



Isle of Man
Government
Reiltys Ellan Vannin

Area Plan for the North and West Proposed Modifications

Table of the Inspector's Recommended
Major Changes (RMCs) and corresponding
Modification number (M)

Paper 2

January 2025



A guide to this document

This Paper assigns each of the Inspector's 86 Recommended Major Changes (RMC's) - as listed in Appendix A of the Inspector's Report - a Modification Number (M1, M2 etc.). It describes the relevant part of the written statement or map to refer to.

To view the suggested Cabinet Office response to each of the RMCs, please refer to Paper 3 'Schedule of proposed Modifications taking account of all RMCs and other Departmental responses.'

Recommended Major Change (RMC) No.	Written Statement reference (Draft Plan 2022) or Easting/Northing on Map	Inspector's Recommendation	Modification Number (see Annex 3)
Chapter 4 - National Strategies relevant to the North and West			
RMC 1	New paragraph 4.6	Proposed addition of new section 4.6.1 to read: "The Isle of Man was designated a UNESCO Biosphere in 2016 in recognition of its special environment, culture, heritage, economy, and its popular desire to cherish and nurture them, with commitment to seek re-accreditation in 2026. The Island is the only entire nation Biosphere. This has particular relevance to Chapter 7 The Natural Environment.	M2
Chapter 5 - A Spatial Vision for the North and West			
RMC 2	Paragraph 5.3.4 - Item 10	Proposed re-wording of section to read: "How to secure drainage improvements as part of planned development through SuDS and identify a preferred site for regional sewage treatment, and ..."	M3
Chapter 6 - landscape Character and Appearance			
RMC 3	Landscape Proposal 3	Proposed rewording of last line of Proposal to read: "Dramatic views to the adjacent Northern uplands shall not be impaired".	M4
RMC 4	Landscape Proposal 7	Proposed rewording of last line of Proposal to read: "Dramatic views to the adjacent Northern uplands shall not be impaired".	M5
Chapter 7 - The Natural Environment			
RMC 5	Chapter 7 - Plan Objective 4 and Outcome 4a	Proposed re-wording to read: " Plan Objective 4: to support the integration of greener drainage initiatives, such as Sustainable Drainage Systems (SUDS), into development schemes, as part of the wider approach to manage flood risk in the longer-term adaptation to climate change. Plan Outcome 4a: There will be an increase in the number of new developments incorporating SuDS (green drains) in the North and West adopted by an appropriate statutory undertaking.	M6
RMC 6	Paragraph 7.13.1	Proposed re-wording to read: "There are 25 designated 'Wildlife Sites' (see Appendix 1, Table A.1.3). Wildlife Sites are designated by the Manx Wildlife Trust..."	M7
RMC 7	Natural Environment Proposal 8	proposed re-wording of Proposal to read: "Flood alleviation measures will be supported in principle for the Ramsey harbour area and the Peel harbour area. The schemes must demonstrate the known flood risk and assess nature conservation (including designated sites), biosecurity (invasive non-native species), heritage and landscape visual impacts. There must be clear demonstration that the final design and finishes have been prepared with the findings in mind with clear mitigation proposals where necessary to minimise those impacts	M8
RMC 8	New Natural Environment Proposal 12	New Natural Environment Proposal 12 expressly requiring Biodiversity net Gain in accordance with current Government policy and legislation.	M9
Chapter 8 - Built Environment and Urban Regeneration			

