



**Isle of Man
Government**
Reillys Ellan Vannin

Area Plan for the North and West- Draft Plan Schedule of Proposed Changes

PIP 1

February 2024



Major changes

Proposed Change Number	Document	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason	Major or Minor
1	Map 1bN Infrastructure Constraints	236581 498483	Addition of Safeguarding Zone over the Jurby Aerodrome.	To reflect the long term view of the Department of Infrastructure (Airports Division) to safeguard the aerodrome so as to not hinder the development of an alternative national airport location to replace Ronaldsway in the future.	Major
2	Map 3N - Proposals	N/A	Wholesale changes to proposals, layout and legend.	To reflect changes noted throughout this schedule.	Major
3	Map 3W - Proposals	N/A	Wholesale changes to proposals, layout and legend.	To reflect changes noted throughout this schedule.	Major
4	Map 4 - Ramsey	243595 494552	Amendments to the size and location of an area of public open space within the site boundary of RR009, Lezayre Road, Ramsey.	To reflect the concerns raised by the Planning Inspector at appeal (PA 20/01080/B) and at the request of the applicant.	Major
5	Map 4 - Ramsey	243680 495087	Inclusion of a potential Active Travel Route between Gardeners Lane and Mountain View Innovation Centre, Ramsey.	To create the opportunity for better connectivity between Ramsey and the Mountain View Innovation Centre as well as the proposed sports pitch off Lezayre Road, Ramsey (L0001).	Major
6	Map 4 - Ramsey	244247 494821	Change from Open Space to Residential, 'Poyldooey House', Gardeners Lane, Ramsey.	To reflect the existing use as residential and for consistency between this Area Plan and the approach taken in the Area Plan for the East.	Major
7	Map 6 - Peel	225824 483855	GMR008, GMR009 and GMR023 proposed for residential development with proposed district access road and changes to the existing settlement boundary, Land between Douglas Road and Poortown Road, Peel.	To identify the future direction of settlement growth for Peel (one of five Service Centres on the Island) including the location of key road infrastructure. Supporting a new district access road in this Plan will allow for better connectivity in the longer term between Douglas Road and Poortown Road without the need to use the Albany Road/Derby Road Junction.	Major
8	Map 6 - Peel	225336 483013 (cemetery), 225437 482922 (cemetery extension), 225353 483154 (school extension)	Changes to the existing settlement boundary to include the existing cemetery and proposed cemetery extension as well as proposed school extension.	To indicate that these areas are within the settlement boundary of Peel and that they are not to be considered as 'countryside'.	Major
9	Map 8 - Andreas	241708 499912	AR004 proposed for residential development, Fields 124281, 124282 and 124283, Oatlands Road, Andreas.	To meet the housing need of Andreas, a Service Village.	Major
10	Map 8 - Andreas	241451 499729	AR019 proposed for residential development, Bride Road, Andreas.	The site comprises a former plant nursery (now disused) and is enclosed by development (existing or proposed) on all sides.	Major
11	Map 8 - Andreas	241524 499851	Field 121381 (AR011) recognised as predominantly residential, Bride Road, Andreas.	Approved planning application 00/00196/B is considered unlikely to be completed during the plan period but otherwise, the site is enclosed on all sides by residential development, existing or proposed.	Major
12	Map 8 - Andreas	242276 499772	Existing areas of Andreas Airfield which currently functions as employment land are recognised as employment land. Areas adjacent to those currently providing an employment use are recognised as being able to provide employment in future.	To provide sufficient employment opportunities in the North and West and to help meet the aims of Our Island Plan specifically in relation to the creation of jobs.	Major
13	Map 9 - Jurby	236922 499207	JR009 recognised as Predominantly Residential, land at Ballagarraghyn, Jurby.	To reflect the approved planning application 22/01133/B.	Major
14	Map 9 - Jurby	236150 499142	Change from Open Space to land for employment, Field 214289, Former Parade Ground, Jurby.	To provide sufficient employment opportunities in the North and West and help meet the aims of Our Island Plan specifically in relation to the creation of jobs.	Major
15	Map 10 - Kirk Michael	231914 490173	MR007 proposed for residential development, Douglas Road, Kirk Michael	To meet the housing need of Kirk Michael, a Service Village.	Major
16	Map 10 - Kirk Michael	231817 490596 (MR008a), 231803 490298 (MR008b)	MR008 (a and b) proposed for residential development with an area between the two sites (to the rear of Kirk Michael School) to be left for use as agriculture. Additional creation of pedestrian routes linking MR008 (a and b) to existing public open space and Primary School.	To meet the housing needs of Kirk Michael, a Service Village, whilst preserving important views of the uplands to the west of the village (following the conclusions of the Inspector in PA 12/00573/B).	Major
17	Map 11 - St Johns	228268 481653 (GMR001), 228369 481713 (GMR006)	GMR001 in its entirety and GMR006 (part) proposed for residential development, Main Road, St Johns.	To meet local housing need whilst making the best use of sites which are considered to be previously developed.	Major
18	Map 12 - Foxdale	228210 477881	PTE001 proposed for employment use, land adjacent to Clocktower Industrial Estate, Foxdale.	Provide sufficient Employment opportunities in the North and West and help meet the ambitions of Our Island Plan specifically in relation to the creation of jobs.	Major
19	Map 12 - Foxdale	228256 477983	PT004(b) proposed for residential use, Field 333129, opposite Springfield terrace, Foxdale.	To meet the housing needs of Foxdale, a Service Village.	Major
20	Map 16 - Glen Mona	245249 488998	GR021 proposed for residential use, Field 621884, adjacent to Dhoon School, Glen Mona.	To meet local housing need but also whilst also providing the opportunity to enhance pedestrian connections between Dhoon School and existing residential development at Ballagorrv Drive.	Major
21	Map 16 - Glen Mona	245335 488825	Change from Civic, Cultural or Other Use to Predominantly Residential, Glen Mona Hall, Glen Mona.	To reflect the wishes of the Commissioners and create the opportunity for improved facilities associated with the development of public open space at Glebe Field.	Major
22	Map 16 - Glen Mona	245334 488650	GR022 proposed for residential use, part of overflow car park for Glen Mona Hotel, Glen Mona	To meet local housing need whilst making the best use of sites which are considered to be previously developed.	Major
Chapter 8 - The Built Environment and Urban regeneration					
23	Written Statement	Built Environment Proposal 1: Urban Regeneration	Additional point at the end of the Proposal to read: "In addition, in line with the Policies in the Strategic Plan, Cabinet Office supports the development of brownfield, or otherwise unused or under used sites within settlement boundaries. The Department does acknowledge that, in the absence of a register of contaminated land, there can be a need for comprehensive site investigation works as part of brownfield development. Early investigation of these potential issues can help identify technical restrictions to site redevelopment and any costs associated with remediation and waste management".	To reflect consultation feedback received by Cabinet Office from the Department of Infrastructure.	Major
24	Written Statement	Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey (Treatment Plan) - Point I	Removal of "showing levels at the appropriate local datum".	On review, showing levels at the appropriate datum would have no function in the production of an existing conditions plan.	Major
25	Written Statement	Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey (Treatment Plan) - Point IV	Removal of Point iv. relating to a new over river link.	On review, adequate pedestrian connectivity over the Sulby River is already provided in this area by way of the Stone Bridge.	Major
26	Written Statement	Paragraph 8.16	Section 8.16, including Built Environment Proposal 3 re-written and Table 7 removed, all subsequent Tables renumbered.	Existing table figures are out of context and have been replaced with typical net developable area figures also used within the evidence papers (PIPs) and site yield calculations. Providing a minimum build density for sites within the Plan helps to ensure the best and most efficient use of land.	Major
