



Isle of Man
Government

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Draft Area Plan for the East Department Response to Consultation

PIP 5 Schedule of Proposed Changes

Cabinet Office

11th July 2019

1 Purpose of Schedule

- 1.1 This Paper forms a 'Schedule of Proposed Changes' (PIP 5) and forms one of the papers published by Cabinet Office as a response to the public consultation on the Draft Area Plan for the East. The Schedule, which is essentially a list of changes proposed to the Draft Plan Written Statement and Maps, is set out in Chapter order, and draws upon the proposed changes column as set out in the Cabinet Office Response Table (PIP 2) - Part 1.
- 1.2 This Schedule does not identify spelling corrections or highlight grammatical errors as these and other minor changes are to be reflected in a 'track changes version' of the original Written Statement. Minor edits such as these would, in the view of Cabinet Office, be more easily understood by using this format. The Written Statement (Proposed Minor Changes) which will be referred to as 'PIP 6', has been prepared in the knowledge that it may be used throughout the Inquiry as a 'working inquiry document'.
- 1.3 This Schedule is also intended to function as a working inquiry document. Part of its purpose is to capture any changes put forward during or after the inquiry sessions. It is essentially being a tool to assist the inquiry, but under the direction of and guidance of the Inspector.

How to use this Schedule

The 'Proposed Changes' throughout this document are referred to as PC 1, PC 2, etc.

'Potential' changes as set out in the Response Table (PIP 2) Part 1, will be added as PC numbers, only after specific text has been agreed through the Inquiry process. When and why any additional PC numbers are included will be noted in the Schedule by the Cabinet Office.

PC(D) means that a change is most likely required but the best time to do this is after the Inquiry i.e. a change to the text is 'deferred'.

Italics are generally used to show what the new text will be.

Text shown in this format shows where text is to be deleted.

At times, there may be discrepancies between the PC wording drafted in this document and the Response Table. Where this occurs, the wording set out in this document (which is a working document and therefore subject to change) takes precedence.

PC No.	Comment No.	Chapter / Para / Map	Details of Proposed Change (as at 10 th July 2019 unless otherwise stated)	Notes
PC(D)		Foreword	No change until after Inquiry but before formal adoption and approval of the Plan	Deferred
PC(D)		Chapter 1	Context to be updated after Inquiry but before formal adoption and approval of the Plan	Deferred
Chapter 2				
PC 1	404.2	Para 2.8.1	Change 'when decision makers make a decision' to <i>when a decision is made</i> .	
Chapter 3				
PC(D)		Para 3.4	Context of the Spatial Vision to be updated after Inquiry but before formal adoption and approval of the Plan	Deferred
PC 2	404.4	Para 3.4.5	The majority of these new homes will be located in and around Douglas and Onchan; making the best use of existing urban areas, and previously developed land, and <i>by</i> the sustainable expansion of some settlements. In the smaller settlements around Douglas and Onchan, their character will largely be retained but there will be some <i>strategic reserve sites</i> development to ensure the long term development of communities with the right services who will be given better chances to feel real connections to where they live.	
Chapter 4				
PC 3	404.6	Chapter 4 Para 4.1.1	Amend first sentence: <i>...landscape; their value, measured both in terms of scenic value and cultural heritage, is enjoyed by both residents...</i>	
PC 4	404.7	Chapter 4 Para 4.7.21	Use of the word 'nominated' is admittedly confusing. Where this occurs in this Chapter 4 in this context replace with the word <i>included</i> .	
PC 5	404.7	Chapter 4 Para 4.21	4.2.1 states "Where there are no specific Landscape Proposals for an Area, the Landscape Strategies and Key Views shall be taken to be the policy approach for the area i.e. the	