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RMC 9	Built Environment Proposal 1: Urban Regeneration	Proposed additional point at end of 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."	M10
RMC 10	Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey	Proposed removal of "showing levels at the appropriate datum" from point 1 of Proposal.	M11
RMC 11	Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey	Proposed removal of point iv of Proposal relating to new over river link	M12
RMC 12	Paragraph 8.16 and Built Environment Proposal 3	Proposed removal of paragraph 8.16 and Built Environment Proposal 3 entirely.	M13
Chapter 10 - Transport and Utilities			
RMC 13	Section 10.3, Chapter 10 Plan Objective 6 and Plan Outcome 6b	Proposed re-wording to read: " Plan Objective 6: To take into account published flood maps when allocating sites for development and in the drafting of site-specific development briefs." Proposed removal of Outcome 6b.	M15
RMC 14	Paragraph 10.5.2	Proposed addition of 4th bullet point to read: "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".	M16
RMC 15	Section 10.7 Paragraph 10.7.1	Proposed replacement section to read: "Within the North and West there are two major former airfields, one situated at Andreas and one at Jurby. The strategic importance of the Jurby Airfield as a potential contingency to Ronaldsway Airport is recognised by the Department of Infrastructure (Airport Division), however this has yet to be formally assessed. It is the intention that this will form part of the Masterplan for Ronaldsway and a commitment has been made by the Department that ahead of any inclusion within the Masterplan full engagement will take place through the Airport Division. It is also the intention that the Masterplan will include any current safeguarded areas around the Island's airports, airfields and air traffic control sites in accordance with Strategic Plan Transport Policy 10.	M17
RMC 16	Transport and Utilities Proposal 3	Proposed re-wording of proposal to read: "Applications that seek to re-establish or improve the route of the former railway line (Ramsey to Peel, St Johns and Foxdale) for inclusive public access and use by all, whether for active travel or leisure purposes will be supported provided that such proposals comply with other proposals in this Plan. Surface treatment must be appropriate for all users."	M18
RMC 17	Transport and Utilities Proposal 5	Proposed removal of Proposal.	M19

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RMC 18	New Paragraph 10.10.3	Proposed addition of: "There is an increased recognition that Sustainable Drainage Systems (SuDS) can bring enhancements to management of surface water drainage when land is developed. The benefits of SuDS include being able to: a. Protect and enhance natural water systems while controlling and minimising effect on neighbouring properties; b. Integrate stormwater treatment into the landscape; c. Protect the quality of water; d. Reduce run-off and peak flows; and e. Minimise drainage and infrastructure costs.	M21
RMC 19	Transport and Utilities Proposal 7	Proposed re-wording of Proposal to read: "In order to respond to the increasing risk of flooding in terms of stormwater and overland flow on new developments, neighbouring properties and surrounding catchments, applications shall, where the nature, location or the scale of development warrants, demonstrate that consideration has been given to the use of Sustainable Drainage Systems (SuDS) in the development design and included where appropriate."	M22
RMC 20	Section 10.12	Proposed replacement of paragraphs 10.12.2 to 10.12.7 to read: "Replace paragraphs 10.12.2 to 10.12.7 with the following: "10.12.2 The Climate Action Plan 2022 to 2027 was approved by Tynwald in October 2022. The Action Plan is committed to developing a Low Carbon Energy Strategy - to supply 100% of our electricity from carbon neutral sources by 2030 – set out in Deliverable Action 1.1. It also sets out an action to develop and implement a Low Carbon Heating Strategy which will deliver a 15% sector reduction by 2027 – set out in Deliverable Action 2.1. 10.12.3 Principle 2 of the DEFA Energy Strategy 2023 sets out a benchmark to optimise the level of on Island renewables and carbon neutral energy generation. The aim is to seek a level of home grown energy production that maximises the benefits of energy independence, balances costs and economic benefits, and maintains existing levels of resilience. 10.12.4 Much research and analysis will be required to arrive at the optimal technological vision that will underpin future plans for power system development – essentially mapping out a clear route to net zero. It is likely that a change in energy mix with a greater focus on solar, wind, biomass or an 'interconnector' to a neighbouring jurisdiction or any combination of the aforementioned will be influential in reaching this goal. Importantly for the grid, there is a need to balance renewables such as solar and wind because they are not available all of the time. It is also important that there is network resilience and security. 10.12.5 The resulting land requirements for any future proposals should achieve a balance between competing economic, social and environmental objectives. Depending on what is being proposed, there will be different issues and challenges to balance. 10.12.6 Not all of the strategic policy changes required to deliver wide-scale green energy solutions can be achieved through the North and West Plan. Such strategic policy change will be delivered via the Isle of Man Strategic Plan Review - having regard to wider Island wide government strategies identified above. 10.12.7 Given the clear government commitment to transition to green energy and heating solutions, the following Proposal has been prepared."	M23
RMC 21	New Minerals Proposal 4	Proposed 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"	M24
RMC 22	Paragraph 10.16.3	Proposed amendment to paragraph 10.16.3 to read: "In Peel, there is a recognised issue with silt that builds up in the Peel Marina. This is currently being dealt with via an existing planning approval whereby the silt is set out in a lagoon (for onward disposal) on the area of industrial land on the level area between Mill Road and Glenfaba Road."	M25
RMC 23	Waste Proposal 1	Proposed removal of Waste Proposal 1.	M26

