

[Redacted]

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**From:** [Redacted]  
**Sent:** 27 March 2025 12:04  
**To:** [Redacted]  
**Subject:** RE: PROPOSED WILLASTON COMPOUND - PHOTOGRAPHS

Hi [Redacted]

Yes of course, ill do that today.

Many Thanks,

[Redacted]

[Redacted]  
[Redacted]  
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**From:** [Redacted] <[Redacted]>  
**Sent:** 27 March 2025 12:01  
**To:** [Redacted] <[Redacted]>  
**Subject:** PROPOSED WILLASTON COMPOUND - PHOTOGRAPHS  
**Importance:** High

Hi [Redacted]

Can you please take some photographs of the proposed Willaston compound to accompany the planning application. We need several photographs taken from Ballanard Road towards the site and also some images taken from the estate entrance road towards the site.

Thanks

[Redacted]

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[redacted]

**From:** [redacted]  
**Sent:** 23 December 2024 11:24  
**To:** [redacted]  
**Subject:** Fw: PA 23/01226/B Willaston Compound

Hey [redacted]

Discussed this with [redacted] this morning - were you aware of it? Three members of ESC ([redacted] [redacted] and [redacted]) are pushing for this to go to cttee in Jan with a view to objecting to it. That will be very embarrassing for the Council. [redacted]'s meeting with [redacted] early in the New Year. If the issues they're raising can be resolved, they won't ask for it to come to committee or to object to it. Not sure if there is any merit in speaking with the tenants also, as they are the ones who have gone to the committee members as well as objecting in their own right.

Cheers

**Dana Eynon**  
Director of Environment & Regeneration  
Douglas City Council  
City Hall, PO Box 2, Douglas, Isle of Man  
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e-mail - [deynon@douglas.gov.im](mailto:deynon@douglas.gov.im)  
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**From:** [redacted] <[redacted]>  
**Sent:** 23 December 2024 11:16  
**To:** [redacted] <[redacted]>; [redacted]  
**Subject:** PA 23/01226/B Willaston Compound

This is the application that has been raised with me.

Having spoken with the planning officer he feels that the scale of operations for the site has increased, specifically the number of vehicle journeys, number of skips etc and there may also be an issue with surface water run off. The planning officer has agreed to allow an extension for us to try and resolve this.

What I'm trying to avoid is this going to committee and an objection being raised.

Those that have made individual representation to DEFA are the same that have now been in touch with their Councillors. You will see the objections under the "comments" on the portal.

Hopefully [redacted] etc can allay any concerns when we meet in January but if not, I get the feeling that it will have to go to committee.

I'll keep you updated but it might help if housing were to reach out to our tenants that claim to be affected by this?

Cheers

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[Redacted]

**From:** [Redacted]  
**Sent:** 30 August 2024 09:37  
**To:** [Redacted]; [Redacted]  
**Cc:** [Redacted]; [Redacted]  
**Subject:** Re: Willaston - Noise Concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi [Redacted],

Perfect, thank you,

Another thing the councillor mentioned which i forgot until now, sorry!, Was that Just outside the compound in Willaston there are 2 big bins? Sometimes these are left outside of the compound during the day and sometimes they are found tipped up with rubbish falling out and going over the area. Could you check if this is the case and if so if the bins could be kept within the compound at all times and locked up out of hours/during the weekend.

Not sure if this is happening but said i would pass it on.

Thanks,

[Redacted]

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**From:** [Redacted] <[Redacted]>  
**Sent:** 29 August 2024 2:18 PM  
**To:** [Redacted] <[Redacted]>; [Redacted]; [Redacted]  
**Cc:** [Redacted]; [Redacted] <[Redacted]>  
**Subject:** RE: Willaston - Noise Concerns

HI [Redacted]

Thanks for this.

We have already asked Ellis Brown to advise Tooms about noise levels and usage of the upper Willaston compound which needs to be compliant with planning conditions. Unfortunately Tooms don't appear to be complying! I will chase Ellis Brown for feedback and remind NK Construction of the same requirements although from the reports we have received, it appears to be Tooms.

Thanks

[Redacted]  
[Redacted]  
[Redacted]

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**From:** [Redacted] <[Redacted]>  
**Sent:** Thursday, August 29, 2024 2:04 PM  
**To:** [Redacted] <[Redacted]>; [Redacted] [Redacted]  
**Cc:** [Redacted] [Redacted] <[Redacted]>  
**Subject:** Willaston - Noise Concerns

Hi Both,

Please could one of you drop a reminder email to both NK and Toombs about not starting any loud machinery (including generators) before 08:00 in the morning?

I have just had a councillor in saying they had received some complaints about generators/machinery being started as early as 07:00 but they weren't sure whether it was coming from the Compound or the Apartments.

Thanks,

[Redacted]  
[Redacted]  
[Redacted]

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[Redacted]

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**From:** [Redacted]  
**Sent:** 23 December 2024 14:54  
**To:** Councillor Ms Janet Thommeny  
**Subject:** Re: Willaston Compound

Hi Cllr Thommeny, excellent please invite the others.

I've also raised this with the planning officer and with Dana.

Let's get the meeting out of the way and then see where we go.

Planning are happy to hold back on any decisions until we have all met.

Have a fantastic Christmas.

[Redacted]

[Redacted]

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---

**From:** Councillor Ms Janet Thommeny <cllr.jthommeny@douglas.gov.im>  
**Sent:** 23 December 2024 14:50  
**To:** [Redacted] <[Redacted]>  
**Subject:** Re: Willaston Compound

Good afternoon Stephen, I'll be happy to attend and I'll forward the invitation to the 2 other North Douglas Members.

Email and photos to follow.

Kindest regards,

Janet

Cllr Janet Thommeny  
Member for Douglas North

Sent from [Outlook for iOS](#)

**From:** [redacted] <[redacted]>

**Sent:** Friday, December 20, 2024 2:30:45 PM

**To:** Councillor Ms Janet [redacted] <cllr.jthommeny@douglas.gov.im>

**Subject:** Willaston Compound

Good afternoon Cllr Thommeny, I've spoken with [redacted] and explained that there are some issues that need to be resolved.

I've suggested that he has a meeting at the site to explain the situation and this has been pencilled in for the 8<sup>th</sup> Jan at 11.00.

It would be helpful if you and the other Councillors for North Douglas could attend, if that date is not convenient please let us know so we can reschedule.

I've also raised the issue of waste storage and the surface water problems that are affecting our tenants.

Unfortunately with this new planning portal we didn't pick up that the application has been advertised again. This is something that we need to raise with planning, with the old planning portal we would have seen it on the weekly planning list but not with this new one.

If after [redacted] has met with everyone and there still remains an issue, then if a request is made we can take the application to Committee.

If you could send me some photographs over the weekend this would be very helpful.

Best wishes,

[redacted]

[redacted]

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[Redacted]

---

**From:** [Redacted]  
**Sent:** 08 January 2025 14:43  
**To:** Councillor Ms Janet Thommeny; Councillor Mr Peter Washington; [Redacted]; [Redacted]; Daniel Looney  
**Cc:** Dana Eynon  
**Subject:** Willaston Compound Planning Application

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon everyone and thank you for facilitating the meeting this morning.

Looking at this from a planning perspective I think the meeting was beneficial in that I have a better understanding around the reasons for the application, but I can also empathise with those living close to the Compound and how the construction activities may be affecting some of our tenants.

If there is no change from the site's current use and along with guarantees that the activities within the site will not be extended to include works on a Sunday or any extensions to the operating hours along with no storage other than inert waste building materials, then there wouldn't be any material planning grounds to further consider the application at the Environmental Services Committee.

Going forward we will check on any fly-tipping that has taken place. If there is evidence of where this has come from then we may be able to take enforcement action against those responsible. If there is no evidence then the Council will have to remove the items as the landowner. I will get back to you all on this once it has been inspected.

As suggested it would also be beneficial if Danny and or [Redacted] met with the tenants most affected in the near future.

From my recollection we also agreed that it may be worth asking somebody from Parks to look at the waterlogged rear gardens with a view of perhaps undertaking some work to resolve these issues.

Hopefully if these tenants are reassured of the longer term benefits as well as being given assurances that the operations of the compound will be closely observed they may be a little happier going forward.

I also believe that it was agreed to try and meet up every couple of months which would also help with communication.

If anybody has anything to add please feel free to do so.

Many thanks

[Redacted]  
[Redacted]

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STRATA RENEWABLES LTD

# GROUND INVESTIGATION REPORT

**Report No. SRL1155**

**60-62 Snaefell Road**

**Douglas**

**Isle of Man**

**Issue : Revision 1**

**Issue Date : 24 April 20206**

**Jodrell Bank Service Station, Cranage, Cheshire. CW4 8HU  
Tel. 01477 533440 email: mailbox@stratarenewables.co.uk**



**Report No. SRL1155**

**60-62 Snaefell Road**

**Douglas**

**Isle of Man**

for

**Douglas Borough Council**

requested by

**MacOwan Collett Consulting Engineers Ltd**

Ianda House, 4 Mona Terrace,

Finch Road

Douglas

**IM1 3NA**

compiled by

<b>Report Status</b>	Revision 1 Final	<b>Issue Date</b>	24 April 2020 16 April 2020
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**Jodrell Bank Service Station, Cranage, Cheshire. CW4 8HU**  
**Tel. 01477 533440 email: mailbox@stratarenewables.co.uk**

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5.	LABORATORY TESTING	4
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7.	GEOTECHNICAL ASSESSMENT	6

### STANDARD REFERENCES

### FIGURES

Figure 1 Standard Penetration Test  $N_v$  v Depth

APPENDIX 1	STANDARD STATEMENTS
	Terminology used in Soil Descriptions
	Standard Penetration Tests
APPENDIX 2	RECORDS OF FIELDWORK
APPENDIX 2.1	Boreholes Record Sheets
APPENDIX 2.2	Detailed Results of Standard Penetration Tests
APPENDIX 3	LABORATORY TEST RESULTS
APPENDIX 3.1	Summary of Test Results
APPENDIX 4	BOREHOLE LOCATION PLAN
APPENDIX 5	SITE LOCATION PLAN

## 1. INTRODUCTION

This report sets out the results of the field work and laboratory testing for a ground investigation carried out by Strata Renewables Limited for Douglas Borough Council at the request of MacOwan Collett Engineers..

The investigation was required in connection with the proposed redevelopment of the site.

The object of the investigation was to obtain information on the ground conditions and soil properties for use in the design and construction of foundations on the site .

The ground investigation has been carried out in accordance with the relevant standards for ground investigation. Details of the relevant standards are given in the references to this report.

## 2. SITE DESCRIPTION

The proposed development area was at the time of the investigation used as the contractors upper compound. The site was formerly the location of a semi-detached pair of houses. The former houses were set slightly below footpath level. The grassed rear gardens were flat and level. We have included a GoogleEarth© Streetview picture of the street scene.



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### 3. SITE GEOLOGY

The published British Geological Survey (BGS) map for Isle of Man shows the site is underlain by:

- Drift Geology: Glacial Snaefell Formation. Head, scree and slope wash deposits, covering upland areas. These include boulder scree, and some "redeposited" gravels and diamictons. The head and scree deposits intercalate with glacial sediments of the Orrisdale Formation at low elevations around the island margin.
- Bedrock Geology: Ordovician Lonan Formation . Formerly known as Manx Slate. Metamorphosed pale to dark grey mudstone, with a variable proportion of siltstone in laminae to thin beds, and sandstone in thin to medium beds becoming locally dominant

---

#### 4. FIELDWORK

The fieldwork was carried out on 5<sup>th</sup> March 2020 and consisted of two dynamically driven, continuously sampled boreholes to a depth of 5.45m below the existing ground surface level using an AEC 150 self propelled, tracked dynamic sounding and sampling machine. Samples were recovered in eighty-four mm diameter, 1.00m long plastic liners, which were returned to the laboratory for description, sub-sampling and testing. A Standard Penetration Test ( $N_{300}$ ) type test was undertaken at the end of each sample run in accordance with BS EN ISO 22476-3:2005 (formerly BS 1377 Part 9:1990), as described in Appendix 1.

Detailed results of the strata met, depths and levels of changes, thickness of strata, samples taken, groundwater observations and Continuous Dynamic Sample SPT ( $N_{300}$ ) values from the dynamic penetration tests are given on the borehole record sheets in Appendix 2.1. The detailed results of the Standard Penetration Test (SPT) are presented in the table in Appendix 2.2

The positions of the boreholes are given on the Borehole Location Plan in Appendix 4.

A Site Location Plan is given in Appendix 5.

Ground levels at the borehole were not available for the compilation of this report.

Appendix 1 contains statements of the Terminology used in

Soil Descriptions

Standard Penetration Tests

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## 5. LABORATORY TESTING

A testing programme was agreed with the project engineer and the tests were carried out as specified by B.S. 1377:1990 Methods of Test for Soils for Civil Engineering Purposes.

The following tests were undertaken:-

Moisture Content	6
Plasticity Index	2
SO <sub>4</sub> / pH	1

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## 6. SUMMARY OF GROUND CONDITIONS

The light cable percussion / Continuous Dynamic Sample boreholes, show the following sequence of strata.

