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Statutory Document No. ()

THE TOWN AND COUNTRY PLANNING ACT 1999

THE TOWN AND COUNTRY PLANNING (COOIL ROAD) ORDER ()

Approved by Tynwald

Coming into operation ()

In exercise of the powers conferred on the Department of Local Government and the Environment by section 8 of the Town and Country Planning Act 1999¹, and of all other enabling powers, the following development order is hereby made:—

1. Citation, commencement and interpretation

(1) This Order may be cited as the Town and Country Planning (Cooil Road) Order (), and, subject to section 44(1) of the Act, shall come into operation on ().

(2) In this Order —

"the Act" means the Town and Country Planning Act 1999;

"the Department" means the Department of Local Government and the Environment;

"light industrial purpose" means a purpose for, or incidental to, the making of any article or part of an article, or the altering, repairing, ornamenting, finishing, cleaning, washing, packing, or adapting for sale of any article, being processes carried on in the course of trade or business other than agriculture, and being processes such as could be carried on in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, dust or grit, or undue generation of traffic or parking of vehicles;

"the site" means the land edged with a thick black line on the plan annexed to this Order.

¹ 1999 c.9

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2. Cooil Road Planning Approval

In respect of that part of the parish of Braddan edged with a thick black line on the plan annexed to this Order and marked “THE TOWN AND COUNTRY PLANNING (COOIL ROAD) ORDER ()” (“the site”) planning approval is granted for industrial development, subject to the conditions set out in the Schedule to this Order.

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Article 2.

SCHEDULE

Conditions of Approval

1. This approval is in principle only and will remain valid for a period of four years, within which time no development may take place until such time as details of the Reserved Matters (siting, design, external appearance, internal layout, means of access and drainage, and landscaping) have been approved by the Department of Local Government and the Environment.
2. This approval is for buildings for light industrial purposes or the purpose of storing and distributing goods.
3. The application(s) for Reserved Matters must include a landscaping master plan in respect of the whole of the site. This master plan must include -
 - (a) peripheral planting designed such as to mitigate any visual impact of the development in views from Richmond Hill, the Ballacutchel Road, and the Cooil Road; and
 - (b) proposals designed to protect the amenities of those living in and using the buildings fronting on to Colooney's Lane south of the Cooil Crossroads.
4. The application(s) for Reserved Matters must include full details of a link road from Colooney's Lane through the site to The Cooil Road, so avoiding the existing junction at The Cooil crossroads.
5. The proposed buildings must be as low as is consistent with their purpose, and must be of a high standard of design and external finishes having regard to the prominent and rural character of the land.

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Made ()

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Minister for Local Government and the Environment

EXPLANATORY NOTE

(This note is not part of the Order.)

This Order grants planning approval for the industrial development of land between Colooney's Lane and Ballavagher on the south side of the Cooil Road in the Parish of Braddan. Development is subject to the conditions set out in the Schedule which, in particular, require the submission of details of the proposed development for approval by the Department of Local Government and the Environment.