



Isle of Man
Government
Reiltys Ellan Vannin

Area Plan for the North and West Proposed Modifications

Schedule of proposed Modifications
taking account of all RMCs and other
Departmental responses

Paper 3

January 2025



A guide to this document

This Paper lists all the proposed Modifications (1 to 112) to the Draft Area Plan for the North and West.

Each proposed Modification describes where it originated (most are from the RMCs but there are others), the effect of the Modification and sets out suggested Cabinet Office comments alongside each proposed change.

Modification Number	Origin of Change (RMC No, Major Change No from PIP 1 or COD No.)	Inspector's Report Paragraph No.	Proposal/Paragraph of Draft Plan 2022 or Easting/Northing on Map	Effect of proposed Modification	Cabinet Office (Department) comments
Chapter 1 - An 'Area' approach to Plan making					
M1			Paragraph 1.2.1	Addition of text to reflect the development of the Area Plan for the North and West.	Cabinet Office accept this Recommendation and have amended the paragraph
Chapter 4 - National Strategies relevant to the North and West					
M2	RMC 1	49	New paragraph 4.6	Addition of new paragraph relating to the Island's UNESCO Biosphere status.	Cabinet Office accept this Recommendation and have included new paragraph 4.6.1 outlining the Island's status as a UNESCO Biosphere reserve.
Chapter 5 - A Spatial Vision for the North and West					
M3	RMC 2	53	Paragraph 5.3.4 - Item 10	Re-wording of paragraph relating to Sustainable Urban Drainage and the identification of a preferred site for regional sewage treatment.	Cabinet Office accept this Recommendation and have amended paragraph 5.3.4 point 10 to reflect that the Plan identifies a preferred site for the delivery of an RSTW for Peel.
Chapter 6 - landscape Character and Appearance					
M4	RMC 3	83-84	Landscape Proposal 3	Re-wording of paragraph to make correct reference to Northern Uplands.	Cabinet Office accept this Recommendation and have amended the Proposal to make correct reference to the Northern Uplands
M5	RMC 4	83-85	Landscape Proposal 7	Re-wording of paragraph to make correct reference to Northern Uplands.	Cabinet Office accept this Recommendation and have amended the Proposal to make correct reference to the Northern Uplands
Chapter 7 - The Natural Environment					
M6	RMC 5	86	Chapter 7 - Plan Objective 4 and Outcome 4a	Re-wording of Plan Objective 4 and Plan Outcome 4b in relation to how the Area Plan for the North and West encourages the development of Sustainable Urban Drainage Solutions.	Cabinet Office accept this Recommendation and have amended Chapter 7 Plan Objective 4 and Plan Outcome 4a to improve clarity and accuracy
M7	RMC 6	128	Paragraph 7.13.1	Re-wording to reflect the correct number of wildlife sites in the Plan Area.	Cabinet Office accept this Recommendation and have amended paragraph 7.13.1 to reflect that there are 25 Wildlife Sites in the North and West
M8	RMC 7		Natural Environment Proposal 8	Re-wording of Proposal to include reference to nature conservation (including designated sites) and biosecurity (invasive non-native species) in the development of flood alleviation measures in the Peel and Ramsey Harbour areas.	Cabinet Office accept this Recommendation and have amended Natural Environment Proposal 8 to include references to nature conservation (including designated sites) and biosecurity (invasive non-native species)
M9	RMC 8	88, 131	New Natural Environment Proposal 12	Addition of new section and new Natural Environment Proposal 12 relating to Biodiversity Net Gain (BNG)	Cabinet Office accept this Recommendation and have included new paragraph 7.24 - Approach to Biodiversity Net Gain
Chapter 8 - Built Environment and Urban Regeneration					
M10	RMC 9	62-70, 132	Built Environment Proposal 1: Urban Regeneration	Addition of point to proposal in relation to the development of brownfield, previously developed and/or contaminated land.	Cabinet Office accept this Recommendation and have included new text in Built Environment Proposal 1: Urban Regeneration
M11	RMC 10	133	Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey	Removal of reference to 'appropriate datum'.	Cabinet Office accept this Recommendation and have removed the reference to datum in Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey
M12	RMC 11	133	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 in Ramsey.	Cabinet Office accept this Recommendation and have removed the reference to the feasibility of a new over-river link in Built Environment Proposal 2 - CTA Proposal for West Quay and Sulby River, Ramsey