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			<p>Landscape Proposal."</p> <p>To avoid confusion this will be changed to:</p> <p><i>Where there are no specific Landscape Proposals for an Area, the Landscape Strategies and Key Views shall be taken to be the policy approach for the area i.e. Landscape Proposal 1.</i></p> <p>The following Landscape Proposals will be renamed: 'Landscape Proposal 2' to <i>"Landscape Proposal 2 (Laxey Glen)"</i>, "Landscape Proposal 3" to <i>"Landscape Proposal 3 (West Baldwin)"</i>, 'Landscape Proposal 4" to <i>"Landscape Proposal 4 (West Baldwin)"</i>, 'Landscape Proposal 5" to <i>"Landscape Proposal 5 (Laxey)"</i>, 'Landscape Proposal 6" to <i>"Landscape Proposal 6 (Douglas Head)"</i>, PC 6"Landscape Proposal 7" to <i>"Landscape Proposal 7 (Santon)"</i>, "Landscape Proposal 8" to <i>"Landscape Proposal 8 (Douglas Bay)"</i> and "Landscape Proposal 9" to <i>"Landscape Proposal 9 (Clay Head)"</i>.</p>	
PC 6	360.2	Chapter 4 Landscape Proposal 6	The Department agrees to review Landscape Proposal 6 in terms of appropriate reference to the radio transmission site at Carnane.	<i>Being prepared as at 11/07/19</i>
PC 7	101.2	Chapter 4 Landscape Proposal 10	<p>The Cabinet Office supports the addition of the supplementary text at the end of Landscape Proposal 10.</p> <p>Proposed text:</p> <p><i>Prospective applicants wishing to develop along these routes (which includes sites located adjacent to the boundary of the railway line or within close proximity to the transport corridors) should engage with the Department of Infrastructure for advice ahead of the submission of any planning application.</i></p>	

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			<i>Prior to any decision on a planning application for which Landscape Proposal 10 is relevant, advice will normally be sought from the Department of Infrastructure.</i>	
PC 8	101.2	Chapter 4 Landscape Proposal 10	Proposed text change Landscape Proposal 10: Change "view paths" where used to the word <i>views</i> .	
PC 9	319.1	Chapter 4 Landscape Proposal 6	Amend Landscape Proposal 6 to include reference to telecoms	
PC 10	319.1	Map 4	Amend Map 4 to include reference to telecoms and review Constraints Maps.	
Chapter 5				
PC 11	102.5	Chapter 5	<p>Insert new proposal:</p> <p><i>The Department supports the protection, creation and improvement of Green Infrastructure in the East, particularly in those locations which have the potential to be part of such a network. Applications for development in these zones must take into account any approved Government green infrastructure strategies, but in any case, must design green space into any schemes which contribute to the long term provision of a network of connected green spaces.</i></p> <p>Possible changes if supported by DEFA:</p> <p>Potential new section on in Chapter 5 on 'Green Infrastructure'</p> <p>Refinement of text at Para 12.15</p> <p>Cross referencing with Para 5.14 Registered Trees and Woodland and also Open Space and Community Recommendation 1</p>	To be finalised

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PC 12	416.29	Chapter 5 Para 5.4	Re-order 5i to 5iv: <i>i. Move to bottom of list.</i> <i>ii. Keep as is. Move to top outcome.</i> <i>iii. Keep as is.</i> <i>iv. Keep as is.</i>	
PC 13	101.3	Chapter 5 Para 5.15.4	Proposed text: It is, however, recognised that part of this area has been mooted as being potentially suitable for key social infrastructure <i>and is possibly needed to improve highway infrastructure at the Mountain Road/Governors Road junction.</i>	
PC 14	101.3	Chapter 5 Natural Environment Proposals 2 and 3	Proposed text at end of Natural Environment Proposal 2 and Natural Environment Proposal 3: <i>Applications may be considered favourably if reason for an exception can be demonstrated in line with General Policy 3(g) as set out in the Isle of Man Strategic Plan.</i>	
PC 15	101.4	Chapter 5 Natural Environment Recommendation 3	Proposed new text after "social receptors": <i>The ongoing work of the Flooding Advisory Group is recognised as part of this.</i>	
Chapter 6				
PC 16	404.17	Chapter 6 Para 6.8.2	Insert the words <i>in the built environment after</i> 'heritage assets' into the first sentence of 6.8.2.	
PC 17	404.18	Chapter 6 Para 6.9.2	Insert the words <i>built heritage</i> instead of "heritage" into the first sentence of 6.9.2.	