Made Ground	surfacing of granular fill with broken brick. To 0.5m at BH01 and 1.0m at BH02. At BH02 from 1.0m to 1.95m layers comprising gravelly Clay matrix with inclusions of cinders / ash broken concrete and mudstone. From 1.60m was a band of clayey silty Peat inclusions of mudstone gravel.
Peat	BH01 1.70m to 2.50m dark brown amorphous Peat some gravel. BH02 as noted above 1.60m to 1.95m.
Clay	BH01: Soft brown and grey/brown mottled orange very silty slightly gravelly CLAY from 0.5-1.70m. Below the Peat 2.5-2.90m soft organic Clay silty and gravelly. Visible decayed plant material. From 2.90m to 5.45m firm and firm-stiff orangey grey brown and light brown very silty slightly sandy gravelly CLAY. BH02: Below the Peat 1.95-2.35m soft-firm grey mottled orange silty gravelly Clay. From 2.35m to 3.70m and then 4.60m to 5.45m firm and firm-stiff then very stiff brown and orangey brown slightly sandy very gravelly CLAY. The clay are of Low Plasticity.
Gravel;	At BH02 only, 3.70m to 4.60m medium dense brown and orangey brown very clayey sandy fine-coarse subangular and angular. The clay/silty content reduces with depth.

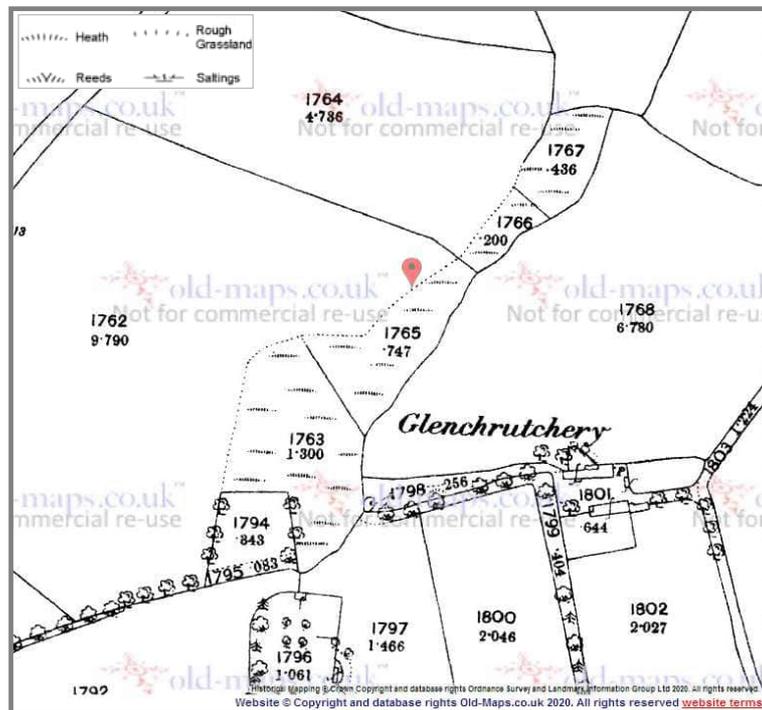
The Standard Penetration Test N values are presented on a Depth v N plot, see Figure 1.

The Continuous Dynamic Sample method with continuous casing can obscure groundwater strikes. Groundwater was encountered in the sampling in BH02 only at 3.0m and was standing at 1.4m on completion of the sampling.

## 7. GEOTECHNICAL ASSESSMENT

### Foundation Assessment

The site previously was occupied by a pair of semi-detached houses that have been demolished. In reviewing the boreholes it is apparent that the houses were built on Made Ground over an old pond. We have viewed an historical plan of 1869 and shows the area was shown with an area of poor vegetation. The map ornamentation shows tufts of vegetation, and the mapping key indicates “heath, which with the linear south west / north east alignment would suggest a low lying area that may have been a marsh or pond area.



As shown above, there is filled ground, over the Peat, to a depth of 1.7m at BH01 and 1.60m at BH02. The fill seems to comprise reworked Cohesive Glacial Till with inclusions of brick and cinder/ash. The boreholes also show what would be assumed to be pond sediment to a depth in the range 2.5-2.9m at BH01 and 1.95-2.35m at BH02.

The Cohesive Glacial Till at depth is firm-stiff with an SPTN=18 at 3.0m at BH01 and N=21 at 3.0m at BH02. The SPTN values are then in the range 31-51 in the Cohesive Glacial Till to 5.45m. As noted above the gravel band at BH02 has an SPTN of 25.

---

We do not consider that the ground conditions would be suitable for a rafted foundation. We consider that there are two potential options for a foundation solution for the new dwellings.

1. Deep trench fill, to a depth of circa 3.0m or a minimum of 500mm below the soft clay of the pond bottom sediment. The allowable bearing capacity at 3.0m will be 150kN/m<sup>2</sup>.
2. Driven mini-pile (e.g. The Grundomat soil displacing hammer provides a trenchless method to ground stabilisation). See the note below.
3. Geo Bear Geopolymer Power Pile.

*Note: The Grundomat Impact Hammer is compressed air is propelled through the air line and forces the piston against the rear of the chisel head. A nominal steel casing (e.g. 100mm) is used with the Grundomat, the pre-tensioned steel spring retracts forcing the chisel head forward independently of the main casing. The stepped-cone head enables accurate bore holes. The continuous force thrusts the main casing ahead so the device follows the same path set out by the chisel head. Once the required depth is achieved, the Grundomat reverse mechanism extracts it from the hole and the mini pile is filled with concrete. Each length of the pile tube is site welded.*

With option 1 there are potential geotechnical issues:

- perched groundwater inflows
- Instability of the excavation in the weak cohesive Made Ground, the Peat band and the very soft and soft pond sediment.

With reference to BRE Special Digest 1 the site should be considered as brownfield with static groundwater.

The testing for sulphates shows low concentration of soluble sulphate in the soils.

Therefore the Site Design Sulphate Class is DS1 and the Aggressive Chemical Environment for Concrete (ACEC) is AC1s.

## **STANDARD REFERENCES**

*British Standards Institute BS 5930:2015, Code of practice for site investigations.*

*BS EN 1997-2:2007: Eurocode 7. Geotechnical design. Ground investigation and testing*

*BS EN ISO 22475-1:2006: Geotechnical investigation and testing. Sampling methods and groundwater measurements. Technical principles for execution*

*BS EN ISO 14688-1:2002: Geotechnical investigation and testing. Identification and classification of soil. Identification and description*

*BS EN ISO 14688-2:2004: Geotechnical investigation and testing. Identification and classification of soil. Principles for a classification*

*BS EN ISO 14689-1:2003: Geotechnical investigation and testing. Identification and classification of rock. Identification and description*

*BS EN ISO 22476-2:2005: Geotechnical investigation and testing. Field testing. Dynamic probing*

*BS EN ISO 22476-3:2005: Geotechnical investigation and testing. Field testing. Standard penetration test*

*B.S. 1377:1990 Methods of Test for Soils for Civil Engineering Purposes.*

**FIGURES**

**Figure 1 Standard Penetration Test N v Depth**



**APPENDIX 1      STANDARD STATEMENTS**  
**Terminology used in Soil Descriptions**  
**Standard Penetration Tests**

## Terminology Used in Soil Descriptions

The procedure and principles given in BS EN ISO 14688 part 1 & 2 and the amended BS 5930 (1999) Revision Section 6 in accordance to have been adopted in producing the soils description contained in this report.

A soil's characteristics are based on the particle size grading of the coarser particles and the plasticity of the finer particles. The classification is therefore based on the following.

While describing a soil the main characteristics should be preferably stated in a standard word order, however the word order can be adjusted if required for clarity.

a) Mass characteristics	b) Material characteristics	c) Stratum Name
1a) Relative density / consistency	1b) Colour	1c) Geological formations, age and type of deposit where possible
2a) Discontinuities	2b) Particle shape, size grading and composition.	
3a) Bedding	3b) Soil name (capital e.g. SAND), based on grading and plasticity.	

### Mass Characteristics

Strength scale for fine and coarse soils is as follows:-

Term used for coarse soils	SPT N Values blows/300mm	Consistency terms	Consistency description	Terms based on Measurement for fine soils	Undrained strength kPa
Very loose	0 to 4	Very soft	Finger easily pushed in up to 25mm, Exudes between fingers.	Extremely low	<10
Loose	4 to 10	Soft	Finger pushed in up to 10mm. Moulds by light finger pressure	Very low	10 – 20
Medium dense	10 to 30	Firm	Thumb makes impression easily. Cannot be moulded by fingers rolls in the hand to a 3mm thick thread without breaking or crumbling	Low	20 – 40
Dense	30 to 50	Stiff	Can be indented slightly by thumb. Crumbles in rolling a 3mm thick thread but can be remoulded into a lump	Medium	40 – 75
Very Dense	over 50	Very Stiff	Can be indented by thumb nail. Cannot be moulded but crumbles under pressure	High	75 – 150
		Hard	Can be scratched by thumbnail	Very high	150 – 300
				Extremely high/ Extremely weak mudstone	300 - 600

Relative density of sands and gravel may only be determined by the standard penetration test scale in terms of N-Values, however it should not be used for very coarse soils. The use of empirical relationships between standard penetration test 'N' values and strength of fine soils may also be useful but should not be used to provide strength descriptors on field records.

An undrained strength can be given on the field record when measurement of the undrained shear strength is made in the field by hand vane or in the laboratory by triaxial test.

Silts depending on their grading, may behave either as a coarse soil or fine soil; consistency term ( density/strength) shall be used accordingly.

### Description of Discontinuities and Bedding.

When describing discontinuities the type should be stated e.g. fissures, faults, shear planes and the spacing detailed as below. Their persistence, openness and surface texture (e.g. rough, smooth, polished, striated) should be described and where possible orientation and trend should be stated.

Discontinuities Scale of spacing	Mean Spacing mm	Other qualifying terms for Discontinuities	Bedding Scale of bedding	Mean Thickness mm	Other qualifying terms for Bedding
Very Widely	Over 2000	Fissured:- breaks in blocks along unpolished Discontinuities.	Very thickly bedded	Over 2000	Inter bedded Alternating layers of different types
Widely	2000 to 600	Sheared:- breaks in blocks along polished discontinuities.	Thickly bedded	2000 to 600	Interlaminated Prequalified by thickness term if in equal proportions.
Medium	600 to 200		Medium bedded	600 to 200	
Closely	200 to 60		Thinly Bedded	200 to 60	
Very Closely	60 to 20	Spacing terms also used for distance between partings, isolated beds or laminae, desiccation cracks roots etc	Very thinly bedded	60 to 20	Otherwise thickness of and spacing between subordinate layers defined.
Extremely Closely	under 20		Thickly laminated	20 to 6	
			Thinly Laminated	under 6	

## Terminology Used in Soil Descriptions - cont.

### Material Characteristics of Soils.

Material characteristics refer to those characteristics that can be described from visual and mutual examination of disturbed or undisturbed samples. Characteristics include colour, particle shape, particle grading and particle composition.

#### Colour

Colour given should be an overall impression. Colour differences can be emphasised separately by the use of terms such as spotted, mottled, streaked or multi-coloured. Details of colours are given below:-

Tertiary descriptor- Light / Dark

Secondary descriptor- Pinkish, reddish, yellowish, orangish, brownish, greenish, bluish, greyish

Primary descriptor- Pink, red, yellow, orange, brown, green, blue, white, grey, black

(Changes due to oxidization, desiccation for example should be noted.)

#### Particle Shape:-

The recommended terms to describe particle shape of gravel size or larger particles are as follows

Angularity	Form	Surface texture.	
Very- angular			
Angular	Flat / Tubular	rough	The surfaces of the particles may be described for example as etched, pitted, honeycombed or polished
Sub-angular	elongated	smooth	
Sub-rounded	cubic		
Rounded			
Well rounded			

**Particle Grading:-** Coarse: The distribution of particle sizes within sands and gravel should be described stating predominant size fraction present e.g. fine to medium SAND. Subangular elongated smooth fine gravel. Absence of these adjectives means that they are all present in roughly equal proportion.

Very Coarse: The proportion of cobbles in a boulder deposit (or visa-versa) may be quantified using the terms with a little, with some, or with much; very coarse soils with secondary finer material (coarse and fine soil) should be described likewise e.g. COBBLES with much sandy CLAY.

Finer material (coarse and fine soil) with very coarse secondary fraction should be described as follows

Fraction	Percentage by mass	Term
Boulders	< 5	Low boulder content
	5 to 20	Medium boulder content
	> 20	High boulder content
Cobbles	< 10	Low boulder content
	10 to 20	Medium boulder content
	> 20	High boulder content

It is recommended that the dominant secondary fraction comes immediately before the principal soil term. To avoid ambiguity, if any of the constituent sizes require qualifying adjectives, these should be added in separate sentences after the main description; such as the estimated percentage proportion or consistency,

e.g. "Gravelly very clayey SAND. Gravel (10%) is fine of rounded quartz. Clay is firm".