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M13	RMC 12	136	Paragraph 8.16 and Built Environment Proposal 3	Proposed removal of paragraph 8.16 and Built Environment Proposal 3 entirely which relates to minimum build densities of the net developable area of development sites.	Cabinet Office accept this Recommendation and have removed paragraph 8.16 - Building Densities as well as Built Environment Proposal 3 entirely.
M14	N/A	N/A	Table 7 - Registered Buildings in the North and West	Modifications to table to reflect the correct number of Registered Buildings in the North and West	Cabinet Office accept this Recommendation and have amended Table 7 accordingly.
Chapter 10 - Transport and Utilities					
M15	RMC 13	168	Section 10.3, Chapter 10 Plan Objective 6 and Plan Outcome 6b	Re-wording of Plan Objective to refer to the consideration of published flood maps when allocating sites for development and in drafting site specific development briefs.	Cabinet Office accept this Recommendation and have amended Chapter 10 Plan Objective 6 and removed Plan Outcome 6b
M16	RMC 14	141	Paragraph 10.5.2	Re-wording of paragraph in relation to as new information becomes available, the scale and proportion of improvements to junctions and corridors can be re-evaluated.	Cabinet Office accept this Recommendation and have included an additional point to paragraph 10.5.2
M17	RMC 15	160-163	Section 10.7 Paragraph 10.7.1	Re-wording of paragraph in relation to Jurby Airfield. Whilst the Department of Infrastructure (Airports Division) recognises the strategic importance of Jurby Airfield as a potential contingency to Ronaldsway, this has yet to be formally assessed. The Inclusion of the airfield in any future Masterplan will receive full public engagement and consultation.	Cabinet Office accept this Recommendation and have amended paragraph 10.7.1 and have removed the subsequent Transport and Utilities Proposal 5
M18	RMC 16	159	Transport and Utilities Proposal 3	Re-wording of Proposal in relation to establish inclusive access to the heritage trail for all users.	Cabinet Office accept this Recommendation and have amended Transport and Utilities Proposal 3
M19	RMC 17	160	Transport and Utilities Proposal 5	Removal of Proposal in relation to Jurby Airfield safeguarding.	Cabinet Office accept this Recommendation and have removed Transport and Utilities Proposal 5.
M20	N/A		Paragraph 10.8.3	Addition of "in new buildings"	To clarify that from 1st January 2025 fossil fuel heating systems will not be permitted in new buildings
M21	RMC 18	169	New Paragraph 10.10.3	New paragraph relating to the benefits of Sustainable Urban Drainage Systems.	Cabinet Office accept this Recommendation and have included additional text at paragraph 10.10.3 outlining the benefits of SuDS
M22	RMC 19	169	Transport and Utilities Proposal 7	Re-wording of Proposal in relation to encouraging the consideration of SUDS as part of development proposals.	Cabinet Office accept this Recommendation and have amended Transport and Utilities Proposal 7.
M23	RMC 20	175-176	Section 10.12	New section on supporting the decarbonisation of the energy network.	Cabinet Office accept this Recommendation and have amended paragraph 10.12 - Supporting the decarbonisation of the energy network.
M24	RMC 21	184	New Minerals Proposal 4	New Minerals Proposal 4 relating to remediation and restoration of mineral extraction sites once at the end of their operational lifespan.	Cabinet Office accept this Recommendation and have included a new Minerals Proposal 4.
M25	RMC 22	186-188	Paragraph 10.16.3	Re-wording of paragraph relating to the storage and treatment of silt from Peel Marina	Cabinet Office accept this Recommendation and have amended paragraph 10.16
M26	RMC 23	188	Waste Proposal 1	Removal of Waste Proposal 1, subsequent proposals renumbered.	Cabinet Office accept this Recommendation and have removed Waste Proposal 1, subsequent Waste Proposals are re-numbered accordingly.
M27	RMC 24	189-191	New Waste Proposal 2	Re-wording in relation to how the Area Plan for the North and West supports the retention of Rockmount as a waste facility.	Cabinet Office accept this Recommendation and have included a new Waste Proposal 2.
M28	RMC 25	191	New Waste Proposal 3	Re-wording in relation to how the Area Plan for the North and West supports the retention of Wright's Pit North as a waste facility.	Cabinet Office accept this Recommendation and have included a new Waste Proposal 3