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RMC 24	Waste Proposal 2	Proposed amendment to 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."	M27
RMC 25	Waste Proposal 3	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."	M28
Chapter 11 - Employment			
RMC 26	Paragraph 11.1.7	Proposed removal of sentences 2 and 3 and re-number 11.1.8	M29
RMC 27	Paragraph 11.2.3	Proposed re-wording of paragraph to read: "Since the approval of the Area Plan for the East by Tynwald in 2020 there has been no update to the ELR. 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 compliment 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. Site specific Proposals take account of the Island Spatial Strategy, market-based evidence on the supply of, and demand for different types of employment land, as well as the availability of existing employment sites; their opportunities and their constraints."	M30
RMC 28	Employment Objective 3	Proposed re-wording of plan objective to read: "To focus employment uses in Peel and Ramsey, but recognising opportunities/consolidation of uses in Jurby (Major Employment Area) and more informally arranged historic growth on Andreas Airfield as well as additional land adjacent to existing employment uses adjacent to the Clocktower Industrial Estate in Foxdale."	M31
RMC 29	Paragraph 11.4.3	Proposed re-wording to read: "To account for 'choice or churn', an over-allocation of 50% was applied which increased the 'need' figure to 2.79 hectares. 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. Since 2014, a total of 1.22 hectares in Jurby has been developed, and on this basis the outstanding need or residual 'target' based on the ELR is 1.57 ha to 2026".	M32
RMC 30	Paragraph 11.4.4	Proposed removal of paragraph.	M33
RMC 31	Paragraph 11.4.5	Proposed removal of paragraph.	M34