#### Principal Soil Type and Secondary Constituents.

The soil name is based on particle size of the coarse fraction and/or the plasticity of the fine fraction

The basic soil types and their subdivisions are defined by the range of their particle sizes as shown.

Soil Group.	Particle Size	Principal Soil	Term Before	Principal Term	Term After	Approx. % Secondary Constituent
Very Coarse	>630	LARGE BOULDERS BOULDERS COBBLES		BOULDER	With a little cobbles Or gravel or sand	<5
	200			COBBLES	With some sand With much boulders	5-20 20-50
	63					
	Coarse 20	GRAVEL	Slightly clayey	SAND		
Medium 6.3	Or silty or sandy		GRAVEL		5 - 20	
Fine 2	(Very gravelly*)				>20	
Coarse Soils (over about 65% Sand and Gravel)	Coarse 0.63	SAND	* or describe as a fine soil depending on assessed engineering behavior	SAND and Gravel	and(sand*) or and (Gravel*)	about equal proportions
	Medium 0.2					
	Fine 0.063					
Fine Soil Over 35% silt And clay size) t	Coarse 0.02	SILT	Slightly (sandy*) or gravelly	CLAY**		<35
	Medium 0.0063		(Sandy*) or gravelly	Or		35-65
	Fine 0.002	CLAY/SILT CLAY	(Very Sandy*) or gravelly	SILT		>65

\* describe as coarse soil depending on assessed engineering behavior. \*\* Can be silty CLAY or clayey SILT.

Fines soils:- contain 35% or more of fine material (omitting boulder and cobbles) is described as CLAY or SILT depending on the plasticity. With less than 35% fine material it is described as a coarse material SAND or GRAVEL. The description of plasticity may be carried out using terms provided in BS EN ISO14688-1 2002

The description of 'finer material' is made ignoring the very coarse fraction; descriptions with cumulative proportions of various fractions, excluding cobbles and boulders, exceeding 100% are incorrect.

Coarse soils:-

Very coarse soils:-

For mixtures involving very coarse soils, the principal soil type name in the fine material may also be given in capital letters, e.g. COBBLES with some sandy CLAY

The location of individual cobbles and boulders should be noted on the logs. The term large boulder does not have an upper size limit, so dimension should be stated wherever available.

Minor constituents: where soil contain minor quantities (less than about 10% in fine soil and 1% coarse) which are relevant to geology can be included before the principal soil type using 'slightly micaceous' or 'very shelly' or at the end of description using qualitative terms such as 'rare', 'occasional' or 'frequent', e.g. 'SAND with rare gravel size brick fragments'.

Man-made soils: are the soils which are placed by man and can be divided into those composed of reworked natural soils and those composed of man-made materials. 'Fill' is placed in controlled manner, and 'made ground' is placed without strict engineering control. Description of such soils should include following

a) Origin of the material	b) Presence of large objects e.g. concrete, mortar etc	c) Presence of voids/ collapsible hollow objects
d) Chemical waste and hazardous substances	e) Organic matter	f) Odours smell
g) Striking colour tints	h) Any dates readable on buried papers etc.	i) Signs of heat or combustion under ground e.g steam emerging from borehole
j) Structure, variability and mention of placement.		

**Peat** is classified according to the degree of decomposition and condition as given in following table

Organic Soils and Peats:-(see BS 5930. 41.3.6)

Condition	Field Test	Terms	Decomposition	Remains	Squeeze	Term	Colour	Weight % of dry mass BS EN 14688-2
Firm	Fibres compressed	Fibrous	Not	Clearly recognizable	Only water no solids	Slightly organic	Grey	2 - 6
Spongy	Very compressed and open structure	pseudo-fibrous	Moderate	Recognizable	Turbid water < 50% solids	Organic	Dark grey	6 - 20
Plastic	Can be moulded in hand and smears along fingers	amorphous	Full	Not recognizable	Paste > 50% solids	Very organic	Black	> 20
PEAT: Low density, dark coloured, distinctive odour								

**Geological formation, age and type of deposit**: is given on the maps of the British Geological Survey or its Antecedents and it should be written with at least capital initial letters. The geological formation should be named where this can be done with confidence (not easy to tell in a particular borehole or exposure).

**References:**

BS EN ISO 14688-1:2002, BS EN ISO 14688-2:2004

BS EN ISO 14688-1 & 2 2002 Geotechnical investigation and testing – Identification and classification of soil

BS 5930:1999 Revision 'Code of Practice for Site Investigation.'

Norbury D.R.; G.H Child and T.W Spink 1986:'A critical Review of Section 8(BS 5930)Soil and Rock Descriptions'. Proc 20th Regional meeting of the Engineering Group of the Geological Society. Site Investigation Practice. Assessing BS5930. Univ of Surrey pp353-369(original proceedings).

## Standard Penetration Test

### BS EN ISO 22476-3:2005 (formerly BS 1377 Part 9:1990)

The full procedure of carrying out the Standard Penetration Tests (SPT) is given in BS 1377:1990 : Methods of Tests for Soils and Civil Engineering Purposes Test 9:3.

Essentially the tests consists of driving a 50mm external diameter split barrel sampler into the soil using a 65kg hammer dropping 760mm. The penetration resistance is expressed as the number of blows required to obtain 300mm penetration (test drive) below a seating drive of 150mm through any disturbed ground at the bottom of the borehole. The number of blows for the 300mm test drive penetration is recorded on the borehole logs as the N - value.

A full record of the number of blows required to drive the sample at 75mm intervals throughout the total 450mm drive is also tabulated along with the groundwater levels at the time of test.

The test is normally performed on sands, but may also be used in gravels, weak rocks and glacial tills in which case the driving shoe may be replaced by a cone. When attempting the standard penetration tests in very dense materials or weathered bedrock it may be necessary to terminate the test before completion to prevent damage to the equipment. In these circumstances it is important to distinguish how the blow count relates to the penetration of the sampler. This may be achieved in the following manner:

- a) Seating Drive - using standard blows the seating drive is a penetration of 150mm or 25 blows whichever is first reached
  - b) Test Drive - the number of blows required for a further penetration of 300mm. If 300mm cannot be achieved in 50 blows the test can be terminated Record the number of blows per 75mm for both seating and test drives. If either the seating drive or the test drive is terminated before full penetration record the depth of penetration for the 25 blows or 50 blows respectively
  - c) In soft rock the test drive should be terminated after 100 blows if a penetration of 300mm has not been achieved
- The N - value obtained from the Standard Penetration Tests may be used to assess the relative density of sands and gravels in accordance with Clause 41.3.2 of BS 5930:1999 : Code of Practice for Site Investigation as follows:

Strength	Blows/300mm		Blows/300mm
Very Loose	0	-	4
Loose	4	-	10
Medium Dense	10	-	30
Dense	30	-	50
Very Dense	Over		50

In soft strata when the sampler assembly is lowered to the bottom of the borehole on the drive rods with the drive assembly on top the sampler may penetrate under self-weight. This initial penetration should be measured and recorded. If the initial penetration exceeds 450mm omit the seating and test drives and report the N value as zero.

**APPENDIX 2    RECORDS OF FIELDWORK**

**APPENDIX 2.1 Boreholes Record Sheets**



Location **60 & 62 Snaefell Road, Willaston Estate**

Borehole No.

Client: **MacOwen Collett**

Project Ref.:

**BH01**

Equipment and methods **Continuous Dynamic Sampling**

Job No.: **SRL1155**

Start Date:

End Date:

Final Depth:

Diameter  
113mm

Casing

Depth

05/03/2020

05/03/2020

5.45m

2.00m

FIELD RECORDS	Samples / Tests					Description	Strata		
	Casing (Water) Depth (m)	Depth (m) from	to	SAMPLE Type & No	SPT (N) (Cu)		Depth & Thickness m	Reduced Level (m)	Legend
1, 1- 1 ,1 ,2 ,2	[1.00]	1.00	1.45	S 1	(6) 6/300mm	MADE GROUND of GRAVEL comprised of mixed aggregates and broken brick [Driller description]	(0.50)		
						Brown, sandy, gravelly CLAY [Driller description]	0.50		
1, 1- 0 ,1 ,1 ,2	[2.00]	2.00	2.45	S 2	(4) 4/300mm	Soft, grey and orange mottled, slightly gravelly, very silty CLAY with some fine rootlets and a faint organic odour	(0.70)		
						Dark brown, amorphous, pseudo-fibrous PEAT with a small amount of fine rounded to sub-rounded gravel	1.70		
2, 2- 4 ,6 ,4 ,4	[2.00]	3.00	3.45	S 3	(18) 18/300mm	Soft, dark brown, amorphous PEAT, with fine to medium, grey, angular gravel in pockets	(0.25)		
						Soft, grey/orange/light brown multicoloured, gravelly, silty CLAY with some pockets of decomposed organic material and a faint organic odour	2.50		
5, 5- 6 ,8 ,9 ,9	[2.00]	4.00	4.45	S 4	(31) 31/300mm	Firm, orangey brown/grey, very silty, gravelly, slightly sandy CLAY; gravel is fine to coarse, angular to sub-angular	(0.40)		
						Firm, orangey brown/grey, very silty, gravelly, slightly sandy CLAY; gravel is fine to coarse, angular to sub-angular	2.90		
7, 8- 11 ,11 ,13 ,16	[2.00]	5.00	5.45	S 5	(51) 51/300mm	Firm to stiff, light brown (with grey gravelly pockets), slightly sandy, gravelly to very gravelly, silty CLAY; gravel is fine to coarse, angular to sub-angular - stratum becomes very stiff	(0.20)		
							3.10		
						Sampling Complete	(2.35)		
							5.45		

Remarks	1) CAT scan and starter pit excavated to depth 1.00m 2) No groundwater encountered 3) Borehole backfilled upon completion	Logged by	Drilled by
		SAW	SP
		Ground level	
		Co-ordinates:	





## RECORD SHEET SYMBOL KEY SAMPLES/TESTS

U	Undisturbed 100mm open tube driven sample (depth records recovered length from start of test). OS-T/W(100mm with liner) * Indicates a sample with Nil Recovery {x.xx} indicates the water at the sample depth.
D	Small disturbed sample (depth records the interval of sample).
ES EW	Environmental samples (SOIL/WATER). Small disturbed samples for contamination analysis comprising glass and plastic tubs.
B	Large disturbed sample (Bulk) depth records recorded interval.
S	Standard penetration test (SPT; BS EN ISO 22476-3) recovered as a small disturbed sample. * Indicates a sample with Nil Recovery. {x.xx} indicates the water at the sample depth.
C	Solid Cone Penetration test, in rock and coarse granular soils.
W	Water sample.
L	Continuous Dynamic Sample 84mm 1.0m long

### FIELD RECORD COLUMN

This column is used to present depth related information of site activity. The column will always show progress, details of water strikes and rises, field records of the SPT test and the Undisturbed sample blows. Other data may be present in this column and details of codes will be given in the remarks box at the bottom of the record sheet page.

#### Water Level Codes

M1 2.00 Water strike (with sequential number of the strike) recorded depth.

T1 1.90 Temporary rest level after 20 minutes with recorded depth.

#### Progress Codes

{07/08/2002}-Records the date at the depth of the borehole when the borehole takes more than one day to complete. Also indicated on completion. Recorded for start of second day and subsequent shifts.

(TSL 3.00m) Represents the water rest level at the start of the shift (AM) or the end of the borehole shown with the date of observation.

#### Field Records

1,2-3,4,5,6 Detailed SPT records for each 75mm test interval (incomplete penetration tests will be recorded showing blows for measured penetration).

[U60] U100 open tube sampler blows to drive the sampler the full length

### ROTARY CORE DRILLING RECORDS

Details of the rock fracture state are given in the Mechanical Log portion of the sheet SCR TCR and RQD are described in BS EN ISO 22475-1 (and BS 5930 Section 44.4.4) If is average fracture spacing over a particular lithology, Where the core is fully broken 0 indicates Non-Intact

### MONITORING INSTALLATIONS

Standpipe piezometer or groundwater monitoring wells and water level information may be shown on the standard record sheet or a separate installation sheet. Bentonite seals, filter zones and installation depths are indicated. Details of installation are given in the report.

Legend symbols are those given BS5930:1999 (ISO 710-1-7) but for clarity may only show major constituent.  
Strata descriptions are compiled by visual examination of samples obtained during boring, after BS EN 14689-1:2003 and BS EN ISO 14689-1:2003: Geotechnical investigation and testing. Identification and classification of rock. Identification and description. Laboratory test results where applicable.