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Chapter 11 - Employment					
M29	RMC 26	202	Paragraph 11.1.7	Removal of sentences 2 and 3 of paragraph and re-number 11.1.8	Cabinet Office accept this Recommendation and have amended paragraph 11.1.7 and re-numbered to 11.1.8
M30	RMC 27	202	Paragraph 11.2.3	Re-wording to reflect Cabinet Office data collection on future employment land need in the Plan Area.	Cabinet Office accept this Recommendation and have amended paragraph 11.2.3.
M31	RMC 28	202	Paragraph 11.3 Employment Objective 3	Re-wording to reflect the approach taken by the Area Plan when proposing land for employment uses.	Cabinet Office accept this Recommendation and have amended Chapter 11 - Plan Objective 3.
M32	RMC 29	202	Paragraph 11.4.3	Re-wording in relation to how employment land development since 2014 'counts' towards satisfying the employment land need set out in the existing Employment Land Review.	Cabinet Office accept this Recommendation and have amended paragraph 11.4.3 to reflect the amount of employment land provision made for by the Area Plan for the North and West.
M33	RMC 30	202	Paragraph 11.4.4	Removal of paragraph.	Cabinet Office accept this Recommendation and have removed the paragraph.
M34	RMC 31	202	Paragraph 11.4.5	Removal of paragraph.	Cabinet Office accept this Recommendation and have removed the paragraph.
M35	RMC 32	202	Section 11.5	Re-wording in relation to how the Area Plan for the North and West takes account of emerging data sets in re-assessing employment land requirements in the Plan Area.	Cabinet Office accept this Recommendation and have amended section 11.5
M36	RMC 33	195-201	Section 11.6 Table 10	Amendment to include PR001 (Barfords) and PR010 (Faulkners) in Table 10.	Cabinet Office accept this Recommendation and have amended Table 10 to include PR001 and PR010.
M37	RMC 34	202	New Employment Proposal 3	New Employment Proposal 3, proposal of PTE001 (Clocktower Industrial Estate) for employment uses.	Cabinet Office accept this Recommendation and have and have included the Proposal for PTE001.
M38	RMC 35	195-201	New Section 11.10 New Employment Proposal 5	New Section 11.10 and new Employment Proposal 5 PR001 (Barfords/Olive Court and the Edward Loades Building)	Cabinet Office accept this Recommendation and have and have included the Proposal for PR001.
M39	RMC 36	195-201	New Section 11.10 New Employment Proposal 6	New Section 11.10 and new Employment Proposal 6 PR010 (Faulkners)	Cabinet Office accept this Recommendation and have and have included the Proposal for PR010.
M40	RMC 37	202	Section 11.9 Employment Proposal 4 AE001	Re-wording of Proposal to include that the site is proposed to support special industrial development, HGV parking and other sui generis uses.	Cabinet Office accept this Recommendation and have amended Employment Proposal 4.
M41	RMC 38	202	Paragraph 11.9.1	Re-number to 11.11.1 and re-word to reference the Approved Island Plan and the Area Plan's approach to emerging industries.	Cabinet Office accept this Recommendation and have amended section 11.10.
Chapter 12- Tourism and Leisure					
M42	RMC 39	207	Tourism Proposal 2	Re-wording in relation to the development of tourist uses within settlement boundaries or on previously developed land so long as compliant with the Proposals of the Area Plan for the North and West and the Policies of the Strategic Plan.	Cabinet Office accept this Recommendation and have amended Tourism Proposal 2.
M43	RMC 40	208-215	Tourism Proposal 3	Re-wording of Proposal in relation to the definition of 'marina type developments'	Cabinet Office accept this Recommendation and have amended Tourism Proposal 3.
Chapter 13 - Open Space and Recreation, Education, Health and other Community Facilities					
M44	RMC 41	259	Chapter 13 - Plan outcome 6b	Re-wording of Plan outcome for consistency of approach in light of the Modification to Open Space and Community Proposal 4.	Cabinet Office accept this Recommendation and have amended Chapter 13 - Plan Outcome 6b
M45	RMC 42	254-257	Open Space and Community Proposal 1	Removal of Proposal.	Cabinet Office accept this Recommendation and have removed Open Space and Community Proposal 1 - subsequent Proposals renumbered accordingly.
M46	RMC 43	258	Open Space and Community Proposal 2	Re-wording of Proposal to reflect that the site is recognised as an important existing and potential tourism, recreation and leisure space and will be retained for such uses.	Cabinet Office accept this Recommendation and have amended Open Space and Community Proposal 2.