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RMC 32	Section 11.5 - Emerging Data	<p>Proposed addition of new section 11.5 to read: "Add new section 11.5 as follows: 11.5.1 The findings of the Employment Land Review do not properly align with the Island Spatial Strategy, or the status of Jurby and Ramsey as major employment and regeneration areas. Additionally, Cabinet Office have identified limitations in the ELR's data collection which resulted in an underestimation of growth in some sectors whilst overestimating growth in others. 11.5.2 In formulating an approach to employment land proposals for the North and West, Cabinet Office has undertaken a focused internal review of the findings of the ELR, and has used the latest quarterly employment statistics to determine an appropriate figure as follows: I. The Employment Land Review calculates the demand for employment land (manufacturing, distribution & warehousing and out of town office) from 2014 – 2026 and produces a combined figure for the North and West of 1.86 hectares. However, the ELR distribution is not properly aligned with the Island Spatial Strategy (N&W 30%) and the major employment and regeneration areas of Jurby and Ramsey, the commercial port of Peel or other opportunities available in the North and West. Rather, the ELR uses the responses data received via a survey to draw conclusions. ii. A significant under estimate of employees within the Manufacturing sector was made as measured on average of the last four quarters (Table 6: Private Sector –Office Based Employment). iii. This figure does not allow for choice or churn and therefore an element of over-allocation is required, 35% is proposed, and additional uplift proportional to the North and West's combined regional distribution percentage is also proposed to address the aforementioned shortfall in the employment estimates, giving a figure of 12.11 hectares. iv. Sites have been identified as being developed since 2014, giving a total of 1.22 hectares and a residual target of 10.89 hectares. 11.5.3 This approach has been adopted with the acknowledgement that the lifetime of the Area Plan for the North and West will, in all likelihood, last beyond the end of the Plan period. In doing this, Cabinet Office have aimed to provide adequate employment land opportunities in the medium term as a buffer to accommodate need as this Plan transitions to the All-Island Area Plan after 2026. The approach supports the aims of Our Island Plan which aims to create and fill 5,000 new jobs across new, enabling and key sectors by 2032. In addition to this, Cabinet Office acknowledges that the North and West may provide suitable locations for the future development of emerging industries which, may include but are not limited, to medicinal cannabis."</p>	M35
RMC 33	Section 11.6 Table 10	Proposed amendment of Table 10 to include sites PR001 (Barfords) and PR008/010 (Faulkners) as set out in COD 13	M36
RMC 34	Section 11.8 New Employment Proposal 3	Proposed additional of new Employment proposal to read as follows: "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)".	M37
RMC 35	Employment Proposal 5 and Development Brief	Proposed new Employment Proposal to read: "The development of Site PR001 will be supported for the following uses: light industrial, research and development"	M38
RMC 36	Employment Proposal 6 and Development Brief	Proposed new Employment Proposal to read: "The development of Site PR008/010 will be supported for the following uses: light industrial, research and development"	M39
RMC 37	Section 11.9 Employment Proposal 4	Proposed re-wording of Proposal as follows: "Site AE001 - 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."	M40
RMC 38	Paragraph 11.9.1	Renumber to 11.11.1 and proposed re-wording 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."	M41

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Chapter 12- Tourism and Leisure			
RMC 39	Tourism Proposal 2	Proposed re-wording to read: "The establishment of new, or alternations 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."	M42
RMC 40	Tourism Proposal 3	Proposed re-wording as follows: "Applications for new harbour works, harbour facilities and marine leisure facilities such as marinas (at any scale) and other development associated with marine development will be considered on their merits taking into account the Strategic Plan and all other Proposals in this Plan"	M43
Chapter 13 - Open Space and Recreation, Education, Health and other Community Facilities			
RMC 41	Chapter 13 - Plan outcome 6b	Proposed re-wording as follows: "Care challenges and site availability in Peel are recognised as well as the ongoing wider government work on nursing, residential and home care reform."	M44
RMC 42	Open Space and Community Proposal 1	Proposed removal of Proposal.	M45
RMC 43	Open Space and Community Proposal 2	Proposed re-wording as follows: "Site PO007 on the northern end of Peel Promenade is recognised as important existing and potential tourism, recreation and leisure space and will be retained for such uses. Opportunities to enhance these facilities or introduce new compatible uses that would complement the primary use of the site for tourism, recreation and leisure space will be considered on their merits, taking into account overall scale, design and layout, traffic generation and other planning considerations".	M46
RMC 44	Open Space and Community Proposal 4	Proposed re-wording to read: "The site occupied by the Corrin Memorial Care Home (now closed) is still recognised as having potential to deliver nursing or residential care home facilities, if required. Types of care falling into Use Class 3.2 – hospitals, nursing homes and residential institutions -set out in the Town and Country Planning (Use Classes) Order 2019 (or its replacement) would be appropriate on this site given its former use. Where applications propose to develop the site for residential development i.e. Class 3.3 'Dwellinghouses' set out in the Use Classes Order 2019 (or its replacement) or other uses, regard will be had to the progress and outcomes of the nursing, residential and home care reform project (relating to future land needs) which is underway as part of the Health and Care Transformation programme."	M47
RMC 45	Open Space and Community Recommendation 1	Proposed re-naming to Open Space and Community Proposal 5 and re-wording to read: "Cabinet Office will seek discussions with the Department of Health and Social Care in terms of its emerging long-term strategic policies in respect of future health and well-being 'campus' or 'hubs' and specifically the future opportunities to expand current facilities in Peel following on from the closure of the Corrin Memorial Care Home."	M48
RMC 46	Open Space and Community Proposal 5	Rename Open Space and Community Proposal 6 and add new point 7 it the development brief as follows: "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."	M49
RMC 47	Open Space and Community Recommendation 2	Re-name Open Space and Community Proposal 7 and re-word as follows: "Pursuant to reaching the goals identified in Our Island Plan, and in addition to the requirements set out in the Strategic Plan in terms of the level of formal and informal space needed, the Department will endeavour to develop partnerships with the public and private sectors which seek to provide the right mix of sports, recreation, amenity, informal play and children's play space in the North and West. Local authorities, Isle of Play, community groups may already be invested in improving play space and the Cabinet Office supports development which may include community planting schemes. The Department will seek to ensure local communities have the right opportunities for all aspects of open space and that where appropriate the right guidance is available especially in respect of children's play park provision. This is important community infrastructure and could be linked with any Active Travel Plan and any future measures or strategies to better connect green infrastructure and open space in the North and West to provide a network of accessible and practical 'greened' space that the community is invested in."	M50