**APPENDIX 2.2 Detailed Results of Standard Penetration Tests**

**Client:** MacOwen Collett

**Job No.:** SRL1155

**Site Name:** 60 & 62 Snaefell Road, Willaston Estate, Douglas



## Detailed SPT Summary

Borehole Number	Depth (m)	Test Type	Sample Ref	SPT N Value	Depth to water (m)	Depth of casing at test depth (m)	Increment 1		Increment 2		Increment 3		Increment 4		Increment 5		Increment 6		Extrapolated SPT N Value
							Blows (mm)	Blows (mm)											
BH01	1.00	S	1	6	-	1.00	1	75	1	75	1	75	1	75	2	75	2	75	6/300mm
BH01	2.00	S	2	4	-	2.00	1	75	1	75	0	75	1	75	1	75	2	75	4/300mm
BH01	3.00	S	3	18	-	2.00	2	75	2	75	4	75	6	75	4	75	4	75	18/300mm
BH01	4.00	S	4	31	-	2.00	5	75	5	75	6	75	8	75	9	75	9	75	31/300mm
BH01	5.00	S	5	51	-	2.00	7	75	8	75	11	75	11	75	13	75	16	75	51/300mm
BH02	1.00	S	1	4	-	1.00	1	75	0	75	1	75	0	75	1	75	2	75	4/300mm
BH02	2.00	S	2	8	-	2.00	2	75	2	75	2	75	2	75	2	75	2	75	8/300mm
BH02	3.00	S	3	21	-	2.00	3	75	2	75	3	75	3	75	5	75	10	75	21/300mm
BH02	4.00	S	4	25	2.70	2.00	5	75	5	75	7	75	7	75	5	75	6	75	25/300mm
BH02	5.00	S	5	38	1.40	2.00	6	75	6	75	8	75	10	75	10	75	10	75	38/300mm

Note: See Appendix sheet in the main report for the explanation of the Extrapolated SPT N Value.

**APPENDIX 3      LABORATORY TEST RESULTS**

**APPENDIX 3.1 Summary of Test Results**

Client: MacOwan Collett



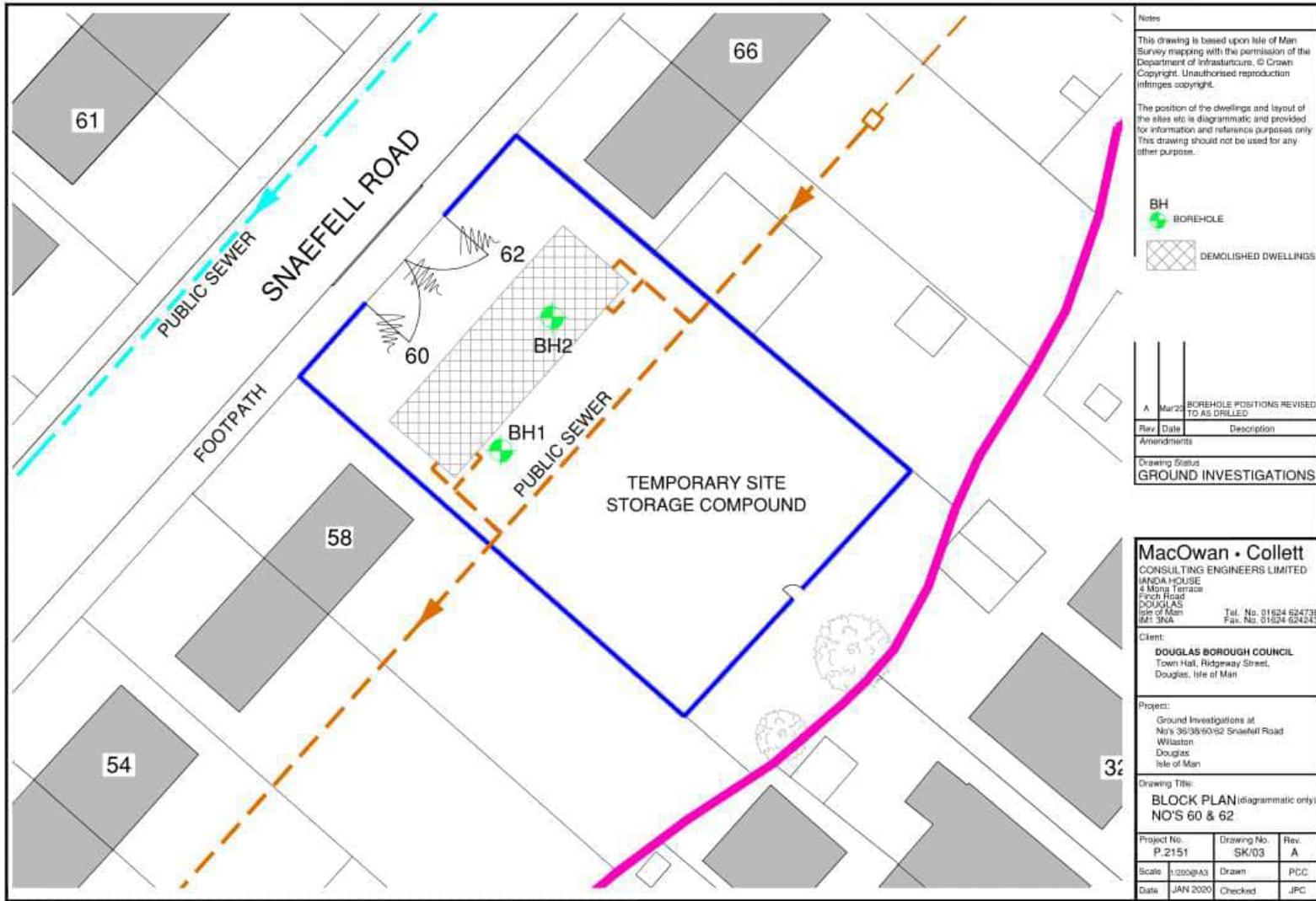
Job No: SRL1155

Site Name: 60 & 62 Snaefell Road, Willaston

Date 09/04/2020

Laboratory Test Result Summary				BS EN 17892-12:2018 BS EN 17892-1:2014				B.S.1377-3:2018						
Location Number	Sample Type No.	Sample Depth Top m	Sample Depth Bottom m	Description	Classification (Fall Cone Method)				Chemical					
					LL	PL	PI	Proportion of sample passing 0.4mm %	Water Content %	pH	SO <sub>4</sub> % Total	SO <sub>4</sub> mg/l 2:1 Extract	SO <sub>4</sub> mg/l in Water	Cl <sub>2</sub> %
BH01	S1	1.00	1.45	Dark brown slightly peaty fine-medium sandy CLAY with some fine-coarse sub-angular gravel	55	46	9	86	35.8	5.6		37.04		
BH01	S2	2.00	2.45	Dark brown grey PEAT and sandy CLAY					49.1					
BH01	S3	3.00	3.45	Dark brown grey mottled very fine-coarse sandy gravelly CLAY gravel is sub-angular					13.7					
BH02	D1	1.80	1.90	Grey brown fine-medium sandy peaty gravelly CLAY gravel is angular					43.9					
BH02	D2	2.50	2.60	Light brown very fine-medium sandy gravelly CLAY gravel is fine-medium sub-angular	26	19	7	83	17.3					
BH03	S4	4.00	4.45	Light brown grey mottled slightly clayey fine-coarse SAND and sub-angular GRAVEL					13.9					

**APPENDIX 4      BOREHOLE LOCATION PLAN**



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 The position of the dwellings and layout of the site etc is diagrammatic and provided for information and reference purposes only. This drawing should not be used for any other purpose.

BH BOREHOLE  
 DEMOLISHED DWELLINGS

Rev	Date	Description
A	Mar/20	BOREHOLE POSITIONS REVISED TO AS DRILLED

Amendments  
 Drawing Status  
**GROUND INVESTIGATIONS**

**MacOwan • Collett**  
 CONSULTING ENGINEERS LIMITED  
 WANDA HOUSE  
 4 Mona Terrace  
 Fritch Road  
 DOUGLAS  
 Isle of Man IM1 3NA  
 Tel. No. 01624 624738  
 Fax. No. 01624 624343

Client:  
**DOUGLAS BOROUGH COUNCIL**  
 Town Hall, Ridgeway Street,  
 Douglas, Isle of Man

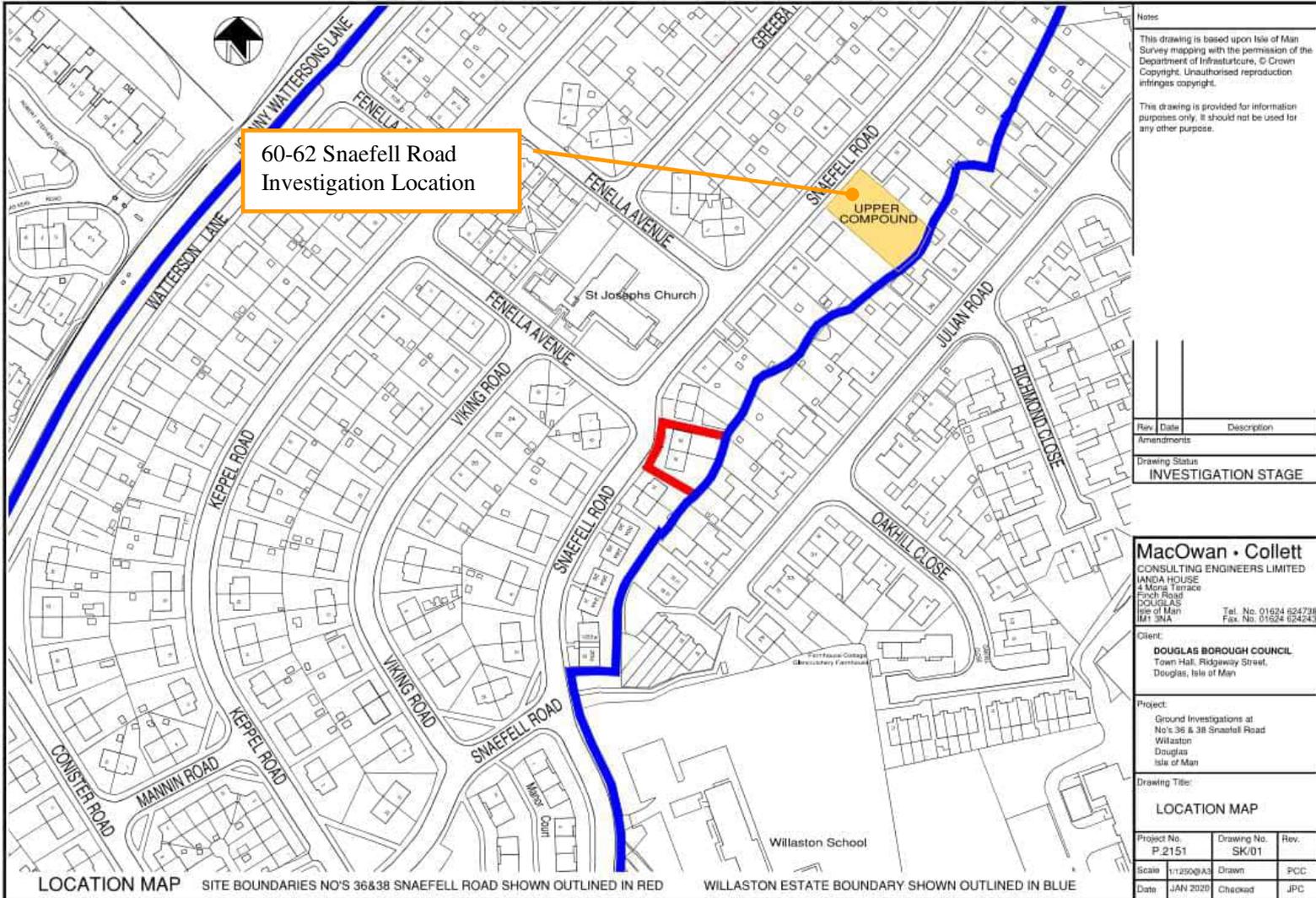
Project:  
 Ground Investigations at  
 Nos 36/38/60/62 Snaefell Road  
 Wilston  
 Douglas  
 Isle of Man

Drawing Title:  
**BLOCK PLAN (diagrammatic only)**  
**NOS 60 & 62**

Project No. P.2151	Drawing No. SK/03	Rev. A
Scale 1:250@A3	Drawn PCC	Checked JPC
Date JAN 2020	Checked	JPC

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APPENDIX 5 SITE LOCATION PLAN



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Rev.	Date	Description
Amendments		
Drawing Status		
INVESTIGATION STAGE		

**MacOwan • Collett**  
 CONSULTING ENGINEERS LIMITED  
 ANCA HOUSE  
 4 Mons Terrace  
 Finch Road  
 DOUGLAS  
 Isle of Man  
 IM1 3MA  
 Tel. No. 01624 624731  
 Fax. No. 01624 624243

Client:  
**DOUGLAS BOROUGH COUNCIL**  
 Town Hall, Ridgeway Street,  
 Douglas, Isle of Man

Project:  
 Ground Investigations at  
 No's 36 & 38 Snaefell Road  
 Willaston  
 Douglas  
 Isle of Man

Drawing Title:  
**LOCATION MAP**

Project No.	Drawing No.	Rev.
P-2151	SK/01	
Scale	1:1250@A3	Drawn PCC
Date	JAN 2020	Checked JPC

LOCATION MAP SITE BOUNDARIES NO'S 36&38 SNAEFELL ROAD SHOWN OUTLINED IN RED WILLASTON ESTATE BOUNDARY SHOWN OUTLINED IN BLUE

18 / 00682

**The Secretary of the Planning Committee**  
Department of Environment, Food and Agriculture  
Planning and Building Control Directorate  
Murray House  
Mount Havelock  
Douglas  
IM1 2SF

27<sup>th</sup> June 2018

Dear Sir



**SUBJECT: PLANNING APPLICATION REFERENCE – 16/01108/B**  
**TEMPORARY STORAGE COMPOUND LOCATED ON THE FORMER**  
**SITE OF NO'S. 60 & 61 SNAEFELL ROAD, WILLASTON, DOUGLAS**

We wish to apply for a variation of Condition 1, applied to the above mentioned planning application, which was granted approval, retrospectively on 15<sup>th</sup> November 2016.