Chapter 10 - Transport and Utilities					
27	Written Statement	New Paragraph 10.7.1	Addition of a new paragraph on the Jurby Aerodrome Safeguarding Zones proposed by new Transport and Utilities Proposal 5. All subsequent paragraphs in Chapter 10 have been renumbered as a result.	To provide context around and rationale for the insertion of the new Transport and Utilities Proposal 5 and to allow the paragraphs to flow in numerical order.	Major
28	Written Statement	New Transport and Utilities Proposal 5	Addition of new Transport and Utilities Proposal 5 to read: "The Infrastructure constraints Map 1aN sets out Safeguarding Zones that are required to protect the future use of Jurby airfield for a potential national airport. No development will be permitted in these zones that would prejudice this use. As these areas are three dimensional, consultation with the Department of Infrastructure (Airports Division) is essential prior to any approval being granted for development within these zones".	To recognise the strategic importance of the Jurby airfield and protect its future use as a national airport for the Island.	Major
29	Written Statement	Paragraph 10.12.5	Include reference to the Manx Utilities Authority assessing two locations in the North, namely Sulby and Druidale, as potential locations for the development of an onshore windfarm.	To be clear that the plan has considered the proposal although not progressed at this time.	Major
30	Written Statement	New Minerals Proposal 4	Addition of new Minerals Proposal 4 to read: "Any applications to extend or develop existing mineral extraction sites must demonstrate that consideration has been given to how the entire site can be remediated to allow the restoration of entire sites at the end of their operational lifespans. Remediation schemes must show how the nature conservation/ecology interest of the site can be preserved and/or enhanced over time".	To provide a firm policy stance on what should happen when minerals sites reach the end of their operational lifespan as well as to acknowledge the strategic importance of minerals sites both in terms of the production of primary aggregates and for nature conservation/ecology reasons.	Major
31	Written Statement	Waste Proposal 2	Amend Waste Proposal 2 to read: "This Plan supports the retention of Rockmount as a waste facility (which allows for non-hazardous silt deposits) and that this plan supports the permit use of the site for storage and monitoring of dredged material from Peel Marina."	In light of consultation with the Department of Infrastructure who indicated that the planning approval for operations and restoration plans to 31st December 2030 at Wrights Pit North did not include provision for non-hazardous silt deposits as originally stated in Waste Proposal 2 of the Draft Plan as published. Accordingly, Waste Proposal 2 has been amended to offer support to the retention of Rockmount to deal with non-hazardous silt deposits.	Major
32	Written Statement	New Waste Proposal 3	New Waste Proposal 3 to read: "This Plan supports the retention of Wrights Pit North as a waste facility (for Construction waste and other hazardous materials) and notes the extension of planning approval for operations and restoration plans to 31st December 2030".	In light of consultation with the Department of Infrastructure who indicated that the planning approval for operations and restoration plans to 31st December 2030 at Wrights Pit North did not include provision for non-hazardous silt deposits as originally stated in Waste Proposal 2 of the Draft Plan as published.	Major
Chapter 11 - Employment					
33	Written Statement	Paragraph 11.1.7	Removal of "It is important to recognise that the proposals in this plan do not attempt to project land requirements beyond the plan period. Future strategies are still being developed and it would be premature to identify land for significant employment uses and types beyond 2026 as part of this plan".	Cabinet Office acknowledges that the Area Plan for the North and West, once approved by Tynwald, will last beyond the current Plan period. Accordingly, Cabinet Office has proposed modifications to the Draft Plan as published to allow for adequate employment land opportunities in the medium term and for alignment with the goals set out in Our Island Plan and the Economic Strategy.	Major
34	Written Statement	Paragraph 11.2.3	Addition of "For this Plan, Cabinet Office has commenced an internal review of the findings of the Employment Land Review and has worked closely with the Department for Enterprise to complement workstreams already underway in the Department. Additionally, up to date employment statistics from Statistics Isle of Man, stemming from the 2021 census have been provided to complement existing data. Cabinet Office has also undertaken an assessment of sites suggested for development including the likely best sites for employment uses in the short to medium term" to replace "For this Plan, reliance has been placed on an internal review of need taking into account the views of the Department for Enterprise, the strategies undertaken in the last two years, quarterly economic statistics and the assessment of sites suggested for development including the likely best sites for employment uses in the short to medium term".	To clearly set out the approach taken by Cabinet Office in the proposed modifications to the Draft Area Plan for the North and West with regards to employment land and the status of the Employment Land Review as a dataset.	Major
35	Written Statement	Paragraph 11.3 Plan Objective 3	Addition of: "as well as additional land to existing employment uses adjacent to the Clocktower Industrial Estate in Foxdale".	To reflect the proposed changes to the Draft Plan ahead of the Public Inquiry.	Major
36	Written Statement	Paragraph 11.4.3	Addition of "The ELR calculates employment land need in the North and West from 2014 to 2026 and therefore, any employment land development undertaken since 2014 'counts' towards supply". Additional correction of hectareage of employment land development since 2014 from 0.8 Ha to 1.22 Ha. Subsequent correction to the outstanding need or 'residual' target figure from 1.99 Ha to 1.57 Ha.	To clarify the relevance of the development of land in Jurby since 2014 and why this has implications on the 'need' for employment land in the North and West as per the findings of the ELR. Figures adjusted in light of Cabinet Office examination of development on employment sites since 2014.	Major
37	Written Statement	Paragraph 11.4.4	Removal of paragraph 11.4.4, renumbering of subsequent paragraphs in section 11.4.	In light of the recently completed work by Cabinet Office in respect of employment land need and supply, this paragraph and the figures contained therein are no longer relevant.	Major
38	Written Statement	Paragraph 11.4.5	Removal of paragraph 11.4.5.	In light of the proposed modifications to the Draft Area Plan for the North and West ahead of the Public Inquiry, specifically in relation to employment uses at Andreas Airfield. Whilst the Draft Plan recognises the existing uses at the airfield, Cabinet Office proposes modifications to allow these uses room to expand if necessary.	Major
39	Written Statement	New Paragraph 11.5	Addition of new section 11.5, subsequent paragraphs renumbered.	To explain the approach taken by the Department in the proposed modifications to the Draft Area Plan for the North and West in respect of employment land and the status of the ELR as a dataset ahead of the Public Inquiry.	Major
40	Written Statement	New Employment Proposal 3	Addition of new Employment Proposal 3: "The development of site PTE001 will be supported for the following uses: light industrial, general industrial, storage and distribution uses; office accommodation (subject to compliance with Strategic Plan Business Policy 7); or retail outlets (subject to compliance with Strategic Plan Business Policy 5)".	To reflect the proposed modifications to the Draft Area Plan for the North and West ahead of the Public Inquiry.	Major
41	Written Statement	Employment Proposal 7	Renumber to Employment Proposal 4 and reword proposal to read: "Andreas Airfield supports light, general or special industrial, research and development, storage or distribution, HGV parking and other compatible 'sui generis' uses (i.e. not falling within a defined use class) that would otherwise be unacceptable in or adjacent to residential areas. Any application must provide an annotated location plan to describe nearby uses and buildings to provide a context for any new applications". Addition of new footnote 50 to read: "Refer to explanatory note of Town and Country Planning (Use Classes) Order 2019 - or replacement thereof".	To ensure the Proposal numbering flows in numerical order and to clarify that 'sui generis' such as medicinal cannabis production are acceptable in principle.	Major
