

 <p>Isle of Man Government <i>Reillys Eilan Vannin</i></p>	<p>Cabinet Office Area Plan for the North and West</p> <p>Modifications to the Draft Area Plan for the North and West</p>	<p>Response Number: <input type="text"/></p> <p>Date Received: Date Acknowledged:</p> <p>FOR OFFICE USE ONLY</p>
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RESPONSE FORM

Please use this Response Form to make comments and representations on the modifications to the Draft Area Plan.

Closing date for representations is the **27th March 2025**

Respondents are encouraged to complete and submit this form via the [Consultation Hub](#) however the Department will accept completed forms which are sent by email to northandwest@gov.im or by post to:

**Cabinet Office- Planning Policy
Third Floor Government Office
Bucks Road
Douglas
IM1 3PN**

Processing Notice:

It is important to note that all 'Response Forms' submitted to the Department will be made available for public viewing in due course with commentary from the Department. A Data Protection Impact Assessment has been carried out.

The personal data you provide is being collected for the purposes of updating Area Plan Documents in accordance with statute.

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1. Personal Details	
First Name	
Last Name	
Email	

2. Agent Details (if applicable)	
First Name	
Last Name	
Organisation	
Email	

3. I am...	
Landowner <input type="checkbox"/>	Developer <input type="checkbox"/>
Agent (acting on behalf of landowner or developer) <input type="checkbox"/>	Amenity/Community Group <input type="checkbox"/>
Resident <input type="checkbox"/>	Local Authority <input type="checkbox"/>
Other (please specify):	

Q1. Do you have any comments on the minor changes as set out in Paper 7: PIP 1 Schedule of Changes?

Please reference which modification(s) you are referring to in your answer

Q2. Do you have any comments on Modification 1 as set out in Paper 3: Schedule of proposed Modifications?

Addition to paragraph 1.2.1 to reflect the development of the Area Plan for the North and West.

Support Object Neutral

Q3. Do you have any comments on Modification 2 as set out in Paper 3: Schedule of proposed Modifications?

Addition of new paragraph 4.6.1 outlining the Island's UNESCO Biosphere status.

Support Object Neutral

Q4. Do you have any comments on Modification 3 as set out in Paper 3: Schedule of proposed Modifications?

Rewording of paragraph 5.3.4 point 10 to reflect that the Plan identifies a preferred site for the delivery of an RSTW for Peel.

Support Object Neutral

Q5. Do you have any comments on Modification 4 as set out in Paper 3: Schedule of proposed Modifications?

Rewording of Landscape Proposal 3 to make correct reference to the Northern Uplands.

Support Object Neutral

Q6. Do you have any comments on Modification 5 as set out in Paper 3: Schedule of proposed Modifications?

Rewording of Landscape Proposal 7 to make correct reference to the Northern Uplands.

Support Object Neutral

Q7. Do you have any comments on Modification 6 as set out in Paper 3: Schedule of proposed Modifications?

Rewording of Chapter 7 Plan Objective 4 and Plan Outcome 4a to improve clarity and accuracy.

Support Object Neutral

Q8. Do you have any comments on Modification 7 as set out in Paper 3: Schedule of proposed Modifications?

Amendment to paragraph 7.13.1 to reflect the correct number of wildlife sites

Support Object Neutral

Q9. Do you have any comments on Modification 8 as set out in Paper 3: Schedule of proposed Modifications?

Amendment to Natural Environment Proposal 8 to include references to nature conservation and biosecurity.

Support Object Neutral

Q10. Do you have any comments on Modification 9 as set out in Paper 3: Schedule of proposed Modifications?

Addition of new paragraph 7.24 relating to Biodiversity Net Gain.

Support Object Neutral

Q11. Do you have any comments on Modification 10 as set out in Paper 3: Schedule of proposed Modifications?

Addition to Built Environment Proposal 1 in relation to Urban Regeneration.

Support Object Neutral

Q12. Do you have any comments on Modification 11 as set out in Paper 3: Schedule of proposed Modifications?