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RMC 48	Open Space and Community Recommendation 3	Rename as Open Space and Community Proposal 8 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."	M51
RMC 49	New Development Brief GO003 - Glebe Field, Glen Mona	Insert new Development Brief for site GO003, Glebe Field, Glen Mona.	M52
Chapter 14 - Residential (Housing)			
RMC 50	Section 14.2 - How the 2021 Census has influenced this Plan	Proposed re-wording as follows: "14.2.1 The Strategic Plan states that there is an expected drop in household size of 0.04 every 10 years, as was the case at the 2011 Census as a 10-year rolling average. Shortly after the approval of the Strategic Plan, the 2016 Census results were published showing an increasing decline in average household size, as did the most recent 2021 Census. The decline in average household size between 2011 and 2021 is 0.01 per annum or 2.5 times more than the current policy assumption. Cabinet Office has recently published population projections containing several scenarios for future growth and the net inward migration required to achieve these outcomes. These figures are not predictions but indicative of the scenarios required to achieve a given outcome and are to be further investigated as part of the Strategic Plan Review. Cabinet Office notes that the Strategic Plan housing need figures were based on population estimates for 2026 that are higher than current projections for 2026 following the 2021 Census. 14.2.2 While the plan period of this Plan is to 2026, and there is the requirement to be in general conformity with the Strategic Plan, it is only prudent to take into account the time remaining in the plan period, emerging data projections, the deliverability of housing units in the next two years and the transitional arrangements from one plan to another. 14.2.3 Proposed housing allocations in this plan therefore go beyond the housing numbers specified in the Strategic Plan to take into account the changes in average household size that were at the time acknowledged as susceptible to influence from a wide range of macroeconomic factors and is in the spirit of the plan with the intention of having a regular reviews to plan, monitor and manage."	M54
RMC 51	New paragraph 14.3.6	Proposed addition of new paragraph 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."	M55
RMC 52	Section 14.4 Housing Objective 1 and Housing Outcome 1a	proposed re-wording as follows: "Plan Objective 1: In the first instance 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 and further to provide additional housing opportunities to meet need in the transition period beyond 2026. Plan Outcome 1a: 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."	M56
RMC 53	Table 15	Update in accordance with Table 16	M57