42	Written Statement	Paragraph 11.9.1	Removal of Paragraph 11.9.1 and replacement with new Paragraph 11.10.1 to read: "The Isle of Man Economic Strategy sets out an ambition and a vision for the Island's economy up to 2032 and recognises the importance of emerging sectors and their potential future contribution to the Island's economy. The broad aims of the Economic Strategy were incorporated into an amended 'Our Island Plan' which was approved by Tynwald. Cabinet Office recognises that large, flat floor plates which could be delivered on employment opportunities in the North and West may potentially be well suited to the development of emerging industries, which may include but are not limited to, medicinal cannabis."	To reflect the publication and approval by Tynwald of the Isle of Man Economic Strategy and Our Island Plan and recognising that the large floor plates required by some emerging industries, such as medicinal cannabis, could in theory be accommodated in employment proposals sites in the North and West.	Major
Chapter 12 - Tourism and Leisure					
43	Written Statement	Tourism Proposal 2	Rewording of Proposal to read: "The establishment of new, or alterations to existing, tourist accommodation within the settlement boundaries of towns and villages in the North and West or on previously developed land, will be supported so long as compliant with the other proposals in this plan and the policies of the Strategic Plan". Generally removed.	In light of consultation feedback received from the Department for Enterprise Visit Agency and to capture the aims of Chapter 12 Plan Objective 1 in a proposal within the Area Plan. Also to remove ambiguity.	Major
44	Written Statement	Tourism Proposal 3	Amended Proposal - "Applications for new harbour works, harbour facilities and marina type developments that constitute development will be considered on their merits taking into account the Strategic Plan and all other Proposals in this Plan".	To allow for improvements to existing marina facilities in Peel, as well as the potential future development of facilities in Ramsey.	Major
Chapter 13 - Open Space and Recreation, Education, Health and other Community Facilities					
45	Written Statement	Open Space and Community Proposal 1	Open Space and Community Proposal 1 replaced in entirety.	To be in conformity with Appendix 6 of the Strategic Plan in that the open space standards therein apply to new residential development of ten dwellings or more.	Major
46	Written Statement	Open Space and Community Proposal 5 - L0001 Development Brief	Addition of new Point 7 to Development Brief: "A new public footpath that connects to Public Right of Way 632 via the Sulby River and Mountain View Innovation Centre would be beneficial. The Applicant must demonstrate the extent to which this can be achieved as part of any development proposals."	To ensure that this additional open space provision proposed as part of the Plan would be accessible by an active travel route which utilises the gently sloping topography along the banks of the Sulby River as opposed to the greater elevation gain of Bowring Road and Jurby Road.	Major

47	Written Statement	Open Space and Community Recommendation 3	Change from Open Space and Community Recommendation 3 to Open Space and Community Proposal 6 and insert: "To address the short fall in community facilities in Glen Mona and to seek to make the village a more sustainable and safer place, the following development brief for Glebe field forms part of this Proposal."	In order to contribute to the supply of Open Space and Community Facilities in the village of Glen Mona, helping to make the village a more sustainable settlement.	Major
48	Written Statement	New Development Brief GO003 - Glebe Field, Glen Mona	Addition of new Open Space and Community Proposal 3 - Development Brief GO003, Glebe Field, Glen Mona.	To provide a guide for the future use of the site to provide open space and community facilities for the village. In turn, it is hoped that this will help make Glen Mona more sustainable settlement with a more comprehensive provision of community facilities.	Major
Chapter 14 - Residential (Housing)					
49	Written Statement	Paragraph 14.2	Full re-write of section.	To reflect the progress made by Statistics Isle of Man in understanding the demographics of our Island in reaching the outcomes of 'Our Island Plan'.	Major
50	Written Statement	New Paragraph 14.3.6	Insert new paragraph 14.3.6 to read: "Cabinet Office acknowledge that this plan comes towards the end of the plan period and is likely to last beyond 2026 until the updated Strategic Plan and All-Island Area Plan are approved and brought in to operation. It is very unlikely that all of the sites identified in this Plan and all of the associated infrastructure referred to will be fully built out by 2026. To ensure adequate delivery of housing in the plan period, Cabinet Office proposes to pro-rata the expected yield of proposals sites for the remaining time to deliver Housing Policy 1 of the Strategic Plan 2016. As an aside, the additional 484 units that may be delivered on the proposal Sites in the medium term provides approximately half of the anticipated uplift in housing need expressed in the Strategic Plan Review Preliminary Publicity".	In light of new evidence from Statistics Isle of Man and considering the aim of Our Island Plan to further develop the infrastructure and services for our community to plan for an estimated population of 100,000 by 2037 it is considered important that the provision of such infrastructure is addressed earlier in the plan rather than in a piecemeal manner as part of the planning application process.	Major
51	Written Statement	Paragraph 14.6.2	The net figure of new homes which have been completed or are currently under construction since 2011 has been updated.	To take into account the most recent Residential Land Availability (RLAS) Study.	Major
52	Written Statement	Table 18	Update all figures.	In light of the findings of the most recent Residential Land Availability (RLAS) Study as well as recently approved planning applications and the number of dwellings potentially deliverable on sites within Existing Settlement Boundaries.	Major
53	Written Statement	Paragraph 14.7.1	Re-wording of paragraph.	Re-working of paragraph informed by the proposed changes to the Draft Area Plan for the North and West ahead of the Public Inquiry.	Major
54	Written Statement	Paragraph 14.7.2	Amendment of the number of dwellings that sites proposed in the Draft Area Plan for the North and West (as amended) have potential to deliver within the Plan Period.	To take into account the most recent Residential Land Availability (RLAS) Study and proposed changes to the Draft Area Plan for the North and West ahead of Public Inquiry.	Major
55	Written Statement	Paragraph 14.8.1	Amendment of the number of dwellings that sites proposed in the Draft Area Plan for the North and West (as amended) have potential to deliver within the Plan Period.	To take into account the most recent Residential Land Availability (RLAS) Study and proposed changes to the Draft Area Plan for the North and West ahead of Public Inquiry.	Major
56	Written Statement	Paragraph 14.8.1	Amended number of dwellings that that sites proposed in the Draft Area Plan for the North and West (as amended) along with existing supply and projected conversions could deliver in the remainder of the Plan Period.	To take into account the most recent Residential Land Availability (RLAS) Study and proposed changes to the Draft Area Plan for the North and West ahead of Public Inquiry.	Major
57	Written Statement	Paragraph 14.8.2 - Point v	Re-wording of point.	In light of the proposed modifications to the Draft Area Plan for the North and West ahead of the Public Inquiry.	Major
58	Written Statement	Paragraph 14.9.1	Removal of "The following sites will be accompanied by Development Briefs: PR002, RR009, AR018, BR010, LR007 & GMR001 (part)" as well as "Consultation on Development Briefs" section.	In light of the proposed changes to the Draft Area Plan for the North and West ahead of the Public Inquiry.	Major