Removal of the reference to datum in Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey

Support Object Neutral

Q13. Do you have any comments on Modification 12 as set out in Paper 3: Schedule of proposed Modifications?

Removal of reference to the feasibility of a new over-river link in Built Environment Proposal 2- CTA Proposal of West Quay and Sulby River, Ramsey.

Support Object Neutral

Q14. Do you have any comments on Modification 13 as set out in Paper 3: Schedule of proposed Modifications?

Removal of paragraph 8.16 - Building Densities as well as Built Environment Proposal 3 entirely.

Support Object Neutral

Q15. Do you have any comments on Modification 14 as set out in Paper 3: Schedule of proposed Modifications?

Modification of Table 7 to reflect the correct number of Registered Buildings in the North and West

Support Object Neutral

Q16. Do you have any comments on Modification 15 as set out in Paper 3: Schedule of proposed Modifications?

Amendment of Chapter 10 Plan Objective 6 and the removal of Plan Outcome 6b

Support Object Neutral

Q17. Do you have any comments on Modification 16 as set out in Paper 3: Schedule of proposed Modifications?

Additional point added in paragraph 10.5.2

Support Object Neutral

Q18. Do you have any comments on Modification 17 as set out in Paper 3: Schedule of proposed Modifications

Rewording of paragraph 10.7.1 in relation to Jurby Airfield.

Support Object Neutral

Q19. Do you have any comments on Modification 18 as set out in Paper 3: Schedule of proposed Modifications

Rewording of Transport and Utilities Proposal 3 in relation to inclusive access to the heritage trail.

Support Object Neutral

Q20. Do you have any comments on **Modification 19** as set out in **Paper 3: Schedule of proposed Modifications**

Removal of Transport and Utilities Proposal 5 in relation to Jurby Airfield safeguarding.

Support Object Neutral

Q21. Do you have any comments on **Modification 20** as set out in **Paper 3: Schedule of proposed Modifications**

Additional text in paragraph 10.8.3.

Support Object Neutral

Q22. Do you have any comments on **Modification 21** as set out in **Paper 3: Schedule of proposed Modifications**

Additional text in paragraph 10.10.3 outlining the benefits of SuDS

Support Object Neutral

Q23. Do you have any comments on Modification 22 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Transport and Utilities Proposal 7

Support Object Neutral

Q24. Do you have any comments on Modification 23 as set out in Paper 3: Schedule of proposed Modifications

Amendment to paragraph 10.12 supporting the decarbonisation of the energy network

Support Object Neutral

Q25. Do you have any comments on Modification 24 as set out in Paper 3: Schedule of proposed Modifications

Addition of Mineral Proposal 4 in relation to the remediation and restoration of sites at the end of their operational lifespan.

Support Object Neutral

Q26. Do you have any comments on Modification 25 as set out in Paper 3: Schedule of proposed Modifications

Re-wording of paragraph 10.16.3 relating to the storage and treatment of silt from Peel Marina

Support Object Neutral

Q27. Do you have any comments on Modification 26 as set out in Paper 3: Schedule of proposed Modifications

Removal of Waste Proposal 1, subsequent Waste Proposals are re-numbered accordingly

Support Object Neutral

Q28. Do you have any comments on Modification 27 as set out in Paper 3: Schedule of proposed Modifications

Addition of new Waste Proposal 2 in relation to the retention of Rockmount as a waste facility.

Support Object Neutral

Q29. Do you have any comments on Modification 28 as set out in Paper 3: Schedule of proposed Modifications

Addition of New Waste Proposal 3 in relation to the retention of Wright's Pit North as a waste facility.