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RMC 54	Paragraph 14.7.1	Proposed re-wording as follows: " The calculations undertaken suggest a number of sites need to be allocated. The plan approach is to identify several Sustainable Urban Extensions in the Service Centres of Ramsey and Peel, smaller sites in the Service Villages of Andreas, St Johns, Kirk Michael and Foxdale and several modest sites in the Villages of Ballaugh, Sulby and Glen Mona. It is judged that these are sustainable sites which are deliverable within the plan period. In the case of the sites on the edge of Peel and Ramsey, proposals would benefit from the significant employment and leisure opportunities afforded by these larger settlements. In the case of the other proposal sites, all are on edge of existing settlements and in communities which have retained village pubs, schools, open spaces and paths for active travel/leisure purposes. Development on these sites has the potential to deliver high quality, sensitively designed developments which can be accessed by public transport and these sites would be proportionate to the character and scale of the settlements"	M58
RMC 55	Paragraph 14.7.2	Update in accordance with Table 16	M59
RMC 56	Paragraph 14.8.2 point v	Proposed re-word as follows: "Development sites identified in the Service Villages of Andreas, St Johns, Foxdale and Kirk Michael and Villages of Ballaugh, Sulby and Glen Mona which is in scale with the character of these Villages which already have good services and infrastructure and community facilities."	M60
RMC 57	Paragraph 14.8.2 point vi	Proposed re-wording as follows: "Allocation of sites is to be informed by published flood risk maps. Within sites appropriate to allocate, adjustments may be made to layouts and expected yields to mitigate any flood risks."	M61
RMC 58	Residential Proposal 2	proposed re-wording as follows: "Any further residential development applications on land in Peel or its sustainable urban extensions, whether or not such land is specifically named or numbered in this Plan, will need to provide clear information about how the proposed development will be drained and wastewater dealt with. All applications will be judged taking into account the level of additional discharge into the public sewerage system and any added harm on biodiversity, ecosystem health and human health. Any applications which would add to the current level of discharge into Peel Bay will also take account of Strategic Policy 4 (c), Environment Policy 22 in the Strategic Plan."	M62
RMC 59	Development Briefs	In Development Briefs for PR002, GMR008, GMR009, GMR023, GMR003 and GMC002 reword the sewage treatment criterion as follows: "No development shall take place until the Regional Sewage Treatment Works planned to serve Peel and the West is at its initial operational capacity. If there is certainty about when the new works will reach this stage be operational, it may be possible for a planning condition to be used to restrict properties being occupied until the necessary regional infrastructure is in operation available. This is to ensure that there is no significant additional discharge of untreated sewage/wastewater into Peel Bay. In all cases, the effective management of sewage and wastewater is a priority and applications must set out a design proposal and timeline for connection to the main sewerage network to enable delivery of sewage from this site for treatment at the RSTW."	M63
RMC 60	Development Briefs	Remove all references to development density in all Development Briefs	M64
RMC 61	Development Briefs	Add to all references of 'no net loss of biodiversity' the following: "... and Biodiversity net gain shall be sought according to current strategic policy or legislation"	M65
RMC 62	Development Briefs	Add to all site development briefs for greenfield land allocations where development could involve the loss of agricultural land of Classes 1 or 2 a criterion as follows: "Where development might result in the loss of agricultural land of Classes 1 or 2 the application must be accompanied by a soil quality survey of the site."	M66
RMC 63	Paragraph 14.10.2 Development brief for GMR008, GMR009, GMR023, GMR003 and GMC002	Amend site numbers and site sizes to accord with the inclusion of sites GMR003 and GMC002 in the allocation and the rationalisation of the boundary of GMR009 with Sunset lakes by RMC79 and amend the Development Brief criteria with respect to Development Density, biodiversity, soil survey and sewage treatment in accordance with RMC 59-62.	M67