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PC 18	413.10	Chapter 6 Para 6.9.2	For clarity, the word "historical" in the 4th sentence of this paragraph will be replaced with <i>heritage</i> .	
PC 19	413.12	Chapter 6 Para 6.11.1	The list of Conservation Areas in 6.11.1 will be updated to include Douglas North Quay.	
PC 20	404.20	Chapter 6 Para 6.10.2	Renumber 'Urban Environment Proposal 6' on page 55 as ' <i>Urban Environment Proposal 7</i> '. Renumber 'Urban Environment Proposal 7' as ' <i>Urban Environment Proposal 8</i> '. Renumber 'Urban Environment Proposal 8' as ' <i>Urban Environment Proposal 9</i> '. Renumber 'Urban Environment Proposal 8 (2)' as ' <i>Urban Environment Proposal 10</i> '. Renumber 'Urban Environment Proposal 10' as ' <i>Urban Environment Proposal 11</i> '.	
PC 21	404.21	Chapter 6 Para 6.12.1-6.12.2	6.12.1 and 6.12.2 will be relocated to Chapter 5.	
PC 22	404.23	Chapter 6 Para 6.13.1	Reword paragraph: <i>There is a diverse collection of ancient and historic monuments heritage assets in the East, ranging from the Neolithic to the modern period. While some Most of the monuments themselves are protected by being under the care of the Manx Museum and National Trust (Manx National Heritage), but the immediate setting and, in some instances, the landscape context may also need protection or enhancement. Many monuments heritage assets are located on comparatively remote or isolated sites which are unlikely to be subject to change arising from development, but others are within or close to our settlements or may be close to potential mineral workings or sites for public infrastructure.</i>	
PC 23	404.19	Chapter 6 Urban Environment Proposal 4	Insert the word ' <i>built</i> ' before "heritage assets" in the first sentence of Urban Environment Proposal 4.	
PC 24	201.5	Chapter 6	Remove Urban Environment Proposals 4, 5 and 6 and replace with:	

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		Urban Environment Proposals 4, 5 and 6	<i>Urban Environment Proposal 4</i> <i>Proposals which help to secure a future for built heritage assets, especially those considered to be at greatest risk of loss or decay, will be supported.</i>	
PC 25	413.12	Chapter 6 Urban Environment Proposal 6	To be renumbered as 7 (refers to the list in 6.10.1)	
PC 26	404.22	Chapter 6 Urban Environment Proposal 8 (1)	Insert <i>on Map 5</i> after "as defined" in second sentence.	
PC 27	101.7	Chapter 6 Urban Environment Proposal 9	Amendment to Proposal 9: Where possible and practical to do so, station buildings, gate-keepers' huts, and other line-side structures in the East should be retained and sensitively renovated to respect their original appearance. <i>It is recognised however that financial and modern operating requirements, as well as ownership complexities, may mean that this is not always feasible and opportunities may not always exist.</i>	
	201.5	Urban Rec 1	Delete	
Chapter 7				
PC 28	104.6	Chapter 7	Telecommunications site at Carnane on Douglas Head to be clearly identified on the relevant maps.	

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PC 29	106.2	Chapter 7	New Proposal to be drafted to ensure consideration of the new TETRA site at Crookhall House in the event of any redevelopment.	Text being prepared as at 11/07/19
PC 30	404.26	Chapter 7 Para 7.2.4	Delete repeated paragraph.	
PC 31	104.6	Chapter 7 Para 7.5.1 iv	Insert Desired Outcome in paragraph 7.5.1 iv: <i>All development briefs should include a requirement to scope out and plan for the provision of EVC points as part of the scheme as a whole and as part of individual properties.</i>	
PC 32	360.2	Chapter 7 Para 7.13	Additional text to be added at paragraph 7.13 with reference to Carnane in the first instance.	
PC 33	404.30	Chapter 7 Para 7.16.1	Delete "a" before "modern" in this sentence.	
PC 34	404.31	Chapter 7 Para 7.16.2	Delete "communications" in first sentence.	
Chapter 8				
PC 35	101.11	Chapter 8 Para 8.13.1	Change to the 3rd sentence: Delete "acceptable on general employment land." Replace with: <i>proposals will be judged on their merits.</i> Delete 4th sentence.	
PC 36	404.34	Chapter 8 Employment Proposal 3	"that the proposal not have any unacceptable environmental impacts (including any significant landscape impacts)" will be reworded as <i>that the proposal not have any unacceptable landscape, ecological or archaeological impacts.</i>	

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PC 37	404.35	Chapter 8 Employment Proposal 4	"that the proposal not have any unacceptable environmental impacts (including any significant landscape impacts)" will be reworded as <i>that the proposal not have any unacceptable landscape, ecological or archaeological impacts.</i>	
PC 38	404.36	Chapter 8 Employment Proposal 5	Additional bullet point required: <i>considers the archaeological implications of the development of the site.</i>	
PC 39	404.37	Chapter 8 Employment Recommendation 1	Replace "Cross-government" with <i>A cross-government study.</i>	
Chapter 9				
PC 40	105.4	Chapter 9	New text to be drafted regarding development of Village Walk, Onchan.	Text being prepared as at 11/07/19
PC 41	201.8	Chapter 9	It is recommended that a General Proposal is included in Chapter 9 along with supporting text (to reflect the importance of factoring in early a 'transport hub') which is cross referenced with paragraph 7.8.1. Draft and insert new Mixed Use Proposal before Mixed Use Proposal 1 and after section 9.7	Text being prepared as at 11/07/19
PC 42	201.15	Chapter 9 Para 9.4.4	Change Objective 4 to a Proposal and re-number.	
PC 43	404.38	Chapter 9 Para 9.8.1	Replace "entertainment and visitor attractions notably the Villa Marina, the Manx Museum and the Villa Gaiety" with <i>cultural entertainment and visitor attractions notably the Villa Marina, the</i>	