Support Object Neutral

Q30. Do you have any comments on Modification 29 as set out in Paper 3: Schedule of proposed Modifications

Amendment of paragraph 11.1.7 and renumbered to 11.1.8

Support Object Neutral

Q31. Do you have any comments on Modification 30 as set out in Paper 3: Schedule of proposed Modifications

Amendment of paragraph 11.2.3 in relation to future employment land need

Support Object Neutral

Q32. Do you have any comments on Modification 31 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Chapter 11 Plan Objective 3

Support Object Neutral

Q33. Do you have any comments on Modification 32 as set out in Paper 3: Schedule of proposed Modifications

Amendment to paragraph 11.4.3 to reflect the amount of employment land provision made for by the Area Plan.

Support Object Neutral

Q34. Do you have any comments on Modification 33 as set out in Paper 3: Schedule of proposed Modifications

Removal of paragraph 11.4.4

Support Object Neutral

Q35. Do you have any comments on Modification 34 as set out in Paper 3: Schedule of proposed Modifications

Removal of paragraph 11.4.5

Support Object Neutral

Q36. Do you have any comments on Modification 35 as set out in Paper 3: Schedule of proposed Modifications

Rewording of section 11.5

Support Object Neutral

Q37. Do you have any comments on Modification 36 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Table 10 to include PR001 and PR010.

Support Object Neutral

Q38. Do you have any comments on Modification 37 as set out in Paper 3: Schedule of proposed Modifications

New Employment Proposal 3 for proposal of PTE001 for employment uses.

Support Object Neutral

Q39. Do you have any comments on Modification 38 as set out in Paper 3: Schedule of proposed Modifications

Addition of new section 11.10 and new Employment Proposal 5 for PR001.

Support Object Neutral

Q40. Do you have any comments on Modification 39 as set out in Paper 3: Schedule of proposed Modifications

Addition of new section 11.10 and new Employment Proposal 6 for PR010.

Support Object Neutral

Q41. Do you have any comments on Modification 40 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Employment Proposal 4.

Support Object Neutral

Q42. Do you have any comments on Modification 41 as set out in Paper 3: Schedule of proposed Modifications

Rewording of section 11.10.

Support Object Neutral

Q43. Do you have any comments on Modification 42 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Tourism Proposal 2.

Support Object Neutral

Q44. Do you have any comments on Modification 43 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Tourism Proposal 3 in relation to 'marina type developments.'

Support Object Neutral

Q45. Do you have any comments on Modification 44 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Chapter 13- Plan Outcome 6b.

Support Object Neutral

Q46. Do you have any comments on Modification 45 as set out in Paper 3: Schedule of proposed Modifications

Removal of Open Space and Community Proposal 1 and subsequent renumbering of Proposals.

Support Object Neutral

Q47. Do you have any comments on Modification 46 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Open Space and Community Proposal 2

Support Object Neutral

Q48. Do you have any comments on Modification 47 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Open Space and Community Proposal 4

Support Object Neutral

Q49. Do you have any comments on Modification 48 as set out in Paper 3: Schedule of proposed Modifications

Rewording of Open Space and Community Recommendation 1 and change to Open Space and Community Proposal 5.

Support Object Neutral

Q50. Do you have any comments on Modification 49 as set out in Paper 3: Schedule of proposed Modifications

Renumbering of Proposal, amendment to L0001 development brief

Support Object Neutral

Q51. Do you have any comments on Modification 50 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Open Space and Community Recommendation 2 and renamed to Open Space and Community Proposal 7.

Support Object Neutral

Q52. Do you have any comments on Modification 51 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Open Space and Community Recommendation 3 and renamed to Open Space and Community Proposal 8.

Support Object Neutral

Q53. Do you have any comments on Modification 52 as set out in Paper 3: Schedule of proposed Modifications

Addition of Development Brief for GO003, Glen Mona.

Support Object Neutral

Q54. Do you have any comments on Modification 53 as set out in Paper 3: Schedule of proposed Modifications

Insertion of new proposal and Development Brief for PC007.

Support Object Neutral

Q55. Do you have any comments on Modification 54 as set out in Paper 3: Schedule of proposed Modifications

Amendment to section 14.2.