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RMC 64	Paragraph 14.10.3 and Development Brief RR009	Add to the Development Brief additional criterion as follows: A Flood Risk Assessment is required for this site and a Sustainable Drainage System (SuDS) must be considered as part of any application and delete criterion 7 on development density and re-word criterion 8 on biodiversity in accordance with RMCs 60-61.	M68
RMC 65	Paragraph 14.10.4 Development Brief RR006 and RR007	<p>Insert the joint allocation and</p> <p>Reword development brief criteria 1-6 as follows:</p> <ol style="list-style-type: none"> 1. The sites shall be used for predominantly residential uses. 2. Given that the sites are in separate ownership, they may be developed at different times. 3. Any planning application to develop one or both of the sites must include suitable supporting environmental information to allow full and proper assessment of the impact of the proposals. As a minimum, a preliminary ecological assessment will be required. 4. A full Transport Assessment is required for any planning application covering either or both sites providing justification for the access solution proposed and all traffic impacts including consideration of potential impacts at Parliament Square, Ramsey. Site RR006 should provide for access off Andreas Road A9. 5. Development must not adversely affect Registered Tree Area RA1594. 6. A structural landscaping plan must be included with any application which should, wherever practicable, aim to retain existing hedgerows as part of the design approach. <p>Delete criterion 7 on development density and Reword criterion 8 on biodiversity in accordance with RMCs 60-61</p>	M69
RMC 66	Paragraphs 14.10.7 and 14.10.8 Development Briefs MR007 and MR008	Insert both allocations and add a criterion to both Development Briefs as follows: "Any proposal must demonstrate that careful consideration has been given to avoiding significant adverse impact on traffic congestion in Kirk Michael, the Kirk Michael Conservation Area or its setting and mountain views to the east."	M71
RMC 67	Paragraph 14.10.10 Development Brief LR007	Delete the allocation of Site LR007 (unless foul water drainage issues resolved pre-adoption)	M72
RMC 68	Paragraph 14.10.10 Development Brief LR040	Delete the allocation of Site LR040 (unless foul water drainage issues resolved pre-adoption)	M73

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RMC 69	Paragraph 14.10.12 Development Brief GMR001 and GMR006	<p>Amend site number and description to accord with the addition of site GMR006 and reword Development brief criteria 1-6 as follows:</p> <p>"1. 1.The sites shall be used for predominantly residential uses.</p> <p>2. Given the sites are in separate ownership, they may be developed at different times, but the development of one should not prejudice the development of the other</p> <p>3. Any planning application should be supported by an indicative Masterplan for the combined sites which may be broken down into Phases and must address the following matters:</p> <p>I. individual development phases which may be broken down into GMR001 and GMR006,</p> <p>ii. areas of public open space,</p> <p>iii. options for highway access and internal road network,</p> <p>iv. sustainable transport options which recognise the need to encourage active travel;</p> <p>v. landscaping and structural landscaping buffers.</p> <p>vi. Sustainable drainage systems.</p> <p>4. Given the characteristics of the site to the south of the Village and that it has more than one potential access point onto the Main Road, a full Transport Assessment is required for any planning application covering one or both sites providing justification for the access solution proposed.</p> <p>5. Any planning application to develop one or both of the sites must include suitable supporting environmental information to allow full and proper assessment of the impact of the proposal. As a minimum, a preliminary ecological appraisal and any necessary protected species surveys will be required given the proximity to an Area of Ecological Interest to the south east.</p> <p>6. Design should not inhibit any long-term potential active travel connections in a southerly direction to the school and the heritage trail". Delete criterion 6 on development density and re-word criterion 7 on biodiversity in accordance with RMCs60-61.</p>	M75
RMC 70	Development Brief PTR004b	Insert PTR004b with a Development Brief including reference to an AEI designation affecting the site, local development character and any other known constraints	M76
RMC 71	Table 16 Housing Supply Summary	Amend as set out in the table under Housing Land Supply as set out in the Inspector's Report.	M79