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M47	RMC 44	259	Open Space and Community Proposal 4	Re-wording of the Proposal to reflect that the site of the Corrin Care Home is still recognised as having the potential to deliver residential care home facilities (specifically class 3.2 of the Use Class Order 2019) and that if a scheme for proposed residential development (class 3.3 dwellinghouses of the 2019 use class order) regard will be had to progress or outcomes of any nursing, residential and home care reform project.	Cabinet Office accept this Recommendation and have amended Open Space and Community Proposal 4.
M48	RMC 45	251	Open Space and Community Recommendation 1	Re-wording to reflect Cabinet Office welcoming future discussions with the Department of Health and Social Care and all other key stakeholders on strategic policies relating to health and social care in the North and West	Cabinet Office rejects this Recommendation and opt not to re-name Open Space and Community Recommendation 1 as Open Space and Community Proposal 5. See Post-Inquiry Written Statement for amended wording.
M49	RMC 46	234	Open Space and Community Proposal 5	Renumbering of Proposal and addition of new point to Proposal setting out that the development of a new footpath between PROW 632 via the Sulby river and Mountain View Innovation Centre would be beneficial and that development proposals must demonstrate the extent to which this can be achieved as part of proposals.	Cabinet Office accept this Recommendation and have amended the Development Brief of LO001.
M50	RMC 47	233-236, 251	Open Space and Community Recommendation 2	Re-name Open Space and Community Proposal 7 and re-word to reflect that pursuant of the aims of the Island Plan, Cabinet Office will seek to develop partnerships with the private and public sector, including charities such as Isle of Play 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.	Cabinet Office amends this Recommendation and opt not to re-name Open Space and Community Recommendation 2 as Open Space and Community Proposal 7. Cabinet Office accept the wording change proposed by RMC 47. Cabinet Office is committed to ensuring the development of healthy communities in the North and West and commits to running a facilitated stakeholder workshop within 6 months of the Approval of the Area Plan for the North and West by Tynwald.
M51	RMC 48	233-236	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."	Cabinet Office accept this Recommendation and have amended the wording of the Proposal and changed Open Space and Community Recommendation 3 to Open Space and Community Proposal 8.
M52	RMC 49	233-236	New Development Brief GO003 - Glebe Field, Glen Mona	Insert new Development Brief for site GO003, Glebe Field, Glen Mona.	Cabinet Office accept this Recommendation and included a Development Brief for site GO003, Glebe Field, Glen Mona
M53	See RMC 80	414-418	New paragraph 13.7 and Open Space and Community Proposal 9	Insert new paragraph 13.7 and Open Space and Community Proposal 9 to add clarity to the types of uses which might be acceptable on the site.	Cabinet Office accept this Recommendation and included a new Proposal and Development Brief for new site code PC007
Chapter 14 - Residential (Housing)					
M54	RMC 50	261-273	Section 14.2 - How the 2021 Census has influenced this Plan	Re-wording to highlight how the 2021 Census has influenced the development of the Area Plan for the North and West.	Cabinet Office accept this Recommendation and have amended section 14.2.
M55	RMC 51	261-273	New paragraph 14.3.6	Re-wording paragraph setting out Cabinet Office's approach in recognising that the Area Plan for the North and West may well remain in force beyond the end of the Plan Period and to this end, Cabinet Office looks to plan modestly beyond the end of the Plan Period in 2026.	Cabinet Office accept this Recommendation and have added new text to paragraph 14.3.6.
M56	RMC 52	274-275	Section 14.4 Housing Objective 1 and Housing Outcome 1a	Re-wording of Plan Objective to reflect the approach taken in demonstrating adequate housing supply over the remainder of the Plan Period and re-wording of the Plan Outcome to reflect that the Plan seeks to deliver a mix of housing types and that there is sufficient space to support sustainable planning in the longer term.	Cabinet Office accept this Recommendation and have amended section 14.4.
M57	RMC 53	449	Table 15	Update in accordance with Table 16	Cabinet Office accept this Recommendation and have amended table 15 according to changes proposed to table 16.