In support of this application we enclose four copies of the following documents:

- MacOwan Collett Drawing No: P.2028- PA/01 Location Map
- MacOwan Collett Drawing No: P.2028- PA/02 Site Plan
- MacOwan Collett Drawing No: P.2028- PA/03 Part Phasing Plan
- Completed Application Form
- Planning Application Checklist (1 copy only)
- Land Ownership Statement Certificate (1 copy only)

As stated during the original application correspondence, the Willaston Estate is currently undergoing a ten year, multimillion pound, capital project of essential external refurbishment works to rejuvenate the appearance of the dwellings in the estate, improve water tightness and increase the lifespan of the properties. Part of these ongoing works included the demolition of a pair of semi-detached houses, Nos. 60 & 62 Snaefell Road in 2016; which had structural defects and were considered beyond repair. Since the demolition works were completed the vacant plots have been temporarily utilised as a second site storage compound, subject to the conditions of use outlined in the planning approval notice.

The first condition on the approval notice states,

***'The use hereby approved shall cease by 1st July 2018, and the site cleared of any storage materials by that date.***

***Reason: the use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.'***

We wish to apply for this condition to be amended / renewed to allow the temporary storage compound to remain in use for a further two years. This compound has become essential to the works in the north / top end of the estate in the past 24 months and without it, the Contractor would encounter difficulties trying to serve the programmed works to the houses on Snaefell Road itself; which have recently commenced. Please refer to the part phasing plan drawing submitted as part of the application which outlines the schedule of dwellings to be refurbished and their close proximity to the temporary site compound.

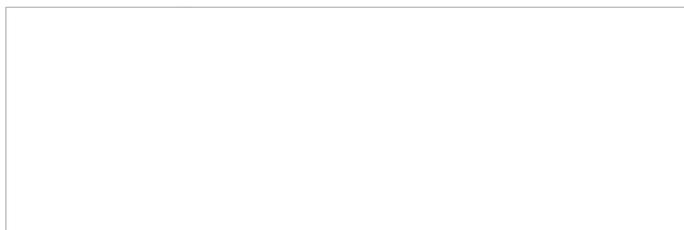
There are no other open spaces in the north / top end of the estate that could be utilised as an alternative storage compound and therefore the Contractor relies heavily on this temporary compound whilst carrying out the works in the estate. Its location also condenses traffic movements in the estate, which is significantly reducing potential safety risks to the public using the estate during the works. Without the compound the site traffic would have to travel up through the estate roads whilst carrying materials from the main site compound, located off Willaston Crescent, in the south / bottom end of the estate, to the houses they are currently working on and this could reoccur numerous times during the day.

In the original application it was requested that the compound be permitted for use until September 2020, this requirement has not significantly changed; the works in the estate are progressing according to the original programme and a two year extension of use should be sufficient to complete the works outlined on the part phasing plan drawing. The compound has been kept clean and tidy throughout its use to date.

It is still the Council's intention to erect new dwellings on the site and a planning application will be submitted in the future regarding these proposals.

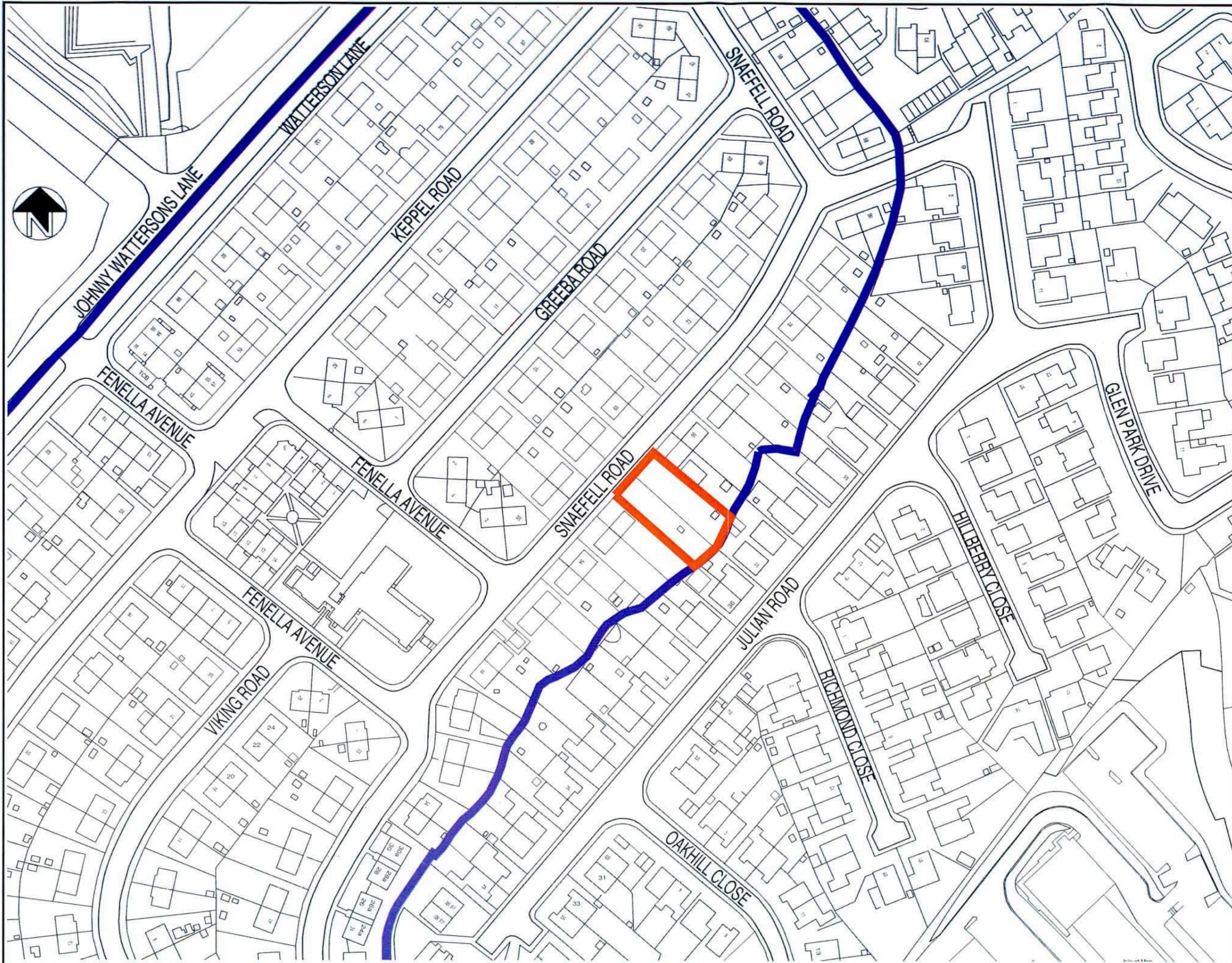
We trust that the above is in order, however if you require any further information please do not hesitate to contact us.

Yours faithfully



**Direct Line: (01624) 696** [REDACTED]

**E mail:** [REDACTED] [@douglas.gov.im](mailto:[REDACTED]@douglas.gov.im)



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18/00682

PLANNING & BUILDING CONTROL  
 RECEIVED ON  
 29 JUN 2018  
 PLANNING DEPARTMENT  
 ISLE OF MAN

Rev.	Date	Description
Amendments		
Drawing Status		
STATUTORY APPROVAL		

**MacOwan · Collett**  
 CONSULTING ENGINEERS LIMITED  
 IANDA HOUSE  
 4 Mona Terrace  
 Finch Road  
 DOUGLAS  
 Isle of Man  
 IM1 3NA  
 Tel. No. 01624 624738  
 Fax. No. 01624 624243

Client:  
**DOUGLAS BOROUGH COUNCIL**  
 Town Hall, Ridgeway Street,  
 Douglas, Isle of Man

Project:  
 Site Storage Compound at  
 Former Site of Nos. 60 & 62  
 Snaefell Road, Willaston,  
 Douglas, Isle of Man

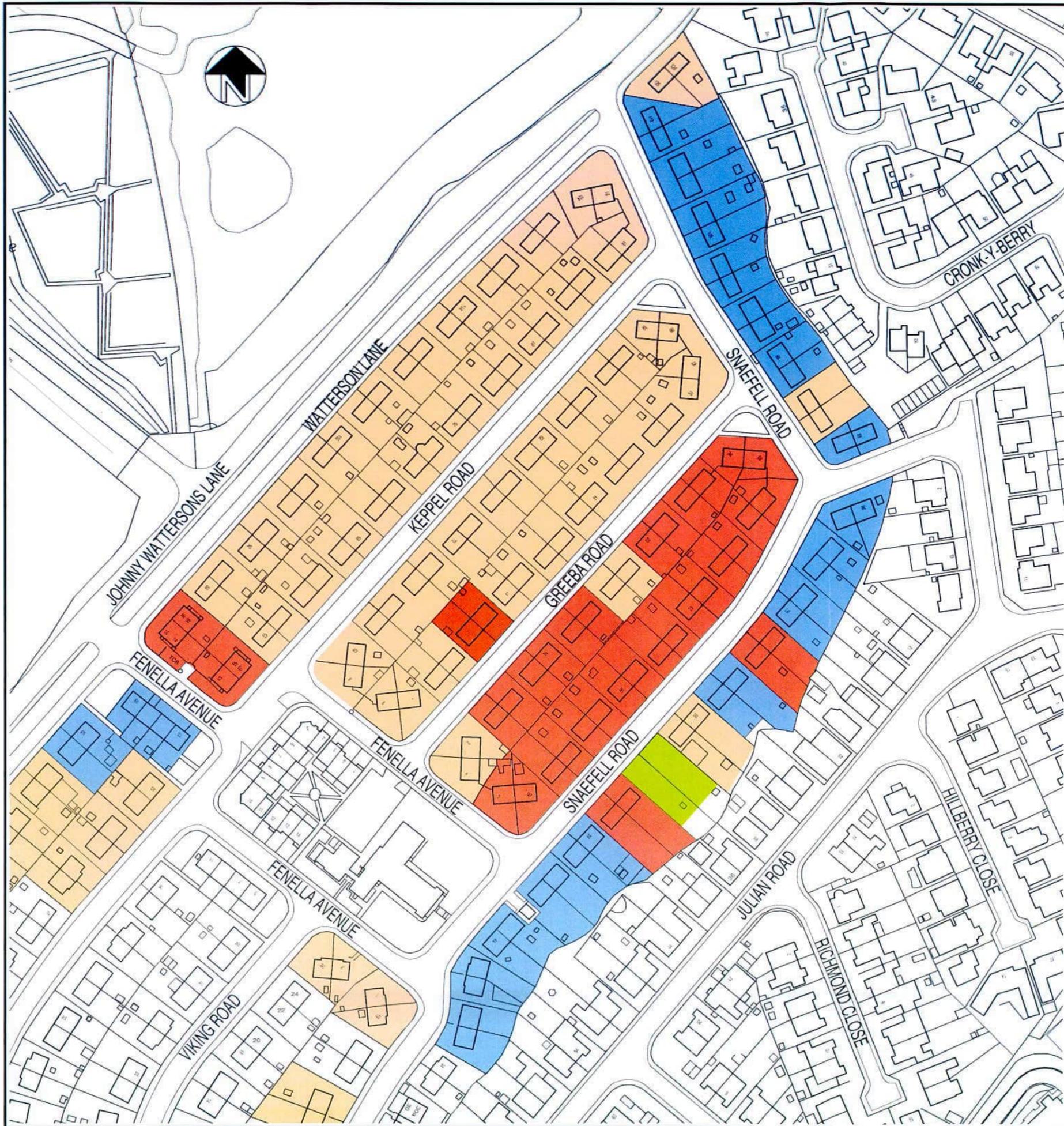
Drawing Title:  
**LOCATION MAP**

Project No. P.2028	Drawing No. PA/01	Rev.
Scale 1/1250@A3	Drawn JPC	Checked MWM
Date June '18	Checked MWM	

LOCATION MAP

SITE BOUNDARY SHOWN OUTLINED IN RED

EXTENT OF LAND OWNERSHIP BY APPLICANT SHOWN OUTLINED IN BLUE



**LEGEND**



DENOTES LOCATION OF TEMPORARY SITE COMPOUND SUBJECT OF PLANNING APPLICATION



DENOTES DWELLINGS IN THE WILLASTON ESTATE WHERE THE EXTERNAL REFURBISHMENT WORKS HAVE BEEN CARRIED OUT AND COMPLETED TO DATE



