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**Director of Planning & Building Control**  
**M.I. McCauley, M.R.T.P.I.**

Your Ref:  
Our Ref: MIM/SJK/

28<sup>th</sup> February 2011

Dear

**Re: The Cooil Road Development Order**

I refer to the proposed Development Order in respect of land adjoining the south side of the Cooil Road between Colooney's Lane and Ballavagher in the Parish of Braddan, and, in particular, to the Public Inquiry which commenced on 5<sup>th</sup> October 2010. The report of the person appointed to conduct the Inquiry has now been received, copies of the report are available to view on the Department's website <http://www.gov.im/transport/planning/plan/cooilroad.xml> and are also available to view or purchase at the Planning Office, Murray House. On reading the report you will see that the Inspector concludes that –

*"There is insufficient evidence to demonstrate that there is an over-riding national need for the Cooil Road Development Order. There is insufficient evidence to show that the Cooil Road Order is the only solution to any alleged national economic need for employment land."*

and recommends that the Order should not be made.

**The Department has considered the report, accepts the Inspector's recommendation, and has decided not to proceed with the Cooil Road Development Order.**

Arising from this decision and from the detailed conclusions within the report are several matters on which it is appropriate for the Department to comment:

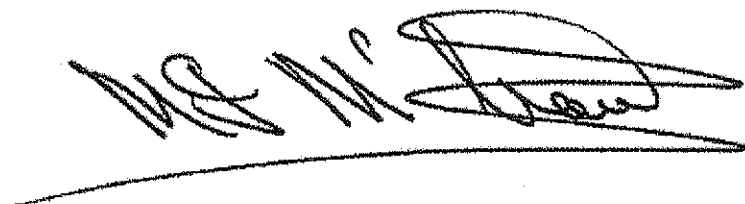
- (a) The Area Plan for the East:** The identification and allocation of land for employment purposes in the East of the Island will now be undertaken as part of the Eastern Area Plan. The Department will start preparatory work on the Plan shortly.

Cont/...

- (b) **Evidence Base for Area Plans:** There is, within the report, criticism of the evidence-base on which the Draft Development Order relied. The Department intends that together with other Departments and Agencies of Government, it will put in place arrangements for collecting and maintaining appropriate data to form the basis for future Area Plans and Development Orders. Work on this will also start shortly.
- (c) **The abandoned Draft Braddan Parish Plan 2003:** The Department has resolved that it will not have regard to the proposals in the abandoned Braddan Parish Plan 2003 in determining planning applications, or the preparation of Area Plans or Development Orders. Those major sites which were put forward in the Braddan Parish Plan 2003 will be assessed as part of the site assessment process for the Area Plan for the East. They will be assessed in the same manner as all sites are assessed and any decision to take them forward will be based on this assessment alone.
- (d) **The Use of Development Orders:** Whilst the Department has decided not to proceed with the proposed Cooil Road Order, it remains of the opinion that, in some circumstances, Development Orders made under section 8 of the Town and Country Planning Act will be the most appropriate instrument for granting planning approval.

If you have any queries arising from the report or the Department's decision, please contact Mrs Emily Curphey at [emily.curphey@gov.im](mailto:emily.curphey@gov.im) or 01624 685161 or Mrs Diane Brown at [diane.brown@gov.im](mailto:diane.brown@gov.im) or 01624 685905

Yours sincerely

A handwritten signature in black ink, appearing to read 'M I McCauley', is written over a horizontal line.

**M I McCauley**  
**Director of Planning and Development Control**