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M58	RMC 54	449	Paragraph 14.7.1	Re-wording of paragraph in relation to how the Area Plan for the North and West attempts to satisfy the outstanding housing need	Cabinet Office accept this Recommendation and have amended paragraph 14.7.1.
M59	RMC 55	449	Paragraph 14.7.2	Update in accordance with Table 16	Cabinet Office accept this Recommendation and have amended paragraph 14.7.2 according to changes proposed to table 16.
M60	RMC 56	449	Paragraph 14.8.2 point v	Re-wording in relation to the potential development sites proposed by the Area Plan for the North and West.	Cabinet Office accept this Recommendation and have amended the text.
M61	RMC 57	168	Paragraph 14.8.2 point vi	Re-wording in relation to the allocation of sites being informed by published flood risk maps.	Cabinet Office accept this Recommendation and have amended the text.
M62	RMC 58	293-298, 343	Residential Proposal 2	Re-wording of Proposal to clarify which sites Residential Proposal relates to.	Cabinet Office accept this Recommendation and have amended the text.
M63	RMC 59	293-298, 310-316, 344	Development Briefs for sites PR002, GMR008, GMR009, GMR023, GMR003 and GMC002.	Re-wording of development Briefs including of sewage treatment and Biodiversity Net Gain criterion for sites PR002, GMR008, GMR009, GMR023, GMR003 and GMC002.	Cabinet Office amends this Recommendation and have amended the sewage treatment criterion of the Development Briefs for sites PR002, GMR008, GMR009, GMR023 and GMC002 in accordance with the suggested wording set out in Cabinet Office Document 20 (COD 20) published 9th August 2024 and the Biodiversity Net Gain (BNG) criterion in accordance with Recommended Major Change 61 (RMC 61).
M64	RMC 60	299, 310-316, 353	Development Briefs	Remove all references to development density in all Development Briefs.	Cabinet Office accept this Recommendation and have amended all Development Briefs.
M65	RMC 61	131, 300, 310-316, 353	Development Briefs	Re-wording to reflect the policy aspiration for Biodiversity Net Gain in all Development Briefs	Cabinet Office accept this Recommendation and have amended all Development Briefs for greenfield proposal sites.
M66	RMC 62	301, 310-316	Development Briefs	Additional development brief point requiring a soil quality survey for all greenfield land allocations where development would entail the loss of class 1 or 2 soils.	Cabinet Office accept this Recommendation and have amended the Development Briefs as appropriate.
M67	RMC 63	310-316	Paragraph 14.10.2 Development brief for GMR008, GMR009, GMR023, GMR003 and GMC002	Re-word Development Brief to reflect the proposal of sites GMR003 and GMC002, the extension of the boundary of GMR009 and the inclusion of Development Brief Criteria on Density, biodiversity, soil survey and sewage treatment.	Cabinet Office accept this Recommendation and have amended the Development Briefs for sites GMR008, 009, 023, 003 and GMC002.
M68	RMC 64	354-360	Paragraph 14.10.3 and Development Brief RR009	Proposal of site and re-wording of Development Brief to require the consideration of a Flood Risk Assessment and of a Sustainable Urban Drainage System as part of any future development proposals.	Cabinet Office accept this Recommendation and have amended the Development Brief.
M69	RMC 65	348-353	Paragraph 14.10.4 Development Brief RR006 and RR007	Proposal of both sites for Development and changes to Development Brief.	Cabinet Office accept this Recommendation and have included the sites as a Proposal site.
M70	PIP 1 - Major Change 10		Paragraph 14.10.5 Development Brief AR004	Proposal of site AR004 for proposed residential use	Cabinet Office accept this Recommendation and have included the site as a Proposal site.