59	Written Statement	Paragraph 14.10 - The Sites	Amendment of the Title to "The Residential Proposal Sites". Amendment of Development Briefs to reflect Cabinet Office's position ahead of Inquiry on key sites. DEvelopment briefs GMR001 combined with new development brief GMR006. Also includes the addition of new Development Briefs for sites GMR008, GMR009 and GMR023, RR006, RR007, AR004, MR007, MR008, and GMR006, GR021, GR022, LR040.	In light of the proposed changes to the Draft Area Plan for the North and West ahead of the Public Inquiry.	Major
60	Written Statement	Table 19	Rename to Table 16 and update all figures.	To reflect the proposed modifications to the Draft Plan ahead of the Public Inquiry as well as new evidence and data that has emerged since the Draft Area Plan for the North and West was published in June 2022.	Major
Pre-Inquiry Papers (PIPs)					
61	Land Supply Paper	N/A	Wholesale changes to Evidence Paper	To reflect wholesale changes to the report made since the publication of the Draft Plan.	Major
62	Community Facilities Audit	N/A	Wholesale changes to Evidence Paper	To reflect wholesale changes to the report made since the publication of the Draft Plan.	Major

Minor changes

Proposed Change Number	Document	Proposal/Paragraph of Draft Plan or Easting/Northing on Map	Proposed Change	Reason	Major or Minor
63	Map 4 - Ramsey	243385 495083	Inclusion of Mountain View Innovation Centre as employment land, Jurby Road, Ramsey.	To reflect the existing use of the site which provides employment uses, specifically office space.	Minor
64	Map 4 - Ramsey	244540 495453	Change from Open Space to Residential, 'Ballachrink Beg', Grove Mount, Ramsey.	To reflect the existing use as garden.	Minor
65	Map 4 - Ramsey	244888 496019	Amendment of boundary of Public Open Space, Royal Park, Ramsey.	To reflect the existing use and approved planning application 21/01465/B.	Minor
66	Map 4 - Ramsey	244231 495694	Change from Open Space to Residential, 'Thornhill Manor', Ramsey.	To reflect the existing use as lawn and private tennis court.	Minor
67	Map 4 - Ramsey	243817 494822	Change from Open Space to Residential, Auldryn Way, Ramsey.	To reflect the existing use and approved planning application 20/01367/B.	Minor
68	Map 4 - Ramsey	244179 494327	Change from Predominantly Residential use to Civic, Cultural or Other Uses, Ramsey Grammar School, Lezayre Road, Ramsey.	To reflect the existing use of the site as part of the School playing field.	Minor
69	Map 4 - Ramsey	244584 493600	Change from 'white land' to residential and amendment of settlement boundary, 'Cloughbane Lodge', Ramsey.	To reflect the existing residential use and for consistency between this Area Plan and the approach taken in the Area Plan for the East.	Minor
70	Map 4 - Ramsey	245166 493705	Change from Residential to Open Space, land at Killeba Mount, Ramsey.	To reflect the existing use of the site as Open Space and to acknowledge the archaeological potential of the site.	Minor
71	Map 4 - Ramsey	245378 493660	Change from Open Space to Residential, land adjacent to 'Maughold Lodge', The Crescent East, Ramsey.	To reflect existing use as Residential and approved planning application 15/01055/A.	Minor
72	Map 4 - Ramsey	244592 494765	Change from Open Space to Residential, 'River House', Riverside, Ramsey.	To reflect the existing use as a garden.	Minor
73	Map 4 - Ramsey	244643 494835	Change from Open Space to Residential, 27 Bowring Road, Ramsey.	To reflect the existing use as a garden.	Minor
74	Map 4 - Ramsey	244577 494900	Change from Open Space to Residential, 'Waters Meet', Westfield Drive, Ramsey.	To reflect the existing use as a garden.	Minor
75	Map 4 - Ramsey	244706 494308	Change from Open Space to Residential, land adjoining Fairfield Avenue, Ramsey.	To reflect the existing residential use.	Minor
76	Map 4 - Ramsey	244562 494105	Change from Open Space to Residential, plot adjacent to 'Manor House', Fairfield Avenue, Ramsey.	To reflect approved planning application 23/00465/B.	Minor
77	Map 5 - Ramsey Town Centre	N/A	Rename "Parliament Street East" to "Ramsey High Street East".	To be consistent with the written statement.	Minor
78	Map 5 - Ramsey Town Centre	N/A	Rename "Parliament Street West" to "Ramsey High Street West".	To be consistent with the written statement.	Minor
79	Map 5 - Ramsey Town Centre	245358 494294	Erroneous Town Centre Boarder at St Pauls Square Carpark removed.	To be consistent with other cap parks in Ramsey.	Minor
80	Map 5 - Ramsey Town Centre	244621 494636	Transition Zone extended at Riverside.	To cover all the area of the CTA in to the Transitional Zone.	Minor
81	Map 5 - Ramsey Town Centre	244602 494668	Remove erroneous residential boundary at Riverside.	Not suitable as a residential area.	Minor
82	Map 5 - Ramsey Town Centre	N/A	Transitional Zone boundary appearance modified.	To make it more distinct from the Town Centre Boundary.	Minor
83	Map 5 - Ramsey Town Centre	N/A	Carparks labels changed to CP.	For consistency with the rest of the map set.	Minor
84	Map 6 - Peel	224723 484043	Annotation over Peel Police Station changed from "PC" to "PS".	To reflect the correct spelling of "Police Station".	Minor
85	Map 6 - Peel	224343 484256	Removal of red dot at the corner of the car park to the rear of the sewage pumping station.	Correction of error.	Minor
86	Map 6 - Peel	N/A	Annotation of all car parks in the Town Centre and Transition Zone changed from "car park" to "CP"	For consistency with the rest of the map set.	Minor
87	Map 6 - Peel	224138 484378	Change Fenella Beach car park from Civic, Cultural other use to 'Car Park'.	For consistency with the rest of the map set.	Minor
88	Map 6 - Peel	224254 484363	Amendment of Town Centre Boundary to match the Existing Settlement Boundary at Spit Corner.	Correction of error.	Minor
89	Map 6 - Peel	225137 483987	Addition of 'Pool' annotation over the Western Swimming Pool.	For consistency with the rest of the map set.	Minor
90	Map 6 - Peel	N/A	Transitional Zone boundary appearance modified.	To make it more distinct from the Town Centre Boundary.	Minor
91	Map 6 - Peel	N/A	Appearance of town centre green space amended to mirror that of open space.	For consistency of approach whilst still reflecting the green spaces to which some of the Town Centre Proposals in the Written Statement make reference.	Minor
92	Map 6 - Peel	224192 483504	Removal of site code 'PE002'.	The site is not proposed for employment use.	Minor
93	Map 8 - Andreas	242233 499767	Addition of site code AE001	For consistency with the rest of the map set.	Minor
94	Map 9 - Jurby	236009 499185	Change from Open Space to Residential, lawn of 'Palm Court', Jurby.	To reflect the residential curtilage of the dwelling and the use as garden.	Minor
95	Map 9 - Jurby	236239 499032	Addition of Service Reservoir, Former Parade Ground, Jurby.	To reflect approved application planning application 23/00988/B.	Minor
96	Map 10 - Kirk Michael	232154 491389	Change from 'white land' to employment land, Pennybridge Stables, Main Road, Kirk Michael.	To reflect approved planning application 21/00644/B.	Minor
97	Map 10 - Kirk Michael	231649 490658	Car park changed from Civic, Cultural or other use to 'car park' - change reflected in the legend.	For consistency with the rest of the map set.	Minor
98	Map 11 - St Johns	228159 482372, 227969 481849, 227690 481828, 227817 481614	Car parks in St Johns changed from Civic, Cultural or other use to 'car park' - change reflected in the legend.	For consistency with the rest of the map set.	Minor
99	Map 13 - Ballaugh	234439 493714	Change from 'white land' to Open Space and amendment of Existing Settlement Boundary, land at St Mary's Meadow, Ballaugh.	To reflect the public open space provided as part of approved planning application 90/01712/B.	Minor
100	Map 14 - Bride	244967 501134	Car park changed from Civic, Cultural or other use to 'car park' - change reflected in the legend.	For consistency with the rest of the map set.	Minor
101	Map 16 - Glen Mona	245362 488795	Enclosure of Glebe Field within the Existing Settlement Boundary, Glebe Field, Main Road, Glen Mona.	So that the Glebe field is recognised as an important area of Open Space within the Village and for consistency with this Area Plan and the approach taken in the Area Plan for the East.	Minor
102	Map 16 - Glen Mona	245336 488693	Change from 'white land' to Open Space (for no particular purpose), path and woodland adjacent to 'Glen Mona House', Glen Mona.	To reflect the existing use.	Minor
103	Map 17 - Dalby	221993 478422	Addition of 'W' label over St James Chapel.	For consistency with the rest of the map set.	Minor
104	Map 18 - Glen Mona	223541 479793	Change label of car park adjacent to former Waterfall Hotel from 'car park' to 'CP'.	For consistency with the rest of the map set.	Minor
