club	Isle of Man Centre Auto-Cycle Union Limited	Comments noted

**Class E - Permitted Development Associated with Motorcycle and Sidecar Racing events on the Billown Circuit**

**The use of land or erection of temporary structures or buildings associated with the operation of motorcycle and sidecar racing on the Billown Circuit or supporting the provision of competitors workshop facilities, temporary grandstands, campsites, tourist accommodation hospitality and catering facilities associated with these events.**

**Proposed Class E Conditions**

**Development is permitted by Class E subject to all of the following conditions.**

- E.1 All buildings must be erected or installed no sooner than 10 days before the day of the first designated practice for the event.**
- E.2 The use shall not commence no sooner than 72 hours prior to the day of the first designated practice for the event.**
- E.3 The use must cease no later than 72 hours following the final race day of the event.**
- E.4 Any buildings other than those complying with Class F must be dismantled and removed from the site, no later than 10 days following the final race day of the event.**
- E.5 There is satisfactory provision of water, drainage and refuse disposal facilities.**
- E.6 There is satisfactory and safe provision of road access and parking including where appropriate the safe movement of large vehicles and towed units to and from the site and the public highway.**
- E.7 The use of land or erection of temporary structures or buildings does not have a detrimental effect on neighbour or visual amenity.**

NOTE: this does not obviate the need to obtain any other relevant approvals under the Mechanical Contrivances Regulation Act 1923, Town & Country Planning (Control of Advertisements) Regulations 2013 or any other relevant legislation or regulations, including activities in relation to the sale or consumption of alcohol or the playing of music. It should also be noted that noise generated from the use could be subject to a Noise Abatement Notice, if levels become excessive.

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Consultation Question	Response	Responses from
Question 19 - Do you agree with the proposed Class E permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Douglas Borough Council</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

Consultation Question	Response	Responses from	DOI Comment
Question 20 - Do you wish to make any comments on proposed wording of the Class E permitted development?	Generally in favour, however campsites should be excluded (except for the race paddock) The race paddock is specific for the racing well controlled and managed by the organisers and should be covered, however this PDO allows any campsite that could spring up in relation to the Southern 100 at any location.	Peter Young - Event Management Solutions Ltd	Comments noted.  It is proposed to amend the references to campsites so that permitted development rights will only be extended for campsites in official race event paddock areas (as designated in the order) with all other campsites still requiring the submission of a planning application.
	Why not combine with Class C	Anonymous respondent	Comments noted – however no changes are proposed as current format allows ease of interpretation.

Consultation Question	Response	Responses from
Question 21 - Do you agree with the proposed Class E conditions that will be applicable in this proposed Order?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> <li>• Anonymous respondent</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

No response made to this question	<ul style="list-style-type: none"> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Douglas Borough Council</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
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Consultation Question	Response	Responses from	DOI Comment
Question 22 - Do you wish to make any comments on proposed wording of the Class E conditions?	E.2 Does not make sense. It should read 'The use shall commence no sooner than 72 hours' The 'not' is superfluous.	Malew Parish Commissioners	Comments noted and text will be amended as suggested.
	Further detail: MNH recommends an additional condition similar to that proposed for Class C above: "E.8 The use of land or erection of temporary structures or buildings causes minimal disturbance to the ground surface and any damage so caused is fully reversible."	Manx National Heritage	Comments noted – no changes proposed to wording as this would become too wide ranging and would negate the purposes of bringing forward this order.  Any concerns that Manx National Heritage may have about archaeology should be addressed through protection of sites under relevant legislation as appropriate.
	Effects to any nearby dwellings and homes / amenity value need to be built into the orders.	Bill Henderson MHK – Tynwald Member	Comments noted – no changes are proposed as other legislation already addresses issues concerning environmental pollution noise and amenity issues.

**Class F - Development Required for the Safety of Motorcycle and Sidecar Racing on the Billown Circuit**

**The erection of buildings or any works for safety purposes that are required for the operation of any motorcycle and sidecar racing events on the Billown Circuit.**

**Works included in this Class are:**

- i) Trackside shelters, scaffold towers and other scaffolding erected by or on behalf of the organising authority to accommodate marshals employed in association with the event;**
- ii) the siting / placement of bales, air cushioning and other safety related equipment installed on and around the Billown Circuit;**

**Proposed Class F Conditions**

**Development is permitted by Class F subject to the following condition.**

**F.1. All buildings or works must be erected or installed no sooner than 56 days before the day of the first designated practice for the Isle of Man Pre TT Classic event and removed no later than 28 days following the day of the final race of the Southern 100 event.**

NOTE: this does not obviate the need to obtain any other relevant approvals under the Mechanical Contrivances Regulation Act 1923, Town & Country Planning (Control of Advertisements) Regulations 2013 or any other relevant legislation or regulations.

