

Frequently Asked Questions

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Isle of Man
Government
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Community Guide No.3: Area Plan for the North and West

A summary of the Modifications Stage and next steps

When will the plan come into force?

Only once the final plan is adopted by Cabinet Office and approved by Tynwald. When in operation in force the Area Plan for the North and West will replace all existing plans in the north and west.

Is there a development plan procedure?

In preparing a development plan, Cabinet Office follows Schedule 1 of the Town and Country Planning Act 1999.

Why are Modifications to the Draft Plan proposed?

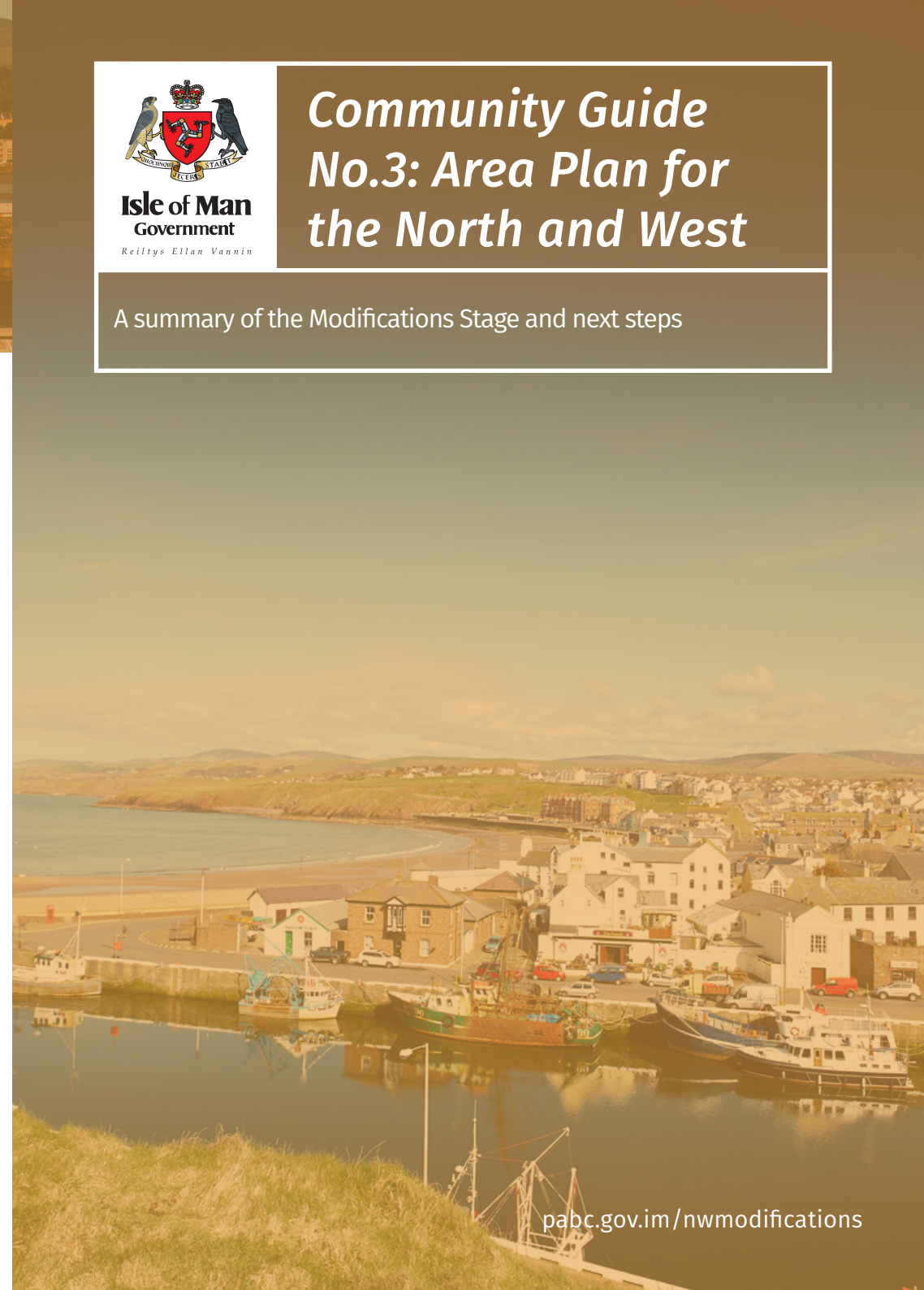
In his Report, the Inspector recommended that Cabinet Office should make several changes to the Draft Plan – called Modifications.