105	Map 18 - Glen Mona	223637 479860	Addition of 'W' label over Glen Maye Methodist Church.	For consistency with the rest of the map set.	Minor
Written Statement - Preface					
106	Written Statement	Preface	Text replaced	Updated by Political Member to reflect current stage and context.	Minor
Chapter 2 - The Role of the Area Plan for the North and West					
107	Written Statement	Paragraph 2.3.1	Change "this 'Vision,'" set out in Chapter 3" to read "this 'Vision,'" set out in Chapter 5".	To rectify mis-referenced chapter.	Minor
Chapter 4 - National Strategies relevant to the North and West					
108	Written Statement	Paragraph 4.5.1	Footnote 16 inserted.	To provide a link to The Town and Country Planning (Permitted Development) (Government Owned Land) Order 2012 as referenced in the written statement.	Minor
Chapter 5 - A Spatial Vision for the North and West					
109	Written Statement	Table 6	Additional reference to Ballaugh in Table 6 removed.	Ballaugh was entered twice in the table.	Minor
110	Written Statement	Footnote 21	Reword and renumber footnote to read: "Taken forward via applications under the 'Jurby Initiative'"	To reflect planning applications which aim to implement the aims of the Jurby Study.	Minor
111	Written Statement	Paragraph 5.3.3 - Point 6	Removal of "which are seeing more regular and severe storm events as a result of climate change".	To remove unnecessary wording and to be more concise.	Minor
112	Written Statement	Paragraph 5.3.4 - Point 2	Reword point to read: "How to maintain settlement character; including preserving or enhancing the historic built environment".	To reflect the contribution that the historic built environment can make to the character of settlements.	Minor
113	Written Statement	Paragraph 5.3.5 - Point 10	Addition of "inland".	To clarify which bodies of water the Paragraph is making reference to.	Minor
114	Written Statement	Paragraph 5.5 - Spatial Vision	Removal of "and major employment area of Jurby".	So as to not conflate the previously developed land at Jurby alluded to in the third paragraph of the Spatial Vision, with the service centres of Ramsey and Peel.	Minor
Chapter 6 - Landscape Character and Appearance					
115	Written Statement	Landscape Proposal 7	Removal of "wooded" and removal of "Sulby River" and replacement with "Lhen Trench".	The Sulby River is not situated within the Andreas and Jurby (F3) Landscape Character Area as shown on the maps associated with the Landscape Character Assessment (2008). The Lhen Trench however, is located in the Character Area.	Minor
Chapter 7 - The Natural Environment					
116	Written Statement	Paragraph 7.2.1	Removal of verbatim reference to Environment Policy 1 of the Strategic Plan.	Strategic Plan policies need not be repeated in this Plan.	Minor
117	Written Statement	Paragraph 7.3 v.i - Plan Objective 6 and Plan Outcome 6a	Removal of Plan Objective 6 and Plan Outcome 6a.	Sites in the Countryside are already afforded considerable protection through the policies in the Strategic Plan.	Minor
118	Written Statement	Footnote 26	Removal of footnote 26.	Footnote 26 no longer required after the removal of Paragraph 7.3 vi - Plan Objective 6 and Plan Outcome 6a.	Minor
119	Written Statement	Paragraph 7.9	Removal of "stands for the convention on wetlands of international importance" and replace with "defined under the Ramsar Convention on Wetlands of International Importance Especially as Waterfowl Habitat."	To use the correct terminology when referring to Ramsar sites.	Minor
120	Written Statement	Paragraph 7.12.1	Replace "areas of ecological importance" with "Areas of Ecological Interest".	To use the correct terminology when referring to AEI sites.	Minor
121	Written Statement	Page 49	Removal of Natural Environmental Recommendation 1.	Natural Environment Recommendation 1 reaffirms Strategic Plan policies and implemented through proposals in this plan	Minor
122	Written Statement	Paragraph 7.18	Removal of section on Dark Skies.	Sites in the Countryside are already afforded considerable protection through the policies in the Strategic Plan.	Minor
123	Written Statement	Pages 51 - 54	Duplication of Natural Environment Proposal 6, numbering corrected and all subsequent Natural Environment Proposals have been renumbered.	In order to ensure that the Natural Environment Proposals flow in numerical order.	Minor
124	Written Statement	Environment Proposal 6	Removal of "off the coast of the Plan Area".	So that the proposal need not only apply to Marine Nature Reserves off the coast of the Plan Area.	Minor
125	Written Statement	Paragraph 7.23.2	Addition of "on Sea Defences, Flooding and Coastal Erosion".	For consistency with the rest of the written statement and to refer to the exact title of the report.	Minor
126	Written Statement	Paragraph 7.24.2	Noting of the Ramsey Bay Marina and rewording of the paragraph to as follows: "In Ramsey, plans have been mooted over the years for improvements in the inner harbour area and a new marina scheme in Ramsey Bay was suggested in response to the preliminary publicity stage between the Queen's Pier and the Ramsey breakwater. Any future schemes will be considered on their merits, taking into account the Strategic Plan and all other Proposals in this Plan."	To acknowledge the Ramsey Bay Marina scheme put forward at the Preliminary Publicity stage of the Area Plan for the North and West.	Minor
127	Written Statement	Natural Environment Proposal 9	Reword proposal to read: "Any applications relating to inner harbour development in Ramsey must demonstrate that it has taken into account the implications for silt build up and mitigate for such as part of any overall design scheme."	In light of the well documented issues with silt in relation to the Peel Marina.	Minor
Chapter 8 - The Built Environment and Urban regeneration					
128	Written Statement	Paragraph 8.12	Removal of "(Higher)".	Lower Foxdale is not recognised as a settlement in the Spatial Policies of the Strategic Plan and therefore the addition of "Higher" is not required as part of this Plan.	Minor
129	Written Statement	Paragraph 8.12.1	Addition of "as well as mine captain's houses, mining remains and a former railway station".	To provide greater context on the types of dwellings and other buildings that contribute to the wider character of Foxdale.	Minor
130	Written Statement	Built Environment Proposal 1: Urban Regeneration	Removal of reference to "Shoprite". Remove 'generally'	To remove reference to a specific business. To remove ambiguity	Minor
131	Written Statement	Built Environment Proposal 1: Urban Regeneration - Point 6	Built Environment Proposal 1: Urban Regeneration - Point 6: Addition of "Sites PR014 and PR015"	To remove references to specific businesses and to add specificity to the Proposal by using the specific site codes.	Minor
132	Written Statement	Urban Environment Recommendation 1	Removal of reference to "Manx Development Corporation" and replace with "all key stakeholders".	To better reflect the wide range of interested parties in the development of vacant or underused sites in the North and West.	Minor
133	Written Statement	Paragraph 8.15.2	Removal of reference to "Shoprite".	To remove reference to a specific business.	Minor
134	Written Statement	Development Brief - CTA Proposal for West Quay and Sulby River, Ramsey (Treatment Plan) - Paragraph 3	Removal of "BE Proposal 2" and replaced with "Built Environment Proposal 2".	To be clear that the Development Brief is referring to Built Environment 2.	Minor
135	Written Statement	Footnote 35	Removal of Footnote 35 referring to 'Cabinet Office data to support Settlement Studies'	Footnote no longer required following removal of Table 7.	Minor
136	Written Statement	Paragraph 8.17.2	Insert "and a number of War Memorials protected under War Memorials Act 2016"	To acknowledge the importance war memorials play in the historic settlement character and their special protection under primary legislation.	Minor
137	Written Statement	Paragraph 8.18.3	Removal of "surprising".	Wording is not required.	Minor
138	Written Statement	Paragraph 8.18.3	Remove Army and replace with RAF.	Factual correction.	Minor
139	Written Statement	Paragraph 8.20.2	Combine Paragraphs 8.20.2 and 8.20.3. Correction of date in relation to Cashtal Y n Ard and addition of "Cronk Sumark Hillfort, Sulby, Lezayre" to the list of most notable Ancient Monuments in the North and removal of "Maughold Church, Keels and Crosses, Maughold" and "Maughold Head Bronze Age Cairn" from the list of most notable Ancient Monuments in the North.	To refer to the correct era Cashtal Yn Ard dates to and make correct reference to some of the most notable Ancient Monuments in the North and West of the Island.	Minor