<b>Consultation Question</b>	<b>Response</b>	<b>Responses from</b>
Question 23 - Do you agree with the proposed Class F permitted development?	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Mark Pearce - Ellis Brown Architects</li> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> </ul>

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

		<ul style="list-style-type: none"> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Arbory Commissioners</li> <li>• Douglas Borough Council</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

Consultation Question	Response	Responses from	DOI Comment
Question 24 - Do you wish to make any comments on proposed wording of the Class F permitted development?	very supportive especially as this is a volunteer driven event which brings great benefit to the Island	Peter Young - Event Management Solutions Ltd	Comments Noted
	Safety is too vague, could be abused	Anonymous respondent	Comments Noted

Consultation Question	Response	Responses from
Question 25 - Do you agree with the proposed Class F conditions that will be applicable in this	Yes	<ul style="list-style-type: none"> <li>• Department of Economic Development</li> <li>• Department of Infrastructure - Public Transport - Heritage Railways</li> <li>• Manx National Heritage</li> <li>• Isle of Man Post Office</li> <li>• Mark Pearce - Ellis Brown Architects</li> </ul>



## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

proposed Order?		<ul style="list-style-type: none"> <li>• Dandara Group of companies</li> <li>• Braddan Parish Commissioners</li> <li>• Malew Parish Commissioners</li> <li>• Tony Wild MLC – Tynwald Member</li> <li>• Richard Radcliffe – private individual</li> </ul>
	No	<ul style="list-style-type: none"> <li>• Peter Young - Event Management Solutions Ltd</li> <li>• Derek Clague - private individual</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>
	No response made to this question	<ul style="list-style-type: none"> <li>• Bill Henderson MHK – Tynwald Member</li> <li>• Department of Environment, Food &amp; Agriculture</li> <li>• Isle of Man Southern Agricultural District Agricultural Society</li> <li>• Isle of Man Centre Auto-Cycle Union Limited</li> <li>• Arbory Commissioners</li> <li>• Douglas Borough Council</li> <li>• Lezayre Commissioners</li> <li>• Ian Bleasdale - private individual</li> <li>• Mr &amp; Mrs Juan Vernon – private individuals</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> <li>• Anonymous respondent</li> </ul>

Consultation Question	Response	Responses from	DOI Comment
Question 26 - Do you wish to make any comments on proposed wording of the Class F conditions?	56 days prior to pre TT classic practice and 28 days after Southern 100 completion effectively means the structures and safety equipment will be in place for the majority of the year. The 56 days should be reduced to 28 and the 28 days for removal remain in place. I appreciate that the contractor will say they are unable to erect everything.	Peter Young - Event Management Solutions Ltd	Comments noted – no change is proposed to the text on time limits as the timeframes are based on advice from DED Motorsports Team and DOI Building Control on time required to erect, inspect and dismantle structures.

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

10. In addition comments were received on the wording of the contents of the document as follows.

Response from	Response	DOI Comment
Derek Clague - private individual	This is a pointless exercise, just asking the public to rubber stamp the wording, it gives the feeling of a done deal with a confusing choice of having to agree or disagree with all wording or none. Utterly pointless.	Comments noted
Ian Bleasdale - private individual	<p>I have read through the Consultation Document and fully agree that the I.o.M needs some such legislation.....</p> <p>'Across' there is provision for temporary events, such as Fairs, Markets, Sport Shows, Camps and the like, to be exempt from the need for CofU providing they do not last more than 18 days on any one occasion OR a total of more that 28 days<sup>1</sup> in any one year on the same site.</p> <p>All are subject to there being no permanent structures erected or land-form alteration and that the land reverts to its original use thereafter.</p> <p>This seems eminently sensible and would <u>allow</u>, for instance, a Cross-Country Equitation Event using existing hedges and ditches + temporary jumps but <u>would not allow</u> the creation of a permanent Cross-Country Course with fixed jumps etc.</p> <p>A Campsite use for the TT for instance but not the erection of permanent toilet buildings thereon.</p> <p>I have two main criticism: Firstly it is too complicated and too much geared to traditional I.O.M. events. Does it even need to name any? The English equivalent never did. If something quite new, but still unobjectionable crops up, it may not work very satisfactorily.</p> <p>My other point is the let out clause (or perhaps let-in might be more accurate) whereby anyone who gets excited and dreams up a worry that the event will cause them disturbance (of <u>any</u> degree) would seem to be able to sabotage the whole thing! There are Noise Abatement and other Legislation regarding Public Health which can protect the vulnerable and to which they may resort. As has been said, this is an attempt to get rid of overlapping Powers, so lets be a tad more bold about it.</p>	<p>Comments noted.</p> <p>The proposed order seeks to extend permitted development rights in a way that is tailored for the Island and not an exact replication of other jurisdictions.</p> <p>No changes are proposed as other legislation already addresses issues concerning environmental pollution noise and amenity issues.</p>