Appendix 1

Recommended Major Change (RMC) No.	Written Statement reference (Draft Plan 2022) or Easting/Northing on Map	Inspector's Recommendation	Modification Number (see Annex 3)
RMC 72	Table A.1.3	Proposed amendment of table to read: "4799/001 Andreas Rectory, Andreas 4096/002 Ballachurry, Andreas 3697/001 Ballamoar Castle, Jurby 4600/001 Ballavarkish, Bride 3292/001 Bishop's Court Glen, Michael and Ballaugh 2282/002 Cashtel Moar, Patrick 2283/001 Close Chiarn, Patrick 4001/001 Close Sayle, Andreas 3286/001 Eary Farm, Michael 4096/001 Glen Duff Quarry, Lezayre 3180/001 King's Forest, Marown 4292/001 Kirk Christ, Lezayre 2887/001 Lady Port, German 3894/001 Lezayre Community Hall, Lezayre 4096/001 The Dollough, Lezayre 2482/001 The Raggatt, Patrick 2280/001 Traie Cronkan, Patrick 4788/001 Traie ny Halsall, Maughold 2886/001 Wood's Strand, German 4001/002 Lough Gat-y-Whing, Andreas 4990/001 Maughold Head, Maughold 2282/001 Gob ny Garvain, Maughold 2072/001 Contrary Head, Patrick 3893/001 Sulby Waterworks and Mill Cottage,Lezayre 2582/001 Mullen Beg and Ballamoar, Patrick	M81
Appendix 2			
RMC 73	Landscape Character F5 - Sulby River	Proposed amendment to make correct reference to the "Northern Uplands"	M82
Map 1aN and 1aW - Environmental Constraints North and West			
RMC 74	N/A	Proposed addition of the Draft Conservation Areas and sites of potential high environmental pollution risk arising from natural erosion processes such as landfill.	M83
RMC 75	N/A	Proposed addition of Marine Nature Reserves up to the Mean Low Water mark showing the foreshore in the West as an Area of Ecological Interest and the expansion of the Ramsey Hairpin Woodland Park	M84
Map 1bN - Infrastructure Constraints North			
RMC 76	236581 498483	Proposed removal of Jurby Airfield Safeguarding Area	M87
Map 4 - Ramsey			

Recommended Major Change (RMC) No.	Written Statement reference (Draft Plan 2022) or Easting/Northing on Map	Inspector's Recommendation	Modification Number (see Annex 3)
RMC 77	243595 494552	Proposed amendment of size and location of public open space within the allocated site according to appeal report 20/01080/B	M91
RMC 78	244492 495577, 244480 495408 and 244042 495863	Proposed designation of Sites RR011, Bowring Road and RR012, Richmond Road, and LR001, Ballacarbery for residential development	M93
Map 6 - Peel			
RMC 79	225422 483213	Proposed 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.	M95
RMC 80	225289 483938	Specify the civic, cultural or other use proposed for Site PR003/PO005.west of Ballquane Road.	M96
RMC 81	224952 484390, 225203 483985	Amend the designation of Site PO007, Marine Drive to Tourism, Leisure and Recreation and amend designation of Derby Road/Ballaquaine Road campsite and undeveloped land from Civic and Cultural to Open Space as shown on map attached to COD15	M97
RMC 82	225588 484448, 225444 483894	Change the designation of sites PR001 (Barfords) and PR008/010 (Faulkners) from residential to employment	M98
RMC 83	224583 483470, 224, 224482 483113	Change the designation of the Golf Club practice area Field 314539 to Predominantly residential and designate field 311889 as Open Space for the purpose of golf.	M99
RMC 84	224810 483919.	Amend designation of former Corrin Memorial Care Home to Predominantly Residential as shown on map attached to COD18	M100
Map 10- Kirk Michael			
RMC 85	231996 490258, 232016 490685	Extend predominantly residential designation to include field 230794 within site MR007 and designate site MR011 as predominantly residential	M104
Map 18 - Glen Maye			
RMC 86	223536 479788	Change the designation of the Waterfall Hotel and adjacent beer garden from mixed use to predominantly residential and change the designation of the former Waterfall Hotel car park from car park to mixed use.	M112



Isle of Man
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Paper 2