140	Written Statement	Paragraph 8.20.3	Removal of "Ancient Boulder containing Rock Art" and addition of "Peel Castle - Iconic fortress set on St Patrick's Isle" and "Lag ny Keelley - one of the Island's best preserved Keels" to the list of "most notable Ancient Monuments in the West".	In light of feedback from Manx National Heritage who indicated that the "Ancient Boulder containing Rock Art" originally referenced in the paragraph is not an Ancient Monument but that Peel Castle and Lag ny Keelley are.	Minor
141	Written Statement	Paragraph 8.20.4	Removal of the phrase "stone Celtic cross" and replacement with "medieval stone sculptures".	To more accurately reflect the time period from which the stone crosses originate.	Minor
Chapter 9 - Our Town and Village Centres					
142	Written Statement	Paragraph 9.4.1	"to" removed, "located within" added	change in emphasis	Minor
143	Written Statement	Town Centre Proposals 1a, 1b, 2a, 2b, 4, 7 and 8	Include reference to "inclusive access" in Town Centre Proposals.	To reflect feedback received from the Department of Infrastructure.	Minor
144	Written Statement	Town Centre Proposal 2a: Ramsey High Street - East - Point 5	Removal of Point 5 "Market stalls for seasonal and weekend use will be supported; and".	Activities of this kind do not pertain to development or change of use and therefore fall outside of the planning system.	Minor
145	Written Statement	Town Centre Proposal 2a: Ramsey High Street - East - Point 6	Renumber Point 6 to point 5 and insert "generally".	To add specific as to which types of Industrial uses the Proposal is making reference to as Light Industrial uses can be carried out in any residential area without detriment to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit whereas general industrial uses may be incompatible with neighbouring residential uses.	Minor
146	Written Statement	Town Centre Proposal 2b point 2	Remove 'generally'	Remove ambiguity	Minor
147	Written Statement	Town Centre Proposal 3: Old South Ramsey - Point 4	Removal of "and Queen's Pier".	At present there is no permanent public access to Queen's Pier.	Minor
148	Written Statement	Town Centre Proposal 4: East Quay, Peel - Point 5	Insert "Light Industrial" in replace of "Industrial".	To be specific as to which types of Industrial uses the Proposal is making reference to as Light Industrial uses can be carried out in any residential area without detriment to the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit whereas general industrial uses may be incompatible with neighbouring residential uses.	Minor

149	Written Statement	Town Centre Proposal 5: Market Place, Peel - Point 2	Rewording of point to read: "New development within the Market Place should be of high design quality and be of sufficient scale and height to re-inforce a traditional sense of enclosure to the Market Place and screen views towards the rears of existing properties".	Historically, the Market Place in Peel was less enclosed than it is today.	Minor
150	Written Statement	Town Centre Proposal 5: Market Place, Peel - Point 3	Replacement of "High quality retail" with "Appropriately scaled".	It is not necessary for an Area Plan to provide a policy stance on the perceived "quality" of certain retail uses.	Minor
151	Written Statement	Town Centre Proposal 5: Market Place, Peel - Point 5.	Removal of Point 5 from the Proposal, subsequent points in the Proposal renumbered.	Activities of this kind do not pertain to development or change of use and therefore fall outside of the planning system.	Minor
152	Written Statement	Town Centre Proposal 5: Market Place, Peel - Point 7.	Reword point 7 of the Proposal to read: "Market Place would benefit from urban tree planting".	To add clarity to this part of the Proposal.	Minor
153	Written Statement	Town Centre Proposal 8: The Civic Quarter - Point 1	Removal of the word "use" and insert "other community uses".	In order to reflect uses that may not be directly associated with the church but provide benefit to the community nonetheless.	Minor
154	Written Statement	Town Centre Proposal 8: The Civic Quarter - Point 4	Removal of Point 4 from the Proposal.	The pedestrian link between Derby Road and Tynwald Road via Lyndale Avenue is not a Public Right of Way or recognised Active Travel Link.	Minor
155	Written Statement	Paragraph 9.8.3 to 9.8.5	Change 'Ramsey High Street' to 'Parliament Street' here and on subsequent refs.	To align with description on Maps	Minor
156	Written Statement	Paragraph 9.10.2	Removal of reference to "Shoprite".	To remove reference to a specific business	Minor
157	Written Statement	Town Centre Proposal 9: The Transition Zones - Point 4	Removal of "restore a sense of the original street enclosure" and insert "strengthen the street enclosure".	In order that the Proposal is applicable to streets within the Transition Zones of Peel and Ramsey which may not historically been enclosed but nonetheless would benefit from a greater sense of enclosure.	Minor
Chapter 10 - Transport and Utilities					
158	Written Statement	Table 10	Renumber to Table 9.	To ensure the Table numbering flows in numerical order.	Minor
159	Written Statement	Paragraph 10.3, Plan Outcome 3a	Rewording of Plan Outcome to read: "Average speed and average journey times remain within acceptable tolerances".	To reflect consultation with the Department of Infrastructure.	Minor
160	Written Statement	Paragraph 10.5.2 Point 3	Addition of new bullet point: "As more information becomes available the above findings will need to be re-evaluated as to the scale and proportion of improvements to junctions and corridors"	In light of feedback from the Department of Infrastructure.	Minor
161	Written Statement	Paragraph 10.6.2, point iii	Rewording of point to read: "The change in traffic flows arising from this plan will be relatively low, however there will be sensitive locations where traffic modelling will be required. Traffic count data collection is continuing. This will help to complete the modelling on the Draft Plan and support any additional evidence papers and necessary amendments to development briefs ahead of Public Inquiry".	To reflect consultation with the Department of Infrastructure who have indicated that although the change in traffic flows across the Plan Area will be low, there will be traffic sensitive locations where modelling is required.	Minor
162	Written Statement	Paragraph 10.6.4	Insert "St Johns" and "Foxdale".	To reflect the routes of the former railway line as a strategic leisure route.	Minor
163	Written Statement	Transport and Utilities Proposal 1	Re-word Proposal to read: "Planning applications must take into account any Active Travel Strategy or Investment Plans approved by Tynwald relevant to the North and West."	There is no Investment Plan or valid Active Travel Strategy that goes beyond any Policies already contained within the Strategic Plan.	Minor
164	Written Statement	Transport and Utilities Proposal 5	Renumber to Transport and Utilities Proposal 6.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
165	Written Statement	Transport and Utilities Proposal 5	Replace "Sewage and wastewater treatment in Peel and the leachate from the Raggatt shall be dealt with by a new Regional Sewage Treatment Works (RSTW)." with "Sewage and wastewater treatment in Peel and the leachate from the Raggatt shall be dealt with at a new Regional Sewage Treatment Works (RSTW) facility."	The leachate from the raggatt may not be dealt with entirely at the site.	Minor
166	Written Statement	Transport and Utilities Proposal 6	Renumber to Transport and Utilities Proposal 7.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
167	Written Statement	Paragraph 10.10	Combine paragraphs 10.10.2, 10.10.3 and 10.10.4 into one new paragraph - 10.11.2. Removal of "while the Design Stage of the new reservoir is in its early phase, the principle of the scheme..." and replacement with "Planning approval for the development of a Service Reservoir in Jurby was secured in November 2023. This scheme is supported".	To allow the written statement to be read more easily and to acknowledge the approved planning application 23/00988/B for the development of a Service Reservoir in Jurby.	Minor
168	Written Statement	Transport and Utilities Proposal 7	Renumber to Transport and Utilities Proposal 8 and reword Proposal to read: "The development of a service reservoir in Jurby is supported".	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