Support Object Neutral

Q56. Do you have any comments on Modification 55 as set out in Paper 3: Schedule of proposed Modifications

Addition to paragraph 14.3.6, recognising that the Plan may remain beyond the Plan Period.

Support Object Neutral

Q57. Do you have any comments on Modification 56 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Section 14.4 and Housing Outcome 1a.

Support Object Neutral

Q58. Do you have any comments on Modification 57 as set out in Paper 3: Schedule of proposed Modifications

Amend Table 15 according to the changes proposed to Table 16.

Support Object Neutral

Q59. Do you have any comments on Modification 58 as set out in Paper 3: Schedule of proposed Modifications

Rewording of paragraph 14.7.1

Support Object Neutral

Q60. Do you have any comments on Modification 59 as set out in Paper 3: Schedule of proposed Modifications

Amend paragraph 14.7.2 in accordance with Table 16.

Support Object Neutral

Q61. Do you have any comments on Modification 60 as set out in Paper 3: Schedule of proposed Modifications

Rewording of paragraph 14.8.2 point v.

Support Object Neutral

Q62. Do you have any comments on **Modification 61** as set out in **Paper 3: Schedule of proposed Modifications**

Rewording of paragraph 14.8.2 point vi.

Support Object Neutral

Q63. Do you have any comments on **Modification 62** as set out in **Paper 3: Schedule of proposed Modifications**

Rewording of Residential Proposal 2 to clarify which sites the proposal relates to.

Support Object Neutral

Q64. Do you have any comments on **Modification 63** as set out in **Paper 3: Schedule of proposed Modifications**

Amended Development Briefs for sites PR002, GMR008, 009, 023, 003 and GMC002.

Support Object Neutral

Q65. Do you have any comments on Modification 64 as set out in Paper 3: Schedule of proposed Modifications

Removal of all references to development density in Development Briefs.

Support Object Neutral

Q66. Do you have any comments on Modification 65 as set out in Paper 3: Schedule of proposed Modifications

Amendment to all Development Briefs for greenfield sites in relation to Biodiversity Net Gain.

Support Object Neutral

Q67. Do you have any comments on **Modification 66** as set out in **Paper 3: Schedule of proposed Modifications**

Modification of greenfield Development Briefs with the requirement for soil quality survey where development would entail the loss of class 1 or 2 soils.

Support Object Neutral

Q68. Do you have any comments on **Modification 67** as set out in **Paper 3: Schedule of proposed Modifications**

Amendment of Development Briefs for GMR008, 009, 023, 003 and GMC002.

Support Object Neutral

Q69. Do you have any comments on Modification 68 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Development Brief for RR009 to require consideration for Flood Risk Assessment and of a Sustainable Urban Drainage System.

Support Object Neutral

Q70. Do you have any comments on Modification 69 as set out in Paper 3: Schedule of proposed Modifications

Proposal of RR006 and RR007 for development and changes to the Development Brief.

Support Object Neutral

Q71. Do you have any comments on Modification 70 as set out in Paper 3: Schedule of proposed Modifications

Proposal of AR004 for residential use.

Support Object Neutral

Q72. Do you have any comments on Modification 71 as set out in Paper 3: Schedule of proposed Modifications

Addition of MR007 and MR008 as proposal sites and creation of development briefs in paragraphs 14.10.7 and 14.10.8.

Support Object Neutral

Q73. Do you have any comments on Modification 72 as set out in Paper 3: Schedule of proposed Modifications

Removal of LR007 and accompanying Development Brief.

Support Object Neutral

Q74. Do you have any comments on Modification 73 as set out in Paper 3: Schedule of proposed Modifications

Removal of LR040 and accompanying Development Brief.

Support Object Neutral

Q75. Do you have any comments on Modification 74 as set out in Paper 3: Schedule of proposed Modifications

Addition of LR001 and accompanying Development Brief.

Support Object Neutral

Q76. Do you have any comments on Modification 75 as set out in Paper 3: Schedule of proposed Modifications

Proposal of GMR006 in addition to GMR001 and changes to Development Brief.