DENOTES DWELLINGS IN PHASE 6/7 OF THE EXTERNAL REFURBISHMENT SCHEME WHICH COMMENCED IN THE ESTATE ON 20TH NOVEMBER 2017 AND ARE PROGRAMMED TO BE COMPLETED BY 26TH MARCH 2019



DENOTES DWELLINGS IN PHASE 8/9 OF THE EXTERNAL REFURBISHMENT SCHEME PROGRAMMED TO COMMENCE IN THE ESTATE IN NOVEMBER 2018 AND BE COMPLETED BY APRIL 2020

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18/00682

PLANNING & BUILDING CONTROL  
RECEIVED ON

29 JUN 2018

DEPT OF ENVIRONMENT  
FOOD AND AGRICULTURE

Rev.	Date	Description
Amendments		
Drawing Status <b>STATUTORY APPROVAL</b>		

**MacOwan · Collett**  
CONSULTING ENGINEERS LIMITED  
IANDA HOUSE  
4 Mona Terrace  
Finch Road  
DOUGLAS  
Isle of Man  
IM1 3NA  
Tel. No. 01624 624738  
Fax. No. 01624 624243

Client:  
**DOUGLAS BOROUGH COUNCIL**  
Town Hall, Ridgeway Street,  
Douglas, Isle of Man

Project:  
Site Storage Compound at  
Former Site of Nos. 60 & 62  
Snaefell Road, Willaston,  
Douglas, Isle of Man

Drawing Title:  
**PART PHASING PLAN**

Project No.	Drawing No.	Rev.
P.2028	PA/03	
Scale 1/1500@A3	Drawn	JPC
Date June '18	Checked	MWM

General Notes:  
 1. Use Dimensions - Do Not Scale.  
 2. All Dimensions In MM.  
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**SITE PLAN AS EXISTING**

St Josephs Church

**Douglas Borough Council**



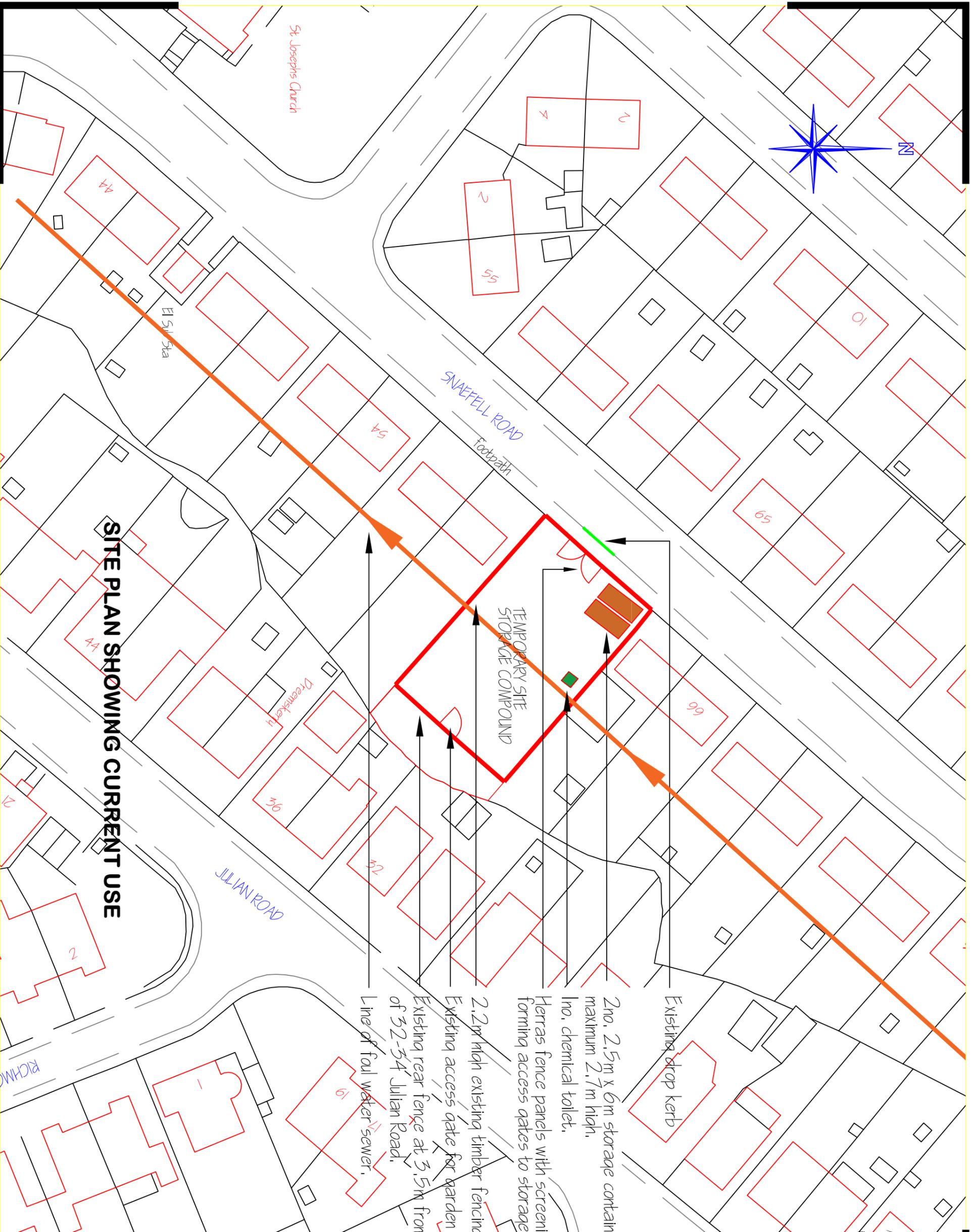
**Housing & Property Department**

City Hall, Ridgeway Street,  
 Douglas, Isle of Man, IM99 1AD  
 Tel: 01624 696300 Fax: 01624 696400

**Project:** Temporary Storage Compound  
 at plots of 60-62 Snaefell Road  
 Willaston

**Title:** SITE PLAN AS EXISTING

<b>By:</b> <input type="checkbox"/>	<b>Date:</b> 12/10/2023
<b>Scale:</b> 1:500	<b>No:</b> APL01 <b>Rev:</b> -



- Existing drop kerb
- 2no. 2.5m x 6m storage containers, maximum 2.7m high, 1no. chemical toilet.
- Herras fence panels with screening mesh forming access gates to storage compound
- 2.2m high existing timber fencing to compound perimeter.
- Existing access gate for garden maintenance.
- Existing rear fence at 3.5m from rear boundary of 32-34 Julian Road.
- Line of foul water sewer.

General Notes:  
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**Douglas Borough Council**

**Housing & Property Department**

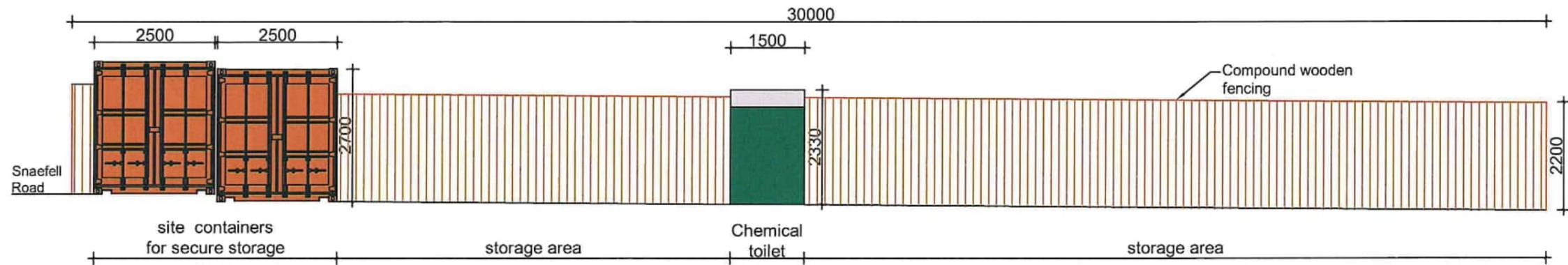
City Hall, Ridgeway Street,  
 Douglas, Isle of Man, IM99 1AD  
 Tel: 01624 693300 Fax: 01624 695400

**Project:** Temporary Storage Compound at plots of 60-62 Snaefell Road, Willaston

**Title:** SITE PLAN

<b>By:</b> RG	<b>Date:</b> 12/10/2023
<b>Scale:</b> 1:500	<b>No.:</b> APL02
	<b>Rev:</b> -

## Willaston External Refurbishments - Upper Site Compound



### North East Elevation (Inside Compound Cabins)

Scale 1:100 @ A3 Date: October 2023

Drg no. APL-03



Douglas Borough Council  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

## **TOWN AND COUNTRY PLANNING ACT 1999**

### **The Town and Country Planning (Development Procedure) Order 2019**

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Douglas Borough Council, Ref **21/00686/B**, for the **Creation of a temporary storage compound** at **Former Site Of 60 & 62 Snaefell Road Willaston Douglas Isle Of Man IM2 6NG**.

Any conditions or notes which apply to the approval are set out below. This approval is subject to compliance with any conditions listed and may not be implemented until it becomes final (see guidance notes).

1. The use hereby approved shall cease by 1st April 2022 or the completion of the renovation project, whichever comes first, and the site cleared of any stored materials and storage containers by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

2. The site shall not be used (with the exception for storage purposes) or open except 8:00 - 16:30 Monday to Thursday, 8:00 - 15:30 on Friday and 8:00 to 13:00 on Saturdays. The site shall not be used or open Sundays, Bank Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

3. No more than two storage containers may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

4. Other than two storage containers nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: In the interest of protecting public amenity and neighbouring residential amenity.

This approval relates to the submitted documents, covering letter, location plan, proposed site plan, photos and northeast elevation drawing as having been received on 3rd June 2021.

This decision has been made for the following reasons(s)

The application is considered to comply with General Policy 2 and Environment Policy 22 of the Strategic Plan. Therefore, it is recommended for approval.

Date of Issue:

27th July 2021



**Director of Planning and  
Building Control**

### **Guidance Note**

**This decision was made by the Planning Committee in accordance with the authority delegated to it.**

**This decision refers only to that applied for under the Town and Country Planning Act 1999 and its subordinate legislation.**

**A copy of the Officer's report and any correspondence which led to the assessment and decision is available to view on the Government's website (via Online Services [www.gov.im/Viewapplications](http://www.gov.im/Viewapplications)) or at the Department's offices Murray House, Mount Havelock, Douglas.**

### **Implementation**

**The decision does not become final until either**

- **Any appeal has been concluded; or**
- **21 days have passed since the date on this notice and no appeal has been submitted**

**Development must progress in accordance with the plans approved under, and any conditions attached to this approval (irrespective of any changes that may separately be requested at the Building Control stage or by any other Statutory Authority). This approval does not remove the need to also comply with any other relevant legislation.**

**Any conditions requiring certain works, submissions etc. prior to commencement of development must be fulfilled prior to work starting on site. Failure to adhere to this approval and meet the requirements of all conditions may invalidate this approval or result in formal enforcement action.**

### **Appeal**

**Any appeal must be in writing and submitted to the Department within 21 days of the date of this Notice. The appeal must contain:**

- **the grounds for making the appeal;**
- **payment of the planning appeal fee (currently £295); and**
- **if relevant, confirmation that the appellant wishes to have the appeal determined by means of an inquiry and payment of the additional inquiry fee (currently £110).**

**Where the appeal is submitted by the applicant they must:**

- **specify in detail and by reference to material planning considerations the reasons why the appellant disagrees with that determination; and**
- **Where against a refusal, on the grounds of deficient detail or supporting documentation, set out why they consider the information or documentation forming part of the application was sufficient in the circumstance.**

**If the appeal is submitted by someone who has interested Person Status but is not listed in Article 4(2) of the Development Procedure Order 2019, that person must relate their grounds for making the appeal to issues which they included in representations made prior to the application being determined.**

**Failure to meet all of the relevant above requirements will mean that the appeal cannot be validated.**

**An appeal form and more detailed guidance are available either from Planning & Building Control, Tel 685950, or from the Department's website [www.gov.im/planningappeal](http://www.gov.im/planningappeal)**

**If this decision becomes final because there is no appeal, the Department's public reference copy (counter copy) of the planning application may be collected by the applicant or their agent from Murray House. Please note that if the counter copy of the application is not collected within thirty days following the last date on which a planning appeal can be made it will be destroyed without further notice.**



Douglas Borough Council  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

**TOWN AND COUNTRY PLANNING ACT 1999**  
**The Town and Country Planning (Development Procedure)(No 2) Order 2013**

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Douglas Borough Council, Ref **18/00682/B**, for the **Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years.** at **Former Site Of 60 & 62 Snaefell Road Willaston Douglas Isle Of Man IM2 6NG** subject to compliance with the following **condition(s)** and notes (if any):

1. The use hereby approved shall cease by 1st September 2020, and the site cleared of any storage materials by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

2. The site shall not be used (with the exception for storage purposes) or open except between the hours of 8am and 5pm Monday to Fridays inclusive, and 8am to 12 noon on Saturdays. The site shall not be used or open Sundays, Bank Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

3. No more than a single storage container may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

4. Other than a single storage container nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: In the interest of protecting public amenity and neighbouring residential amenity."