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M71	RMC 66	156-158, 334-341	Paragraphs 14.10.7 and 14.10.8 Development Briefs MR007 and MR008	Proposal of both sites as potential development sites and amendment of both Development Briefs to include a point relating to how development proposals must demonstrate that careful consideration has been given to avoiding significant adverse impact on traffic congestion in the village, the Conservation Area or its setting and mountain views to the East.	Cabinet Office accept this Recommendation and have included the sites as a Proposal site.
M72	RMC 67	318-324	Paragraph 14.10.10 Development Brief LR007	Removal of site LR007	Cabinet Office accept this Recommendation and have removed the site as a Proposal site.
M73	RMC 68	326-328	Paragraph 14.10.10 Development Brief LR040	Removal of Site LR040	Cabinet Office accept this Recommendation and have removed the site as a Proposal site.
M74	See RMC 78	391-394	Paragraph 14.10.12 Development Brief LR001	Proposal of site LR001	Cabinet Office accept this Recommendation and have included LR001 as a Proposal site.
M75	RMC 69	306-309	Paragraph 14.10.13 Development Brief GMR001 and GMR006	Proposal of site GMR006 in addition to GMR001 and wholesale changes to Development Brief	Cabinet Office accept this Recommendation and have included GMR006 as a Proposal site.
M76	RMC 70	346-347	Development Brief PTR004b	Proposal of site PTR004b with a Development Brief including reference to an AEI designation affecting the site, local development character and any other known constraints	Cabinet Office accept this Recommendation and have included PTR004(b) as a Proposal site.
M77	PIP 1 - Major Change 20	317	Paragraph 14.10.15	Proposal of site GR021	Cabinet Office accept this Recommendation and have included GR021 as a Proposal site.
M78	PIP 1 - Major Change 22		Paragraph 14.10.16	Proposal of site GR022	Cabinet Office accept this Recommendation and have included GR022 as a Proposal site.
M79	RMC 71	325, 329-333, 391-394, 407-409, 435-442	Table 16 Housing Supply Summary	Amend as set out in the table under Housing Land Supply as set out in the Inspector's Report.	Cabinet Office accept this Recommendation and have amended Table 16.
Modifications affecting various chapters of the Written Statement					
M80	N/A	N/A	N/A	Removal of references to 'Draft Area Plan for the North and West' in the Written Statement.	Cabinet Office accept this Recommendation and have removed references to the "Draft Plan" or "Draft Area Plan for the North and West where appropriate.
Appendix 1					
M81	RMC 72	128	Table A.1.3	Amendment of table to reflect the 25 Wildlife Sites in the North and West	Cabinet Office accept this Recommendation and have amended the table.
Appendix 2 - Landscape Character Summary Tables					
M82	RMC 73	83-84	Landscape Character F5 - Sulby River	Amendment to make correct reference to the "Northern Uplands"	Cabinet Office accept this Recommendation and have amended the Appendix.
Environmental Constraints map (1aN and 1aW)					

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M83	RMC 74	90-97	N/A	Addition of the Draft Conservation Areas and sites of potential high environmental pollution risk arising from natural erosion processes such as landfill.	Cabinet Office amend this Recommendation and have amended the Environmental Constraints map to reflect Draft Conservation Areas but have not included sites of potential high environmental pollution risk arising from natural erosion processes such as landfill.
M84	RMC 75	90-97	N/A	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	Cabinet Office accept this Recommendation and have amended the Environmental Constraints maps accordingly.
Infrastructure Constraints map (1bN and 1bW)					
M85	N/A	N/A	N/A	Update to Infrastructure Constraints Map to show updated flood risk areas	Cabinet Office accept this Recommendation and have amended the Infrastructure Constraints Map
M86	N/A	245986 487138	N/A	Update to Dhoon Quarry safeguarded mineral site to better reflect the extent of the mineral deposit.	Cabinet Office accept this Recommendation and have amended the Infrastructure Constraints Map
M87	RMC 76	160-163	236581 498483	Removal of Jurby Airfield Safeguarding Area	Cabinet Office accept this Recommendation and have amended the Infrastructure Constraints Map
Map 4 - Ramsey					
M88	PIP 1 - Major Change 4	354-360	243532 494554	Amendment to site boundary of RR009	Cabinet Office accept this Recommendation and have amended Map 4.
M89	PIP 1 - Major Change 5	348-353	244572 496051	Proposal of sites RR006 and RR007. Site boundary amended to cover adjacent kennels, Bride Rd following Inspector's report paragraph 352.	Cabinet Office accept this Recommendation and have amended Map 4.
M90	PIP 1 - Major Change 7		244218 494853	Change from open space to residential, Poylldooey House, Gardeners Lane	Cabinet Office accept this Recommendation and have amended Map 4.
M91	RMC 77		243595 494552	Amendment of size and location of public open space within the allocated site according to appeal report 20/01080/B	Cabinet Office accept this Recommendation and have amended Map 4.
M92	N/A	N/A	245321 494649	Inclusion of small area of employment land adjacent to existing swimming pool and the Promenade, change to settlement boundary.	Cabinet Office accept this Recommendation and have amended Map 4.
M93	RMC 78	391-394, 435-442	244492 495577, 244480 495408 and 244042 495863	Proposal of Sites RR011, Bowring Road and RR012, Richmond Road, and LR001, Ballacarbery for residential development	Cabinet Office accept this Recommendation and have amended Map 4.
M94	PIP 1 - Major Change 6	325	243800 495336	Proposal of site LR017 for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 4.
Map 6 -Peel					
M95	RMC 79	310-316	225422 483213	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.	Cabinet Office accept this Recommendation and have amended Map 6.
M96	RMC 80	218, 414-415	225289 483938	Proposal of land adjacent to Lheany Voar west of Ballaquane Road for civic, cultural or other uses	Cabinet Office accept this Recommendation and have amended Map 6 to include change of site PC007.