Support Object Neutral

Q77. Do you have any comments on Modification 76 as set out in Paper 3: Schedule of proposed Modifications

Proposal of PTR004(b) and accompanying Development Brief.

Support Object Neutral

Q78. Do you have any comments on Modification 77 as set out in Paper 3: Schedule of proposed Modifications

Proposal of site GR021.

Support Object Neutral

Q79. Do you have any comments on Modification 78 as set out in Paper 3: Schedule of proposed Modifications

Proposal of site GR022.

Support Object Neutral

Q80. Do you have any comments on Modification 79 as set out in Paper 3: Schedule of proposed Modifications

Amend Table 16 as set out in the Inspector's Report.

Support Object Neutral

Q81. Do you have any comments on Modification 80 as set out in Paper 3: Schedule of proposed Modifications

Removal of any references to "Draft Plan" or "Draft Area Plan for the North and West".

Support Object Neutral

Q82. Do you have any comments on Modification 81 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Table A.1.3 to reflect the correct number of Wildlife Sites in the North and West.

Support Object Neutral

Q83. Do you have any comments on Modification 82 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Landscape Character F5- Sulby River to make correct reference to the Northern Uplands

Support Object Neutral

Q84. Do you have any comments on Modification 83 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Environmental Constraints map to reflect Draft Conservation Areas.

Support Object Neutral

Q85. Do you have any comments on Modification 84 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Environmental Constraints maps to include Marine Nature Reserves, modification to Area of Ecological Interest and the expansion of Ramsey Hairpin Woodland Park.

Support Object Neutral

Q86. Do you have any comments on Modification 85 as set out in Paper 3: Schedule of proposed Modifications

Update Infrastructure Constraints Map to show updated flood risk areas.

Support Object Neutral

Q87. Do you have any comments on Modification 86 as set out in Paper 3: Schedule of proposed Modifications

Update Dhoon Quarry to better reflect the extent of the mineral deposit in the Environmental Constraints Map.

Support Object Neutral

Q88. Do you have any comments on **Modification 87** as set out in **Paper 3: Schedule of proposed Modifications**

Removal of Jurby Airfield Safeguarding Area from Infrastructure Constraints Map.

Support Object Neutral

Q89. Do you have any comments on **Modification 88** as set out in **Paper 3: Schedule of proposed Modifications**

Amendment to site boundary of RR009 in Map 4.

Support Object Neutral

Q90. Do you have any comments on Modification 89 as set out in Paper 3: Schedule of proposed Modifications

Proposal of sites RR006 and RR007, amendment to include adjacent kennels in Map 4.

Support Object Neutral

Q91. Do you have any comments on Modification 90 as set out in Paper 3: Schedule of proposed Modifications

Amendment in Map 4 to change of Poylldooey House, Gardeners Lane from open space to residential.

Support Object Neutral

Q92. Do you have any comments on Modification 91 as set out in Paper 3: Schedule of proposed Modifications

Amendment of size and location of public open space within site to match appeal report 20/01080/B.

Support Object Neutral

Q93. Do you have any comments on Modification 92 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 4 to Include small area of employment land adjacent to swimming pool and the Promenade, Ramsey; amendment of settlement boundary to include area.

Support Object Neutral

Q94. Do you have any comments on **Modification 93** as set out in **Paper 3: Schedule of proposed Modifications**

Amendment of Map 4 to recognise the Proposals of RR011, Bowring Road, RR012, Richmond Road, and LR001, Ballacarbery for residential development.

Support Object Neutral

Q95. Do you have any comments on **Modification 94** as set out in **Paper 3: Schedule of proposed Modifications**

Proposal of LR017 for residential development.