The development hereby approved relates to Drawings PA/01 PA/02 and PA/03, all date-stamped as having been received 29th June 2018.

Date of Issue:  
17th August 2018



**Director of Planning and  
Building Control**

### **Guidance Note**

This decision was made by the Planning Committee in accordance with the authority delegated to it.

All correspondence which led to the assessment and decision is available to view on the Government's website (via Online Services) or at the Department's offices Murray House, Mount Havelock, Douglas.

<https://www.gov.im/planningapplication/services/planning/search.iom>

This decision refers only to that applied for under the The Town and Country Planning (Development Procedure)(No 2) Order 2013.

Any appeal against this decision must be in accordance with the criteria set down in that instrument.

Specifically, a valid appeal must be in writing, signed by the appellant, and submitted to the Department within 21 days of the date of this Notice. To further validate the appeal it must contain:

- Payment of a planning appeal fee as prescribed in the Town and Country Planning (Application and Appeal Fees) (No2) Order 2016 (currently £175);
- The reasons for making the appeal; and
- An election to have the appeal conducted by means of an inquiry (a hearing) or by means of written representation.

An appeal form and guidance notes are available from either Planning & Building Control, Tel 685950, or to download from the Department's website <https://www.gov.im/categories/planning-and-building-control/planning-applications/planning-appeals/how-to-appeal/>

If no appeal is lodged within 21 days of the date of issue overleaf, and this decision becomes final, the Department's public reference copy (counter copy) of the planning application may be collected by the applicant or their agent from Murray House.

***Please note that if the counter copy of the application is not collected within THIRTY DAYS following the last date on which a planning appeal can be made it will be destroyed without further notice.***

## **BUSINESS CASE**

### **60/62 SNAEFELL ROAD REDEVELOPMENT**



Housing & Property Department

**AUGUST 2021**

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## Document Control

### Revision History

No	Date	Author	Amendment
	August 2021	<input type="text"/>	

## 1. Project Purpose

The project will involve the construction of a pair of new passive houses on the brownfield plots of 60 and 62 Snaefell Road including full landscaping to provide easily maintainable rear gardens and off road parking.

The plots of 60/62 Snaefell Road have remained undeveloped since a pair of semi-detached dwellings were demolished five years ago. The site presents an opportunity to construct a pair of passive houses as a pilot scheme which will allow the Council to obtain data and understand the construction costs and techniques involved against the energy efficient running costs. These would be the first passive houses in the Councils housing portfolio and would contribute towards reducing the Councils carbon footprint and meet the Isle of Man Governments 'net zero' emissions targets within its climate action plan.

The new dwellings would be designed to compliment the surrounding properties on Snaefell Road and will provide 4 bedroom family accommodation which is currently in demand. The Council has a shortage of 4 bedroom houses.

The new dwellings will need to consider off road parking subject to ground levels, level access and the inclusion of charging points for electric vehicles to future proof for the next generation of zero emission motor vehicles. The sale of new combustion engine vehicles will cease from 2030.

## 2. Background

The site of 60/62 Snaefell Road previously included a pair of 3 bedrooed semi-detached houses which were due to be externally refurbished until a structural inspection condemned them as unsafe and beyond economic repair in 2016. Consequently the dwellings were demolished shortly after receipt of the demolition direction notice which was dated 1<sup>st</sup> April 2016.

The redundant site presented an opportunity to utilise the space as a secondary compound on a temporary basis for the storage of building materials to serve the Willaston external refurbishment scheme. This has been useful and reduced site traffic movements between the bottom and top sections of the estate improving safety.

The external refurbishments at the top section of the Willaston Estate are nearing completion and will remove the need for the plot to remain as a site storage facility. It was always intended to construct new replacement dwellings once the top section of the estate had been externally refurbished.

It was previously reported by a specialist consultancy after ground investigations

that a new development will likely require mini pilling at foundation stage of a new build scheme. The ground condition report indicated peat and pond sediment at depth indicating the land was marshy and possibly waterlogged prior to development in the 1950's. The land remains marshy especially during winter months.

A planning approval notice dated the 27<sup>th</sup> July 2021 has been received to extend the use of the temporary site storage compound up until the 1<sup>st</sup> April 2022 or until phase 10 is complete, whichever comes first. Phase 10 is expected to be complete around January 2022. Upon completion of phase 10, the plots of 60 and 62 Snaefell Road will be released for redevelopment.

The Planning approval notice contained a condition requesting a remediation plan for the site within 28 days of the temporary use ceasing including a timescale for the works and details of landscaping in the interest of protecting public amenity and neighbouring residential amenity.

### **3. Strategic Context**

The following housing objectives are included in the Douglas Borough Council Corporate Plan 2017 - 2021:

- Provide a good quality of life for residents and visitors by effective estate management and community engagement;
- Working in partnership with key stakeholders in respect of the Council's housing service, maximising opportunities for economies through review and shared services;
- Redeveloping and maintaining the Council's property portfolio, secure the long-term future of the properties and to sustain the quality of the built environment, including the historic Town Hall, depot facilities, car parks and Library buildings, to support the operation of the Council's services, and a portfolio of commercially leased buildings.
- Provide, manage and maintain social and sheltered housing accommodation for tenants and their families, and work to ensure that those houses and apartments meet the Decent Homes Standard.
- Invest in quality affordable housing to respond to the economic and community need.
- Improving the image and environment of Douglas as the capital to make it an even better place to live, work and visit.

## 4. Main Stakeholders

- Douglas Borough Council;
- Department of Infrastructure;
- Tenants;
- Professional consultants;
- Principal construction contractor;
- External and Council maintenance staff;
- Service authorities;
- Removals company;
- Delivery services.

Liaison and on-going consultation with stakeholders will take place at appropriate stages during the capital procedures and construction process.

## 5. Issues & Problems

The construction of a pair of new semi-detached passive houses will be technically challenging. It will be important to appoint the right consultants and a local contractor which has some past experience of constructing to passive house standard. There could be issues as the design work develops or as construction takes place without the right appointments.

### **Deliveries to site**

Snaefell Road is fairly congested with parked cars because there are no provisions for off road parking facilities for tenants and visitors. Deliveries and plant required during the construction process will need unhindered access to the site which may require a suspension to parking. Deliveries are likely to block the road for short periods of time.

### **How will a statutory approval delay impact upon the scheme?**

If there is a delay obtaining capital stage report approvals, and considering the current buoyant construction industry, this may result in higher tender prices than the established pre tender estimate.

### **Availability of building materials**

Over the last year there has been a distinct shortage of building materials considered to be a combined resultant of the United Kingdom departing the European Union and the worldwide pandemic limiting manufacturing and supply chains. Although supplies

do appear to be improving, this could still impact upon the construction programme and consequently tender bids.

### **Could this project be deferred for future years?**

No. It is considered essential that this scheme is progressed as quickly as possible to reinstate the streetscape to its former identity. Deferring the scheme will result in increased future costs due to several factors including inflation, labour and material rates.

## **6. Objectives**

The principle objective behind this scheme is to reinstate the previously demolished semi-detached houses with two new dwellings to meet the 'decent homes standard', replenishing the Council's housing stock.

The Planning Department has applied a condition to its approval notice for the temporary use of the site as a site storage facility requesting a remediation plan for the site within 28 days of the temporary use ceasing. Details for the reinstatement of a pair of semi-detached houses will honour this request.

The redevelopment of the plots presents an opportunity to construct the houses to passive house standard reducing the Council's carbon footprint.

The redevelopment is essential to enable the street elevation to be reinstated to its former identity.

The work needs to be carried out with minimal disruption for tenants occupying homes in close proximity.

The redevelopment of two new passive houses will allow the Council to understand the technical challenges involved with passive house construction and monitor the energy saving benefits.

## **7. Service Benefits**

AECB ( Association for Environment Conscious Building ) is aimed at creating high performance low-carbon buildings.

Passive house construction is a standard for energy efficiency in a building which reduces the building's ecological footprint resulting in ultra- low energy requirements for heating or cooling spaces within the home. Passive house standard is ultimately the highest grade of ecological construction.

The construction of a pair of semi-detached passive houses will provide an opportunity for the Council to understand the construction techniques and to monitor energy efficiency levels compared to AECB construction standards.

### **Direct tangible financial benefits**

- Passive houses are energy efficient and therefore significantly cheaper to heat and cool for tenants than traditionally constructed houses;
- Housing maintenance costs should be minimal due to the use of low maintenance building products;
- Potential lower insurance premiums;
- Rental increase could be easier to justify.

### **Direct quantifiable non-monetary benefits**

- High air tightness;
- Occupant comfort;
- Healthy living conditions;
- Reinstatement of a pair of houses will return the street to its former aspect.

### **Indirect benefits**

- Good tenant morale;
- The Council will fulfil its social responsibility obligation in the provision of the standard of accommodation for its tenants;
- Lower energy costs mean a more environmentally sustainable redevelopment;
- Resiliency in the event of power outages;
- Construction to passive house standard will help reduce the Councils carbon footprint in line with the Isle of Man Governments climate action plan.

## **8. Key Risks or Dependencies**

- The five passive house principles relate to airtightness, thermal insulation, mechanical ventilation heat recovery, high performance windows and thermal bridge free construction. Important factors to be considered when designing a passive house are building location and orientation, building layout, window design, insulation, thermal mass, shading and ventilation. The new houses need to meet these energy efficient credentials in order to achieve passive house certification. It is therefore important that the consultants and contractor appointed on this project are experienced in passive house design and construction;
- If the petition submission is not approved, the plots would remain void and undeveloped;

- The temporary use of the site as a storage compound received planning permission with a condition attached requesting a remediation plan for the site within 28 days of the temporary use ceasing including a timescale for the works and details of landscaping in the interest of protecting public amenity and neighbouring residential amenity. It is therefore important that this planning condition is honoured;
- Failure to identify any problems at early stages of the project could lead to issues during construction causing delays, and potentially, financial implications;
- If tenders received are far in excess of the pre tender estimate, this would delay the scheme and the project specification and procurement would need to be reviewed;
- Adverse Planning issues could delay Planning approval timescales. Early discussions with the Planning Department will assist with developing the scheme in accordance with the department's recommendations avoiding any such scenarios;
- Objections to the Planning application could delay the design programme. The front elevation finishes will need to be sympathetic to the existing properties on the street;
- Specified materials and heating / cooling equipment needs to meet passive house standards to enable the properties to perform to optimum levels. Specified materials and equipment should not therefore be compromised for cheaper alternatives which may cost more in the long term in the event of any failures.

The project success will be measured by the following key performance indicators (KPI's).

- Does the project meet the brief;
- Have the new houses been completed on time and within budget;
- Do the properties conform to and meet passive house standard;
- Has the work been carried out with minimal tenant disruption;
- Do the properties result in low energy costs for tenants;
- Are the properties value for money when comparing running costs against the construction cost and against running costs of AECB standard constructed homes.

## 9. Capital Costs

The following is a build-up of the estimated capital cost of the scheme :-

Construction cost	-	£545,154.39
Professional fees @ 15%	-	£81,773.16
Site investigation	-	£5,000.00
Client insurances	-	£1,000.00
Building regulations	-	£6,000.00
Clerk of Works	-	£25,000.00
<b>ESTIMATED TOTAL CAPITAL COST</b>	-	<b>£663,927.55</b>

### How will the project impact upon the housing deficiency?

The estimated loan charges for this scheme based on an estimated capital borrowing of **£663,927.55**, payable over 15 years, once it is fully completed, will be as follows :-

The estimated annual amount payable will be **£36,550.16**;

The estimated total amount payable will be **£859,875.30**;

The estimated total interest will be **£195,957.75**.

Due to the current market conditions, prices continue to increase frequently. The estimate cannot therefore be taken as a definitive budget limit.

Under the current housing deficiency arrangements, this estimate will directly impact the grant payable by Government.

The scheme will be funded via a loan and repaid from rental income and deficiency grant.

As a comparison, the construction of two semi-detached houses to AECB standard has an estimated construction cost of £508,682.10 and an overall estimated capital cost of £621,984.41. Construction to passive house standard is therefore £36,472.29 extra to build and has an overall extra capital cost of £41,943.14. Please see Appendix 2, estimated redevelopment costs build up for information.

The cashflow of the project would be monitored by the projects Quantity Surveyor who will carry out monthly valuations which the contractor's monthly interim claims will be based upon.

Construction cash flow inclusive of contingency would be expected to be in the region of **£44,067.00** per month for a 12 month contract period. This includes retention at 3% until the 12 months defects liability period has expired and subject to there being no outstanding contractual liabilities.

## 10. Project Plan

The anticipated programme is as follows:-

Submission of business case	September	2021
Approval of business case	November	2021
Petition for professional fees	January	2022
Professional fees petition approval	March	2022
Submission of stage D1/I1	July	2022
Approval of stage D1/I1	September	2022
Submission of stage I2	December	2022
Approval of stage I2	February	2023
Competitive tender procurement	May	2023
Stage I3 Petition submission for borrowing	June	2023
Petition approval	August	2023
Construction	October	2023

It is expected that the construction period should take no longer than 12 months using a single principal contractor.