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M97	RMC 81	219, 220-221, 260	224952 484390, 225203 483985	Amend the designation of Site PO007, Marine Parade 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	Cabinet Office accept this Recommendation and have amended Map 6.
M98	RMC 82	195-201	225588 484448, 225444 483894	PR001 (Barfords) and PR010 (Faulkners) Proposed for employment land development.	Cabinet Office accept this Recommendation and have amended Map 6.
M99	RMC 83	446, 416-418	224570 483480, 224583 483470, 224482 483113	Proposal of Part PR002 (Field 314539) for Predominantly Residential development, and proposal of the Golf Club practice area Field 314539 for residential and proposal of field 311889 as Open Space for the purpose of golf.	Cabinet Office accept this Recommendation and have amended Map 6.
M100	RMC 84	259	224810 483919.	Amend designation of former Corrin Memorial Care Home to Predominantly Residential as shown on map attached to COD18	Cabinet Office accept this Recommendation and have amended Map 6.
Map 8 - Andreas					
M101	PIP 1 - Major Change 11	190-193	242120 499787	Proposal of additional land for employment development at Andreas Airfield	Cabinet Office accept this Recommendation and have amended Map 8.
M102	PIP 1 - Major Change 10	446	241687 499918	Proposal of AR004, Oatlands Farm, Andreas for Predominantly Residential development.	Cabinet Office accept this Recommendation and have amended Map 8.
Map 9 - Jurby					
M103	PIP 1 - Major Change 12	194	236207 499034	Inclusion of field 124728 within JE001 for employment development	Cabinet Office accept this Recommendation and have amended Map 9.
Map 10 - Kirk Michael					
M104	RMC 85	341	231996 490258, 232016 490685	MR007 and MR008 proposed for Predominantly Residential development, MR007 to encompass both fields 230794 and 234268 and proposal of site MR011 for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 10.
Map 11 - St Johns					
M105	PIP 1 - Major Change 15		228311 481677	Proposal of site GMR006 for Predominantly residential development, site boundary of GMR001 extended	Cabinet Office accept this Recommendation and have amended Map 11.
Map 12 - Foxdale					
M106	PIP 1 - Major Change 16	202	228211 477866	Proposal of site PTE001 for Employment land development	Cabinet Office accept this Recommendation and have amended Map 12.
M107	PIP 1 - Major Change 17	346	228287 477968	Proposal of site PTR004b for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 12.
Map 15 - Sulby					
M108	PIP 1 - Major Change 19	329-333	238626 494709	Proposal of site LR027 for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 15.
Map 16 - Glen Mona					

Modification Number	Origin of Change (RMC No, Major Change No from PIP 1 or COD No.)	Inspector's Report Paragraph No.	Proposal/Paragraph of Draft Plan 2022 or Easting/Northing on Map	Effect of proposed Modification	Cabinet Office (Department) comments
M109	PIP 1 - Major Change 20	317	245258 488994	Proposal of site GR021 for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 16.
M110	PIP 1 - Major Change 21			Glen Mona Hall proposed as residential.	Cabinet Office accept this Recommendation and have amended Map 16.
M111	PIP 1 - Major Change 22	446	245321 488663	Proposal of site GR022 for Predominantly Residential development	Cabinet Office accept this Recommendation and have amended Map 16.
Map 18 - Glen Maye					
M112	RMC 86	443-445	223536 479788	Waterfall hotel and adjacent beer garden proposed for predominantly residential and Waterfall hotel car park proposed for mixed use.	Cabinet Office accept this Recommendation and have amended Map 18.



Isle of Man
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Paper 3