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			<i>Manx Museum and the Gaiety Theatre.</i>	
PC 44	101.17	Chapter 9 Para 9.8.7	Insert at end of paragraph- <i>The Quays are also strategic freight corridors and maintaining access for commercial vehicles, including HGVs, must be considered in any proposed development.</i>	
PC 45	404.40	Chapter 9 Para 9.8.7	Insert text after paragraph: <i>Due to the former industrial uses of South Quay, significant site preparation including decontamination may be required.</i>	
PC 46	404.39	Chapter 9 Town Centre Mixed Use Proposal 1	Replace "the retention of entertainment venues and the Museum" with <i>the retention of cultural and entertainment venues.</i>	
PC 47	413.16	Chapter 9 Mixed Use Proposal 4	Insert text in: Town Centre- Mixed Use Proposal 4: <i>As this area lies partly within a Conservation Area, development plans should pay regard to the Conservation Area Character Appraisal for Athol Street and Victoria Street.</i>	
PC 48	413.16	Chapter 9 Mixed Use Proposal 5	Insert text in Town Centre- Mixed Use Proposal 5: <i>As this area lies partly within the Douglas North Quay Conservation Area, development plans should pay special regard to this location.</i>	
PC 49	413.16	Chapter 9 Mixed Use Proposal 6	Insert text in Town Centre- Mixed Use Proposal 6: <i>As this area lies partly within the Douglas North Quay Conservation Area, development plans should pay regard to the Conservation Area Character Appraisal for Douglas Promenades.</i>	
Chapter 10				
PC 50	413.18	Chapter 10 Para 10.2.1	Insert <i>the Horse Tramway</i> after "Snaefell Mountain Railway".	

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PC 51	404.41	Chapter 10 Para 10.3.3	Delete "need" in 4th sentence.	
PC 52	104.9	Chapter 10 Tourism Proposal 1	Re-draft Tourism Proposal 1: <i>There is a recognised need for the renewal of the Island's hotel offer through investment in existing stock and some new hotel provision. Planning applications for the conversion of hotels in the eastern area to other uses will not normally be permitted unless it can be demonstrated that the premises do not provide a sufficient standard of accommodation and upgrading the facility would not be feasible.</i>	
PC 53	101.18	Chapter 10 Tourism Proposal 4	Amend wording to: <i>The Sea Terminal Building is recognised as primarily being a gateway to the Island but is also an important area for a variety of different uses including leisure and office accommodation. The continued use of this building for these purposes will generally be supported.</i>	CO notes that in Part 1 Response Table at 104.9 TP4 is to be removed.
PC 54	101.19	Chapter 10 Tourism Proposal 6	Delete proposal.	
PC 55	201.9	Chapter 10 Tourism Proposal 7	Amend TP 7: <i>The use of Noble's Park to support TT and Manx Grand Prix related uses will normally be supported, while applying the appropriate protection measures to open space and associated leisure and recreational facilities.</i>	
Chapter 11				

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PC 56	201.14	Chapter 11	<p>Insert new Open Space and Community Proposal:</p> <p><i>The row of residential properties (which will need to be clearly identified/named by this proposal) shall remain as predominantly residential use until such time as plans have been approved to redevelop this area for educational purposes as part of the continued development of the Isle of Man College campus site on Greenfield Road. Any planning application will need to set out whether or not the existing public sector properties are to be replaced elsewhere within the town or there will be a net loss to the overall public sector provision as a result of the development scheme to expand the College campus.</i></p>	
Chapter 12				
PC 57	206.37/ 208.16	Chapter 12	Update tables in Chapter 12 to reflect Strategic Reserve status.	
PC 58	101.21	Chapter 12 Para 12.18.3	Inset at end of paragraph: <i>52% of the Island's total public housing stock is located in the East.</i>	
PC 59	404.42	Chapter 12 Para 12.19.2	5th sentence: Replace "all" with <i>none</i> . Delete "not".	
PC 60	404.44	Chapter 12 Para 12.20	Replace "Residential- Strategic Reserve- Proposal 1" with <i>Strategic Reserve Proposal 1</i> . Renumber 12.20 "Strategic Reserve Sites" as <i>12.21</i> . Renumber 12.20.1 as <i>12.21.1</i> , to be followed by "Strategic Reserve Proposal 1". Renumber 12.20.2 as <i>12.20</i> , to be followed by "Residential Proposal 1" and "Residential Proposal 2". Strategic Reserve Sites will then follow in from Residential Proposal Sites as suggested.	
PC 61	102.29	Chapter 12 Para 12.23- 12.24	Text to be amended to reflect removal of Residential Proposal 3.	Text being prepared as at 11/07/19
PC 62	102.29/ 303.2	Chapter 12 Residential	Delete.	