Support Object Neutral

Q96. Do you have any comments on Modification 95 as set out in Paper 3: Schedule of proposed Modifications

Change of GMR003 and GMC002 from Civic, Cultural or other use to Residential. Change fields 314533 and 314528 (part of GMR023 adjacent to Tommy Clucas Avenue) from Residential to Civic, Cultural or other use. Change indicative route of district link road through GMR003 and change of fields 311906, 314532 and 314531 from Agricultural and District Link Road to white land (amendment of Settlement Boundary) all as shown on the plan attached to COD10 and rationalise the eastern boundary of Site GMR009 to follow the boundary of Sunset Lakes.

Support Object Neutral

Q97. Do you have any comments on Modification 96 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 6 to include the change of PC007, land adjacent to Lheany Voar west of Ballaquane Road for civic, cultural or other uses.

Support Object Neutral

Q98. Do you have any comments on Modification 97 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 6 to change designation of PO007, Marine Drive to Tourism, Leisure and Recreation; Amend the designation of Derby Road/ Ballaquaine Road campsite and undeveloped land from Civic, Cultural or other use to Open Space.

Support Object Neutral

Q99. Do you have any comments on **Modification 98** as set out in **Paper 3: Schedule of proposed Modifications**

Amendment of Map 6 to recognise that PR001 (Barfords) and PR008/010 (Faulkners) are proposed for employment land.

Support Object Neutral

Q100. Do you have any comments on **Modification 99** as set out in **Paper 3: Schedule of proposed Modifications**

Change of Map 6 to include proposal of Field 314539 for residential development, and proposal of Field 311889 as open space for the purpose of golf.

Support Object Neutral

Q101. Do you have any comments on Modification 100 as set out in Paper 3: Schedule of proposed Modifications

Change of Map 6 to change designation of former Corrin Memorial Care Home to predominantly residential.

Support Object Neutral

Q102. Do you have any comments on Modification 101 as set out in Paper 3: Schedule of proposed Modifications

Amend Map 8 to include the proposal of additional land for employment development at Andreas Airfield.

Support Object Neutral

Q103. Do you have any comments on **Modification 102** as set out in **Paper 3: Schedule of proposed Modifications**

Amend Map 8 to include proposal of AR004, Oatlands Farm, Andreas for predominantly residential development.

Support Object Neutral

Q104. Do you have any comments on **Modification 103** as set out in **Paper 3: Schedule of proposed Modifications**

Amendment of Map 9 to include Field 124728 within JE001 for employment development.

Support Object Neutral

Q105. Do you have any comments on Modification 104 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 10 to include MR007, MR008 and MR011 for residential development, amendment to encompass both fields of MR007.

Support Object Neutral

Q106. Do you have any comments on Modification 105 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 11 to include GMR006 for residential development and extension of boundary of GMR001.

Support Object Neutral

Q107. Do you have any comments on Modification 106 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 12 to include proposal PTE001 for employment land development.

Support Object Neutral

Q108. Do you have any comments on Modification 107 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 12 to include proposal PTR004b for residential development.

Support Object Neutral

Q109. Do you have any comments on Modification 108 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 15 to include LR027 for predominantly residential development.

Support Object Neutral

Q110. Do you have any comments on Modification 109 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 16 to include the proposal of GR021 for predominantly residential development.

Support Object Neutral

Q111. Do you have any comments on Modification 110 as set out in Paper 3: Schedule of proposed Modifications

Amendment of Map 16 to propose Glen Mona Hall as residential.

Support Object Neutral

Q112. Do you have any comments on Modification 111 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Map 16 to include proposal of GR022 for predominantly residential development.

Support Object Neutral

Q113. Do you have any comments on Modification 112 as set out in Paper 3: Schedule of proposed Modifications

Amendment to Map 18 to designate the Waterfall Hotel and adjacent beer garden for predominantly residential and designate the Waterfall Hotel car park for proposed mixed use.

Support Object Neutral

Data Protection and Processing

We require your permission to hold your contact details on our database and publish the response. In signing this form, I agree that the Cabinet Office, Isle of Man Government can hold contact details and related responses and I understand that they will only be used in relation to planning matters.

Please note that forms that are not signed and dated will not be accepted.

Signature **Date**.....