<sup>1</sup> These time limits could be the subject of discussion in drafting the Order.

## Summary of Responses – Consultation on Proposed Permitted Development Order for Temporary Use or Development of Land

	<p>I feel quite strongly that the approach is far too specific, going-on at length about particular 'Events' common to the Isle of Man, which could almost be taken to mean that anything else is excluded, even though that may not be the intention.</p> <p>I also think that the 'final' shot': that as long as it causes no distress to neighbours, will effectively nullify the whole thing!</p> <p>Every 'Event' will have some effect that someone can object to; the TT, for instance, effects everyone on the Island (just a the Rally this morning, is affecting us, but we learn to live with it). Others don't, and .....met someone only the other day, complaining bitterly about the TT. <i>"Then why buy a house on the Circuit?"</i>She didn't know it was!</p>	
Douglas Borough Council	That the proposals be supported as introducing a measure of planning control of temporary developments where at present they are simply ignored.	Comments noted
Department of Economic Development	<p>With regard to the development of temporary campsites, one of the Department's Key Performance Indicators is to 'Support and facilitate development of new temporary accommodation during high demand periods'. If temporary campsites were classed as permitted development it might help encourage landowners to increase the available accommodation; however the potential issues this might cause must also be considered. The concerns ..... include the following:</p> <ol style="list-style-type: none"> <li>1. A perceived relaxing of Planning law might lead to an increase in number of unregulated campsites where the necessary approval from this Department has not been sought</li> <li>2. Any use of unregistered land for the purpose of accommodating visitors (including campsites) is a contravention of the Tourist Act (1975)</li> <li>3. There are potential issues with Environmental Health, Fire Safety, Highways and Public Liability arising from the lack of consultation associated with the above</li> <li>4. In reality due to short-term nature of such campsites, by such time the Department becomes aware of any issues it would be difficult or impossible to take any appropriate action</li> <li>5. Historically temporary campsites at football and rugby clubs were permitted to register</li> </ol>	<p>Comments noted.</p> <p>It is proposed to amend the references to campsites so that permitted development rights will only be extended for campsites in official race event paddock areas (as designated in the order) with all other campsites still requiring the submission of a planning application.</p>