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		Proposal 3		
PC 63	101.22	Chapter 12 Residential Recommendation 1	Relocate to Chapter 6, after Paragraph 6.5.4 and re-title <i>Urban Environment Recommendation 1</i> .	
PC 64	404.43	Chapter 12 Residential Strategic Reserve Proposal 1 (iii)	Replace "that the proposals will not have any unacceptable environmental impacts (including any significant landscape impacts)" with <i>that the proposals will not have any unacceptable landscape, ecological and archaeological impacts.</i>	
Chapter 13				
PC 65	103.14	Chapter 13	Insert additional Open Space and Community Proposal: <i>The Park Road site (add final site number) would be acceptable as a replacement school site for Scoill Yn Jubilee. This is however, subject to the two Scoill yn Jubilee sites remaining for educational/school use until such time as it can be demonstrated that the educational needs of this area can be adequately accommodated on the Park Road site over the lifetime of the Plan.</i>	Add final site number when known
PC 66	101.17	Chapter 13	CO recommends additional text in Chapter 13 to highlight the CTAs which are strategic freight corridors.	Being prepared as at 11/07/19
PC 67	101.17	Chapter 13 Para 13.6.1	Insert at end of paragraph- <i>The Villiers site CTA is also a strategic freight corridor and maintaining access for commercial vehicles, including HGVs, must be considered in any proposed development.</i>	
PC 68	101.17	Chapter 13 Para 13.6.2	Insert at end of paragraph- <i>The Market Street CTA is also a strategic freight corridor and maintaining access for commercial vehicles, including HGVs, must be considered in any</i>	

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			<i>proposed development.</i>	
PC 70	101.17	Chapter 13 Para 13.6.3	Insert at end of paragraph- <i>The Riverside and Peel Road (East) CTA is also a strategic freight corridor and maintaining access for commercial vehicles, including HGVs, must be considered in any proposed development.</i>	
PC 71	404.46	Chapter 13 Para 13.6.4	Insert text in CTA Proposal 3 (Treatment Plan): <i>The presence of buried river channels and 19th century water management channels such as mill leats may require carefully engineered groundworks.</i>	
PC 72	201.12	Chapter 13 CTA Proposals 3 and 4	It is recommended that there is a consistency in the use of names to ensure the linkages sought are clear. Ahead of this clarification, the same outcome could be achieved by referring to <i>links to existing and future cycle networks</i> , as the Active Travel work has drafted a number of cycle routes.	
PC 73	413.30	Evidence Paper 6 Audit of Community Facilities	Places of Worship list to be further checked to show: Those which hold regular services, those that do not and those buildings which are largely used as community halls/facilities.	Ongoing work as at 11/07/19
PC 74	360.2	Map 1c	Telecommunications site - The Constraints Map (1c) identifies the site as a community service site. It is accepted that the mapping reference could be improved for this site and potentially others.	
PC 75	102.27	Map 4	Where areas fall outside of the identified settlements but are sufficiently large to warrant being recognised as a use other than countryside. It may be appropriate to use a background colour wash to reflect the predominant land use. Map 4: Proposed colourisation – purple (industrial) or pink (residential) Areas proposed for 'colour wash':	

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			<ul style="list-style-type: none"> • Snugborough Industrial Estate, Braddan • Mount Murray, Braddan/ Santon • River Walk area, Braddan <p>Change relevant maps.</p>	
PC 76	207.1	Map 8	Amend Map 8 to add in part of Site BH031 excluded at Draft Plan stage.	
PC 77	323.1	Map 8	Amend Map 8 to insert original part of site alongside Trollaby Lane.	
PC 78	340.10	SH013	Amend Chapter 12 and Map 11. Site SH013 is to be held back as Strategic Reserve.	