169	Written Statement	Transport and Utilities Proposal 8	Renumber to Transport and Utilities Proposal 9	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
170	Written Statement	Transport and Utilities Proposal 9	Renumber to Transport and Utilities Proposal 10	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
171	Written Statement	Transport and Utilities Proposal 10	Renumber to Transport and Utilities Proposal 11 and replace reference to "MUA" with "Manx Utilities Authority".	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals and to make correct reference to the name of the Authority.	Minor
172	Written Statement	Paragraph 10.12.5	Delete "Small Scale"	There is no reference to what would constitute small scale or not. For the avoidance of doubt this has been removed.	Minor
173	Written Statement	Transport and Utilities Proposal 11	Renumber to Transport and Utilities Proposal 12.	Inserted earlier proposal changes numbering for all subsequent Transport and Utilities Proposals.	Minor
174	Written Statement	Minerals Policy 3	Rename to Minerals Proposal 3.	To be consistent with the rest of the Written Statement.	Minor
175	Written Statement	Paragraph 10.15.1	Reword paragraph to read: "The Isle of Man Waste Strategy 2018, prepared by the Department of Infrastructure, sought to reduce the amount of waste sent to landfill. To that effect, much of the Island's domestic waste is incinerated at the Energy from Waste Plant in Braddan or processed for recycling or reuse either on or off Island".	In light of feedback from the Department of Infrastructure and to make correct reference to the Isle of Man Waste Strategy and its aims.	Minor
176	Written Statement	Paragraph 10.15.2	Addition of "Of the non-incinerable waste that is inert such as glass and road planings (only when free of coal tar) these can be suitable for recycling as secondary aggregates".	In light of feedback from the Department of Infrastructure, Cabinet Office acknowledges that coal tar falls within the hazardous/special waste category.	Minor
177	Written Statement	Paragraph 10.15.3	Addition of "The Department of Infrastructure may pursue this use on a permanently basis and therefore this Plan recognises in Waste Proposal 1 that there is no immediate end date to this activity".	In light of feedback from the Department of Infrastructure.	Minor
Chapter 11 - Employment					
178	Written Statement	Paragraph 11.1.2	Removal of: "states under the goal of "strong and diverse economy" that the aim is to "support and provide the right conditions for development, diversification, growth and opportunity for the Islands economy and business sectors" and replace with "together with the Isle of Man Economic Strategy aims to "develop a strong and diverse economy, which is sustainable, ambitious and built on firm foundations to provide economic success, rewarding career opportunities and prosperity which positively impacts all residents on the Isle of Man".	This reference to Our Island Plan was from an older version of the Plan which has been re-published in January 2023 to incorporate the aims of the Isle of Man Economic Strategy.	Minor
179	Written Statement	New Paragraph 11.1.6	Addition of "Pursuant of providing such an over-arching vision, Our Island Plan, in tandem with the Isle of Man Economic Strategy sets the economic ambition for the Island."	Since the publication of the Draft Area Plan for the North and West in June 2022, Our Island Plan and the Isle of Man Economic Strategy have been approved by Tynwald.	Minor
180	Written Statement	New footnote (45) in Pip 2	Insert footnote to read: "Our Island Plan: Incorporating the delivery of the Economic Strategy, January 2023 (GD No. 2022/0095)".	To provide a link to the Our Island Plan.	Minor
181	Written Statement	Paragraph 11.1.6	Removal of "Establishing the clear longer term vision will be aided by the incoming Economic Strategy which will filter through to planning policy via strategic policy review and update of local area proposals".	Since the publication of the Draft Area Plan for the North and West in June 2022, Our Island Plan and the Isle of Man Economic Strategy have been approved by Tynwald. Together, these documents provide the longer term vision to which reference is made in this paragraph.	Minor
182	Written Statement	Paragraph 11.6.2	Replace Army with RAF	Factual correction	Minor
183	Written Statement	Table 11	Rename to Table 10 and amend figures.	To ensure the table numbering flows in numerical order and to reflect the site size, net developable area and contribution to land supply (Ha.).	Minor
184	Written Statement	Table 12	Removal of table	The contents of the table is covered in Table 11.	Minor
185	Written Statement	Employment Proposal 2	Amendment of the name of JE001 to include field 124728. Site size amended to reflect the addition of field 124728 and the addition of "and HGV parking" to the list of uses supported on the proposal site in the associated Development Brief.	To reflect the proposed amendment to include field 124728 within JE001 and to allow the site to be used for the parking of HGV's in future.	Minor
186	Written Statement	Table 13	Removal of table	The contents of the table is covered in Table 11.	Minor
187	Written Statement	Table 13	Removal of table	The contents of the table is covered in Table 11.	Minor
188	Written Statement	New Footnotes (51 & 51 in Pip 2)	Amend reference to the approval of Economic Strategy.	To reflect the publication and approval by Tynwald of the Isle of Man Economic Strategy.	Minor
189	Written Statement	Paragraph 11.9.2	Removal of "and noting that no licenses have been issued".	Since the publication of the Draft Area Plan for the North and West a conditional medicinal cannabis license for export has been offered by the Department for Enterprise.	Minor
Chapter 12 - Tourism and Leisure					
190	Written Statement	Paragraph 12.1.1	Change reference to "Isle of Man Visitor Economy Strategy 2022-2032" to "Our Island, Our Future Visitor Economy Strategy 2022-2032" and addition of "approved by Tynwald on the 17th May 2022".	In light of consultation feedback received from the Department for Enterprise - Visit Agency who requested that the full title of the Strategy, as well as the fact it had been approved by Tynwald were reflected in the written statement.	Minor
191	Written Statement	Paragraph 12.3.1	Addition of "abundant wildlife" to paragraph.	In light of consultation feedback received from the Department for Enterprise - Visit Agency who requested that the Island's wildlife be included in the paragraph.	Minor
192	Written Statement	Tourism Proposal 4	Generally removed	To remove ambiguity	Minor
Chapter 13 - Open Space and Recreation, Education, Health and other Community Facilities					
193	Written Statement	Paragraph 13.5.1	Update Table numbers.	To ensure the paragraph refers to the correct Tables.	Minor
194	Written Statement	Table 14	Rename to Table 11 and amendments made encompassing: Removal of burial land and allotments from Ramsey, removal of golf course from Bride, removal of institutional care from Andreas and addition of institutional care to Lezayre.	To refer to the correct table and to show the correct availability of open space or community facilities within the Parish/Local Authority Area.	Minor
195	Written Statement	Table 14	Add in date of research "2023" in title. Insert the following caveat below table "Note: Some facilities serving individual settlements may fall outside of the parish or local authority area. This table reflects the current position."	The parish in which a facility is recorded may not necessarily be the community in which it best serves.	Minor
196	Written Statement	Table 15	Rename to Table 12 and amendments made encompassing: Removal of burial land and allotments from Peel, the addition of allotments to and the removal of sports pitches in German, the removal of equestrian from Michael and the addition of children's play space and allotments to Patrick.	To refer to the correct table and to show the correct availability of open space or community facilities within the Parish/Local Authority Area.	Minor
197	Written Statement	Table 15	Add in date of research "2023" in title. Insert the following caveat below table "Note: Some facilities serving individual settlements may fall outside of the parish or local authority area. This table reflects the current position."	The parish in which a facility is recorded may not necessarily be the community in which it best serves.	Minor