	<p>with DED without planning approval; planning authorities 'turned a blind eye', however in recent years this has been reversed and all campsites have required appropriate approval. It would seem unfair on the owners of these sites to allow others to operate without approval in future</p> <p>6. There is a difficulty in ascertaining which periods are to be classed as 'high demand' and evaluating the requirement for additional accommodation during these times. For example, the demand for accommodation during the TT festival is clearly much higher than at any other time; however demand for accommodation during the Classic TT weekend is rapidly growing. Consultation with the Visitor Economy industry may be required as the Department must exercise some caution in supporting permitted development of campsites during any of the periods listed above</p> <p>7. Much progress has been made in recent years in sourcing and providing other types of alternative accommodation including the temporary hotel 'Snoozebox' and developments such as 'Hotel Bell Tents' and 'Bluebell Tents'. This type of development offers a good quality alternative to traditional accommodation which might be more suitable for some visitors than traditional camping</p> <p>However, to balance this we must also consider the demand for accommodation during these periods;</p> <p>1. The demand for visitor accommodation during the TT festival outstrips supply with many full time accommodation providers and TT campsites already reporting that they are fully booked for TT up to 3 years in advance</p> <p>2. The encouragement of temporary TT Visitor Accommodation supports the current Visitor Economy Strategy (2012-2015) which contains a Key Performance Indicator for the Quality &amp; Service team to facilitate new temporary accommodation during high demand periods</p> <p>3. The TT Visitor Survey conducted in 2013 by the Economic Affairs Division showed a 27% increase on the number of visitors to the Island during the event compared to 2010; with a total of almost 40,000 visitors. This increase in demand is expected to continue in 2015 and beyond</p> <p>4. Indications are that visitor numbers are up significantly for the Festival of Motorcycling;</p>	
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	<p>and the survey conducted in 2013 shows that over a third of visitors chose to stay on campsites during the event. The Steam Packet Company has recorded an 11% increase in passenger numbers in 2014 for this event compared with the previous year</p> <p>5. The availability of additional accommodation during this event is far less than during TT as many of the football clubs and the "Snoozebox" temporary hotel are not operational at this time</p> <p>In light of the above our Political Member with responsibility for Tourism and Motorsport, Mr Crentey, MHK has agreed that the Department response to this in relation to temporary campsites be as follows:</p> <p><i>"The Department has considered the potential benefits of temporary campsites being included as Permitted Development and has concerns about the perception that the development of temporary campsites has been de-regulated as this could lead to a lack of consultation with the Department. There is a danger this could result in inadequate standards of health and safety, fire prevention and quality; all of which are detrimental to our visitors and could cause significant reputational damage to the Island and its flagship events. However, the proposed changes will almost certainly encourage landowners to consider the development of temporary campsites which is likely to assist the Department in finding solutions to the ever increasing demand for accommodation during the TT and Festival of Motorcycling. Figures from the 2013 TT Visitor Survey conducted by the Economic Affairs Division showed a 27% increase on the number of visitors to the Island during the event compared to 2010; with a total of almost 40,000 visitors. This increase in demand is expected to continue in 2015 and beyond and indications are that visitor numbers are also up significantly for the Festival of Motorcycling. The Steam Packet Company has recorded an 11% increase in passenger numbers in 2014 for this event compared with the previous year and the survey conducted in 2013 shows that over a third of visitors chose to stay on campsites during this event. This clearly evidences the need for an increase in this type of accommodation.</i></p> <p><i>The encouragement of temporary TT Visitor Accommodation supports the current Visitor Economy Strategy (2012-2015) which contains a Key Performance Indicator to facilitate new temporary accommodation during high demand periods.</i></p> <p><i>"In conclusion this proposal supports the Department's aim to 'maintain, encourage,</i></p>	
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	<p><i>develop, protect, promote and facilitate tourism in, to and from the Island to the best advantage of the Island' (Tourist Act 1975 SS 1 and 2). As such, provided any new campsites comply with the requirements of the Tourist Act 1975, the Department fully supports this proposal which it hopes will encourage the development of much needed additional accommodation during the high demand periods of the TT and Festival of Motorcycling in particular."</i></p>	
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11. The following bodies responded to the consultation but had no comments to make on the document -
- Marown Parish Commissioners;
  - Patrick Parish Commissioners;
  - Ramsey Town Commissioners; and
  - Road Transport Licensing Committee.

## Conclusion

12. The Department will now consider the various suggestions with a view to making amendments to the proposed permitted development order and seeking Tynwald approval.

## Annex A – List of Respondents to the Consultation

Department of Economic Development	Arbory Commissioners
Department of Environment Food & Agriculture	Braddan Parish Commissioners
Department of Infrastructure - Public Transport - Heritage Railways	Douglas Borough Council
Road Transport Licencing Committee	Lezayre Commissioners
Manx National Heritage	Malew Parish Commissioners
Isle of Man Post Office	Ramsey Town Commissioners
Bill Henderson MHK – Tynwald Member	Ian Bleasdale - private individual
Tony Wild MLC – Tynwald Member	Derek Clague - private individual
Peter Young - Event Management Solutions Ltd	Mr & Mrs Juan Vernon – private individuals
Mark Pearce - Ellis Brown Architects	Richard Radcliffe – private individual
Dandara Group of companies	
Isle of Man Centre Auto-Cycle Union Limited	Plus 5 anonymous responses

  

Late Responses
Isle of Man Southern Agricultural District Agricultural Society (received on 15th December 2014)
Patrick Parish Commissioners (received on 10th December 2014)
Marown Parish Commissioners (received on 19th December 2014)