What Modifications are proposed?

Proposed Modifications include some changes supported by Cabinet Office before the Inquiry as well as the Recommended Major Changes from the Inspector's Report. Modifications include changes to the plan's Proposals and the addition of new potential development sites.

Is there an opportunity to comment on the Modifications?

Yes – anyone can comment on the proposed Modifications to the Draft Plan. Responses should be made online at consult.gov.im before Thursday the 27th March 2025.



What is the Area Plan for the North and West?

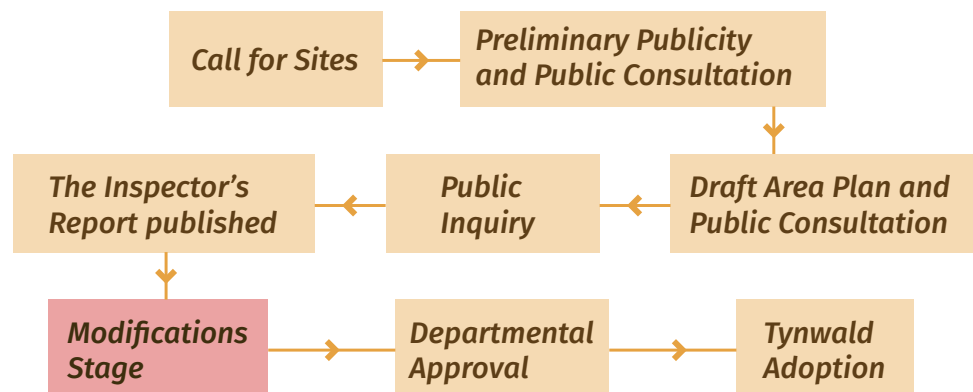
What is the Modifications stage?



The Area Plan covers the Town Districts of Ramsey and Peel, the District of Michael, and the Parishes of Jurby, Andreas, Bride, Ballaugh, Lezayre, Garff (Maughold Ward only), German and Patrick.

Once approved, the Area Plan will set out a series of land use proposals for housing, employment, the environment and all necessary supporting infrastructure with a clear focus on people, places and new homes, sustainable economic development and urban regeneration within our settlements.

The Area Plan is made up of the 'Written Statement' and 23 Maps. The Draft Plan was published by Cabinet Office in June 2022, with a Public Inquiry held in July 2024. The timeline below sets out where we are in the plan development process.



Following the Public Inquiry in July 2024, Cabinet Office published the Inspector's Report in November 2024. The full Inspector's Report can be read online at nwinquiry.gov.im.

The Inspector's Report makes a number of recommendations based on the evidence submitted to the Inquiry. These recommendations include the addition of new development sites for uses including residential and employment land. Most of the Inspector's recommendations are supported by Cabinet Office and are now being proposed as Modifications to the Draft Area Plan for the North and West. All details of the proposed Modifications can be found online at pabc.gov.im/nwmodifications.

Proposed Modifications can relate to either the Written Statement or the map set and Cabinet Office has published a series of papers illustrating the effect each proposed Modification would have on the Plan.

Cabinet Office is now accepting representations and objections on the proposed Modifications. Further information on how to make a representation on any of the proposed Modifications can be found online at consult.gov.im or by scanning the QR at the top of this page.

The consultation closes at 5pm on Thursday the 27th March 2025.

Next steps...

Cabinet Office will consider all representations duly made on the proposed Modifications before the Plan is adopted by the Department. Once adopted, the Area Plan for the North and West will only come into operation after it has been approved by Tynwald.