198	Written Statement	Paragraph 13.6.1	Addition of "new residential development".	To clarify that the open space standards in Appendix 6 of the Strategic Plan apply to new residential development.	Minor
199	Written Statement	Paragraph 13.6.3	Update Table numbers.	To refer to the correct tables.	Minor
200	Written Statement	Table 16	Rename to Table 13 and amend figures.	To reflect the amended table numbering and the findings of the updated evidence paper in respect of Open Space and Community Facilities in the Plan Area.	Minor
201	Written Statement	Table 17	Rename to Table 14 and amend figures.	To reflect the amended table numbering and the findings of the updated evidence paper in respect of Open Space and Community Facilities in the Plan Area.	Minor
202	Written Statement	Paragraph 13.6.4	Replace "1.22 Ha/1000 residents in the North and 0.57 Ha/1000 residents in the West" to read "1.28 Ha/1000 residents in the North and 1.45 Ha/1000 residents in the West".	To reflect the findings of the updated evidence paper in respect of Open Space and community Facilities in the Plan Area.	Minor
203	Written Statement	Open Space and Community Proposal 2	Addition of "and will be retained for such purposes". Removal of "not detract from" and replacement with "compliment".	To add clarity that the Proposal not merely recognises the importance of the facilities in question but also supports their retention.	Minor
204	Written Statement	Open Space and Community Proposal 3	Rewording of proposal to read: "In the light of the identified capacity issues relating to education provision in Peel, for land in the vicinity of both Peel Clothworkers' Primary School and Queen Elizabeth II High School, new educational land has been identified and must be safeguarded for future educational purposes."	To allow the proposal to be read more easily.	Minor
205	Written Statement	Open Space and Community Proposal 4	Remove 'generally'	To remove ambiguity	Minor
206	Written Statement	Open Space and Community Proposal 5 - LO001 Development Brief	Rewording of Point 1 of Development Brief to read: "The site shall only be used for formal open space, which includes pitches: greens, courts, athletics tracks, and for associated purposes such as training areas. The acceptability of flood lighting proposal shall be determined as part of future planning applications".	To add clarity to the development brief in that the site shall only be used to provide formal open space.	Minor
Chapter 14 - Residential (Housing)					
207	Written Statement	Paragraph 14.3.4	Addition of "allocates 15% (770) to the North, 15% (770) to the West, 22% (1120) to the South and 48% (2440) to the East".	To capture the specific detail of Housing Policy 3 without the need to repeat the whole Strategic Plan policy verbatim.	Minor
208	Written Statement	14.4 Plan Objective 1	Rewording of Objective to read: "To meet the housing need figures set out in the Isle of Man Strategic Plan 2016 and demonstrate an adequate supply taking into account the remainder of the plan period".	To be in general conformity with the Strategic Plan.	Minor
209	Written Statement	14.4 Plan Outcome 1a	Re-word Plan Outcome 1a to read: "There are sufficient housing opportunities on a mix of sites for a variety of housing types (including opportunities for affordable housing) to be delivered over the plan period. There is also sufficient and considered expansion space to support sustainable planning in the longer term as this Plan transitions into the next."	To reflect the Cabinet Office acknowledgement that the lifetime of the Area Plan for the North and West may well extend into the next Plan period beyond 2026.	Minor
210	Written Statement	14.4 Plan Objective 5	Change to "To retain the character and appearance of the settlements in the Plan Area while recognising the need for sustainable growth and consolidation where appropriate."	To add clarity about the overall approach.	Minor
211	Written Statement	14.4 Plan Outcome 5a	Reword Plan outcome to read: "The local area is sustainable and development is focused on regeneration first".	To reflect that in Strategic Planning policy, although regeneration is the preferred approach to development over sustainable urban extensions or other greenfield development, it alone may not be sufficient to deliver housing to meet local need, or to provide an adequately diverse range of housing typologies including affordable housing. Accordingly, while development in smaller settlements should be focused on regeneration first, it is accepted that regeneration cannot necessarily be the sole way in which development is delivered.	Minor
212	Written Statement	Paragraph 14.6.1	Rewording of paragraph to read: "The Strategic Plan 2016 seeks to ensure opportunities for 1,540 dwellings to be built in the North and West between 2011 and 2026".	To better reflect the role of the Strategic Plan in setting high level Strategic Policy in respect of housing numbers.	Minor
213	Written Statement	Paragraph 14.8.2 - Point vi	Rewording of point to read: "No vulnerable uses in areas as identified as being at risk of flooding but this does not preclude the site from otherwise being developed."	To clarify that the draft Area Plan for the North and West makes no proposals for vulnerable uses in areas which are at risk of flooding. All schemes or proposals suggested through planning applications are assessed on their merits.	Minor
214	Written Statement	Paragraph 14.8.2 - Point vii	Re-wording of point.	In recognition that on occasion, the delivery of affordable housing on brownfield sites is not a viable prospect.	Minor
215	Written Statement	Paragraph 14.8.2 - Point viii	Re-wording of point and removal of subsequent bullet points.	In light of the proposed amendments to the Draft Area Plan for the North and West including proposals sites within settlements which the Draft Pan (as published in June 2022) did not.	Minor
216	Written Statement	Residential Proposal 2	Insert "or its sustainable urban extensions".	To avoid confusion as to which areas of land the Proposal is making reference to. In planning terms, land allocated for development at the edge of a settlement is considered to be a part of that settlement whereas the land may not be strictly within the Local Authority boundary.	Minor

217	Written Statement	Paragraph 14.11.2	Amendment of the total figure (line 2) and removal of "but will do at some point within the plan period and until such time a greater number of units than anticipated could be approved" and replacement with "and improvements may be made off site".	To reflect the proposed amendments to the Draft Area Plan for the North and West and that, at present, the policy requirement for the delivery of biodiversity net gain is not in force as well as the fact that off-site provision for BNG is an option which would have no implications for the net developable area of the site.	Minor
218	Written Statement	Paragraph 14.11.3	Removal of paragraph.	Provision for Biodiversity Net Gain and the impact this has on site yields is explained in detail in the evidence paper on Land Needs and Land Supply. Any changes will be monitored through the plan monitor manage approach.	Minor
Written Statement - Appendices					
219	Written Statement	Appendix 1 - Table A.1.1	Addition of "Greeba Mountain and Central Hills ASSI" to the list of the ASSI sites in the North and West.	To reflect the areas Special Scientific Interest and its location partially within the Plan area.	Minor
220	Written Statement	Appendix 1 - Table A.1.2	Addition of "Ramsey Hairpin Woodland Park" to the list of Manx Wildlife Trust Reserves in the North and West.	To reflect the status of the area as an MWT Reserve.	Minor
221	Written Statement	Appendix 1 - Table A.1.3	Addition of "Lezayre Community Hall, Lezayre" and "Traie ny Halsall, Maughold" to the list of Wildlife Sites in the North and West.	To reflect both areas status as Wildlife Sites within the Plan area.	Minor
222	Written Statement	Appendix 1 - Table A.1.4	Addition of "Coil y Ree" to the list of Glens in the North and West.	To reflect the areas status as a Glen.	Minor
Pre-Inquiry Papers (PIPs)					
223	Townscape Character Assessment	Paragraph 7.34	Addition of paragraph to read: "Photograph 10 shows part of the Outer Harbour and South Shore area. Any plans to substantially develop this area (as suggested as part of the early consultation on the Plan) should take into account the context of Old South Ramsey in any scheme."	To reflect the proposals put forward in respect of a Ramsey Marina as part of the Preliminary Publicity of the Area Plan for the North and West.	Minor



Isle of Man
Government

Reiltys Ellan Vannin

PIP 1