

Additional Information for Part 2 – Amendments to the Changes of Use Order

Current Content

As originally drafted the 2012 Order set out use classes (Schedule 4) and permitted development for changes of use (Schedule 3). In 2019 two new Orders were approved – one replaced Schedule 3 and set out the use classes and one replaced Schedule 4 and set out a stand-alone Changes of Use Order.

For more information on the consultation process see: [here](#)

To view the final orders see: [here](#)

Amongst other things the Town and Country Planning (Change of Use) (Development) (No. 2) Order 2019 gave flexibility for town centre uses within defined areas within the settlements of Douglas, Castletown, Onchan, Ramsey, Peel and Port Erin. The Planning Officers which deal with applications work within area teams and so have familiarity with the areas they deal with. Using this Officer knowledge, the Development Plan Maps, aerial photographs and public consultation the potential defined areas were refined. The focus sought to balance:

- The policy context (as above);
- Having a clear and understandable boundary (ideally around one area);
- Focusing on existing land use; and
- Excluding large single 'stand-alone' sites (where a change of use may be excluded from the order in any case by the conditions within the Order, and where changes of use may be of sufficient wider interest to warrant consideration through the normal planning process).

Proposed Changes

In light of discussion made as the Order was passing through Tynwald, further refinement of this is proposed, to expand the maps for Castletown, Onchan and Port Erin, to better reflect existing retail/leisure areas.

The Order allows the change of use of first-floor and above within designated areas to flats, subject to various conditions, one of which is that there is a primary window with a view of a highway (to ensure that there is a reasonable outlook). It has been noted that this definition could be improved.