

Statutory Document No. 2020/0430



Town and Country Planning Act 1999

TOWN AND COUNTRY PLANNING (AREA PLAN FOR THE EAST) ORDER 2020

Approved by Tynwald: 18 November 2020
Coming into operation: 1 December 2020

The Cabinet Office, by this Order, adopts the area plan known as ‘The Area Plan for the East’ in accordance with section 2(5) of the Town and Country Planning Act 1999.

1 Title

This Order is the Town and Country Planning (Area Plan for the East) Order 2020.

2 Commencement

If approved by Tynwald, this Order comes into operation on 1 December 2020¹.

3 Area Plan for the East

The Area Plan for the East consists of the following documents –

- (a) Area Plan for the East: Written Statement;
- (b) Area Plan for the East: Map 1a – Environmental Constraints;
- (c) Area Plan for the East: Map 1b – Infrastructure Constraints;
- (d) Area Plan for the East: Map 1c – Community Constraints;
- (e) Area Plan for the East: Map 2 – Landscape Assessment Areas;
- (f) Area Plan for the East: Map 3 – Proposals;
- (g) Area Plan for the East: Map 4 – Douglas;
- (h) Area Plan for the East: Map 5 – Douglas Town Centre Showing Mixed Use Proposal Areas;
- (i) Area Plan for the East: Map 6 – Onchan;
- (j) Area Plan for the East: Map 7 – Laxey;

¹ Tynwald approval is required under section 2(5)(b) of the Town and Country Planning Act 1999.

- (k) Area Plan for the East: Map 8 – Union Mills and Strang;
- (l) Area Plan for the East: Map 9 – Baldrine;
- (m) Area Plan for the East: Map 10 – Crosby and Glen Vine; and
- (n) Area Plan for the East: Map 11 – Newtown.

4 Adoption of the Area Plan

- (1) The Cabinet Office hereby adopts the Area Plan for the East.
- (2) The Area Plan for the East shall come into operation on 1 December 2020.

5 Revocation of Development Plan and Local Plans

In so far as they relate to the area covered by the Area Plan for the East, the following are revoked –

- (a) in the Isle of Man Planning Scheme (Development Plan) Provisional Order 1982² –
 - (i) articles 7, 8, 10 and 11;
 - (ii) articles 2 and 3 to the extent that they relate to the articles referred to in (i) including the definition of “the plan” in article 2;
- (b) in article 2(1) of the Braddan (Ballamona Estate) Planning Scheme (No.2) Order 1996³;
- (c) in article 2(1) of the Braddan (Middle Farm) Planning Scheme Order 1998⁴;
- (d) Isle of Man Planning Scheme (Braddan Parish District Local Plan) Order 1991⁵;
- (e) Isle of Man Planning Scheme (Development Plan) (Santon Head Amendment) Order 1995⁶;
- (f) Isle of Man Planning Scheme (Douglas Local Plan) Order 1998⁷;
- (g) Isle of Man Planning Scheme (Onchan Local Plan) Order 2000⁸; and
- (h) Laxey and Lonan Area Plan Order 2005⁹.

² GC 140/82.

³ SD 401/96.

⁴ SD 537/98 as amended by SD 401/01.

⁵ Approved by Tynwald 10.7.1991

⁶ SD 47/95.

⁷ SD 635/98.

⁸ SD 56/00.

⁹ SD 691/05.

MADE 21 SEPTEMBER 2020

R K HARMER

Minister for Policy and Reform

EXPLANATORY NOTE

(This note is not part of the Order)

By virtue of this Order the Area Plan for the East is –

- (a) adopted by the Cabinet Office; and
- (b) brought into operation on 1 December 2020.

The area plan annexed to this Order consists of –

- (i) a Written Statement formulating the Department's Proposals for the development or other use of land in the area to which the Plan relates to; and
- (ii) various Maps showing the Department's Proposals on a geographical basis.

By virtue of the revocation of the development plans referred to in Article 5 (d) and (g), the Cabinet Office also withdraws the following Planning Circulars in their entirety –

1. PC 6/91 – the Braddan Local Plan: Written Statement; and
2. PC 1/2000 – the Onchan Local Plan: Written Statement.