## 11. Project Team

The key roles are as follows:-

Senior Responsible Owner-	Director of Housing & Property
Project Sponsor	- <input type="text"/>
Senior User	- <input type="text"/>
Senior Supplier	- Principal Contractor
End User	- Housing Tenants

The project will require the following professional consultants :-

Architect  
Structural Engineer  
Quantity Surveyor  
Mechanical & Electrical Engineer  
Planning Supervisor  
Clerk of Works

This project will eventually invite competitive tenders from qualified and experienced contractors. It will be particularly important to seek contractors with experience of construction to passive house standards which will be procured at select tender stage.

## 12. Conclusions

The construction of a pair of new semi-detached houses is essential to reinstate the street to its former identity. Consultation with the Planning Department needs to take place before design work commences.

The temporary use of the site as a storage compound received planning permission with a condition attached requesting a remediation plan for the site within 28 days of the temporary use ceasing including a timescale for the works and details of landscaping in the interest of protecting public amenity and neighbouring residential amenity.

The estimated construction cost difference between passive standard and AECB standard is marginal and when taking into consideration the expected energy efficient running costs that are to be gained. The construction cost difference is estimated at £36,472.29 and the overall capital cost difference is estimated at £41,943.14.

Passive house construction can greatly reduce heating and cooling costs in buildings. The main benefits of a passive house project are durability, better air tightness, occupant comfort, and potential energy savings of over 90%. It also offers resiliency in the event of power outages due to a super-efficient envelope with good insulation and air sealing, energy-efficient windows that take advantage of passive solar gain and natural ventilation. Solar panels can further improve a home's resiliency during an outage.

Working with an experienced design team and contractor is recommended, since the passive house standard is technically complex.

The construction of a pair of semi-detached passive houses will provide an opportunity for the Council to understand the construction techniques and to monitor energy efficiency levels compared to AECB silver standards.

The construction of a pair of passive houses will help to reduce the Council's carbon footprint and meet the Isle of Man Government's 'net zero' emissions targets within its climate action plan.

The Council can continue with its drive of being proactive towards reducing its carbon footprint.

### **13. Recommendation**

Because the cost difference between passive house standard and AECB standard isn't enormously excessive and the long term energy saving benefits a passive house presents, it is recommended that the two new replacement dwellings are designed and constructed to passive house standard and that the project is able to progress to design team establishment and combined capital design stage D1/I1 following passive house design criteria.

### **14. Appendices**

#### **Appendix 1**

Location Plan.

#### **Appendix 2**

Estimated redevelopment costs build up.

## The Town and Country Planning Act 1999 The Town and Country Planning (Development Procedure) Order 2019 Application for Planning Approval

### Site Address

Street Address \*

Former site 60 & 62 Snaefell

Address line 2

Willaston

Address line 3

Town/City \*

Douglas

Postcode

IM2 6NG

### Local Authority District

Local Authority District \*

Douglas

### Type of Application

Please state the type of application: \* (Choose one as appropriate)

Change of use of land or building not involving operational development

### Type of Application

Is this Application Retrospective? \*

Yes

### Type of Application

Date the building work was started \*

02/10/2023

### Type of Application

## Type of Application

Is the application as a result of an Enforcement enquiry? \*

Yes

## Type of Application

Please provide the Enforcement No.

23/00192/PLNCO

## Applicant Address

Is the applicant's address the same as the site address? \*

No

## Applicant Details

Please provide the Applicant's Name and/or the applying Company Name.

Name

Title

Mr

First name(s)

Surname

Company name

Douglas City Council

Street address \*

Town Hall

Address line 2

Ridgeway Street

Address line 3

Town/City \*

Douglas

Postcode

IM99 1AD

Telephone number \*

Mobile number

Email \*

## Applicants Interest

Is the applicant the owner of the site? \*

Yes

## Agent Details

Are you an agent acting on behalf of the applicant? \*

No

## Description of the Proposed Development

Please state clearly what you propose to do \*

The Council is applying for planning permission to use the plots of 60 and 62 Snaefell Road as a temporary site storage compound for a 24 month period retrospectively. Planning Approval Notice 21/000686/B previously approved the use of the site as a temporary storage compound which has now expired.

Please state the existing use of the site (e.g. residential, office, retail etc) \*

Residential

Please state the proposed use of the site \*

Temporary storage compound

Is the Development within a Conservation Area \*

No

## Description of the Proposed Development

Does the proposed development create additional industrial, residential, retail or office floor space \*

No

## Description of the Proposed Development

Is the application exempt from a fee under the current fees order? \*

Yes

## Description of the Proposed Development

If Yes, please state the registered charity number or the Section of the current fees order under which you are exempt from paying a fee \*

Local Authority

## Proposed Works to a Registered Building

## Proposed Works to a Registered Building

Does the proposed development include any works to a Registered Building? \*

## Pedestrian and Vehicle Access, Roads and Rights of Way (this includes footpaths)

Please note: If you answer Yes to any of the questions below, please ensure the site plan demonstrates the access created and that any visibility splays are clearly defined and to scale.

Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? \*

Have you consulted the Highway Services? \*

Please confirm the existing number of parking spaces within the site

Please confirm the proposed number of parking spaces within the site

## Site Levels

Please note: If you answer Yes to this question please provide a drawing to clearly demonstrate the change in site levels, including spot levels and/or site sections.

Does your proposal involve a change in site levels? \*

## New or Amended Services

Please specify whether the proposal will result in new or amended services:

Does the proposal require new or amended Gas, Electricity, Water or Telecommunication services? \*

## Drainage and Foul Sewage

Please note: If a septic tank/Biodisc system is being proposed, please provide evidence of its location on the site plan and ensure that its placement is acceptable under the appropriate Building Regulations. See guidance notes on our website here.

How will rainwater run off from roofs and paved surfaces, be disposed of?

How will foul sewage from the proposed development be disposed of?

## Trees and Hedges

## Trees and Hedges

Please note: If you answer Yes to either of the questions below you MUST provide additional tree related information appropriate to the proposed development as detailed in the Guidance document, 'Trees and the planning process - Part 1' available on our website here. You must also provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal.

Are there any trees on or within 15m of the proposed development site with a stem diameter of 75mm or more, measured at 1.5m above ground level? \*

Are there any large shrubs or hedges on the proposed development site? \*

## Watercourse Proximity

Please note: If you answer Yes to the following question you are advised to contact the Department's Fisheries Directorate for further guidance.

Is the proposed development within 9 metres of any watercourse (river, ditch or otherwise)? \*

Is the development within an area of flood risk? \* See guidance on our website here.

## Pre-Application Advice

Have you consulted the Department prior to making this submission? \*

## Pre-Application Advice

Please state the Officer's name \*

Date of the consultation \*

## Building Regulations

Are you making a concurrent application for Building Regulations Approval? \*

## Further Information

Please provide details of any supporting information uploaded with your application or other details that you would like the Planning Officer to take into account.

A new apartments complex is currently under construction on the Willaston estate opposite the shops on Snaefell Road. There will be two large construction schemes underway at Willaston which will result in a considerable amount of site traffic movements. The continued use of the empty plots of 60 & 62 Snaefell Road as a temporary storage compound

## Further Information

will ease construction traffic movements, congestion and significantly improve safety for everyone.

## Declaration

The Department of Environment, Food & Agriculture (DEFA) is a controller for the purposes of the Data Protection Act 2018 and related legislation and requires the information supplied by this application in the public interest to comply with obligations under the Town and Country Planning Act 1999 and its subordinate Orders and Regulations. Your personal information will be held by DEFA for the purposes of processing this application and to ensure compliance with the provisions of the Town & Country Planning Act 1999. All applications made under these obligations are available online with most personal contact detail redacted. Any hard copy, where we hold it, will retain all detail. Your application will be published via our viewing platforms as is required by statute. It will also be shared with DOI Highways, the Local Authority and (where relevant) Manx National Heritage. Where necessary we will share your contact detail as part of the consultation with the DEFA Environmental Protection Unit and Manx Utilities. Details under these applications are retained indefinitely in order to maintain the application register as required under the Town and Country Planning Act 1999. Contact detail will be removed 7 years after a decision becomes final. Full details of how and why DEFA P&BC processes your personal information are contained in our P&BC Privacy Notice available on our website. If you would like further information on how your personal information is processed and your rights please contact the Department's Data Protection Officer on 686781 or by email at DPO-DEFA@gov.im.

Statement Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application. Note: No works may be commenced until such time as: a) on your receipt of the planning Decision Notice the time period for requesting an appeal has expired and no such appeal has been requested, or b) any Appeal has been completed.

3 To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate

Full Name \*

Capacity If submitting on behalf of a company, please clearly state your relationship.

Date \*

17/10/2023

## Fee

On submission of this form we shall validate your application and send a confirmation email to you (the applicant). This email will contain a link to our payment site for any payment(s) required to support your application. Failure to pay the correct amount (if applicable) will result in a delay, refer to the relevant fee table(s) for clarification. Where fee(s) are exempt please enter £0. See Relevant 'Fees Order' on our website here.

Confirm the Application for Planning Approval fee payable.

0

## Email confirmation

On submission an email confirmation will be sent using the details below

## Email confirmation

Forename

Surname /Company Name \*

Email\*

Telephone



## Department of Environment, Food and Agriculture

Rheynn Chymmlytaght, Bee as Eirinys

*Please reply to the signatory*  
Our ref: 20/00286/PLNCON  
Your ref:

Email: [planningen@gov.im](mailto:planningen@gov.im)  
Tel: (01624) 685950  
Fax: (01624) 686443  
**Director of Planning  
and Building Control**

Miss K A Rice BA(Hons)  
Town Clerk  
P O Box 2  
Town Hall  
Douglas  
Isle of Man  
IM99 1AD

Date: 15th September 2020

Dear

**Re: PA 18/00682/B Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years, Former Site of 60 & 62 Snaefell Road Willaston**

I am writing with regard to the above planning application and in particular condition 1 of the approval, which required that the use of the site as a temporary site storage compound shall cease by 1<sup>st</sup> September 2020.

The Department has received expressions of concern that the site continues to be used as a site compound. Please can you confirm the date by which the use of the site will cease and the remediation plan required by condition 6 of the approval will be submitted.

If you would like to discuss the contents of this letter, please do not hesitate to contact me.

**Yours sincerely**

Coonceil Valley Corpagh Doolish

Daniel Looney  
Director of Housing and Property

**The Secretary  
The Planning Committee  
Department of Environment, Food and Agriculture  
Planning and Building Control Directorate  
Murray House  
Mount Havelock  
Douglas  
IM1 2SF**

17<sup>th</sup> October 2023

Dear Sir

**SUBJECT: PLANNING APPLICATION FOR A TEMPORARY STORAGE COMPOUND  
LOCATED ON THE FORMER SITE OF NUMBERS 60 AND 62  
SNAEFELL ROAD, WILLASTON, DOUGLAS**

Please find a Planning application which consists of the following supporting documents:-

Location Plan – drawing number APL-00;

Site Plan as Existing – drawing number APL-01;

Site Plan as Proposed – drawing number APL-02

North West elevation – drawing number APL-03;

Temporary compound photographs (taken October 2023);

The Willaston estate is midway through a ten year multimillion pound capital housing project of essential external refurbishment work to rejuvenate the appearance of the dwellings, improve weather tightness, living conditions and increase the lifespan of the properties. Part of these on-going works included the demolition of a pair of semi-detached

houses, 60 and 62 Snaefell Road in 2016, which had significant structural defects and were considered beyond repair and unsalvageable.

Since the demolition works were completed, the vacant plots have been previously utilised as a temporary site storage compound in accordance with the conditions of use outlined in the planning approval notices 16/01108/B, 18/00682/B and 21/00686B.

There are limited storage areas available at the Willaston Estate and the availability of this parcel of land as a temporary compound for storage purposes has proven instrumental for improved safety and efficient delivery of the construction works. Its location has also condensed site traffic movements in the estate which has significantly improved safety. Without the compound, the site traffic would have to travel a longer distance through the estate roads to collect materials from the main site compound located towards the lower end of the estate, which would occur numerous times throughout each working day.

The Willaston estate is currently busy with site traffic activity due to the construction of a new 48 unit apartment complex opposite the local shops on Snaefell Road. There will be two major construction schemes underway on the estate so any opportunity to condense site traffic movements is welcome.

The Planning submission is applying for a two year period to use the site as a temporary compound which would complete the works to the western section of the estate in close proximity.

The importance of the temporary storage compound with regard to safety and reduced site traffic movements is considered paramount. The estate is very congested with parked and visiting vehicles especially during school drop off/collection hours and there are very limited off street parking facilities.

The site compound has improved safety for the last few years with no reported incidents. If this facility was not permitted further temporary use, it could be detrimental to safe site traffic movements on the estate.

The site has been kept tidy throughout its previous use and since the original planning application approval, there have been no complaints from the residents or members of the public about its use or condition.

It remains the Council's intention to erect a new pair of dwellings on the site and a planning application will be submitted in the future regarding these proposals.

Construction of a new pair of dwellings on the plot will require a full capital procedure process.

The site would therefore remain empty until the necessary capital approvals are received from the Department of Infrastructure and this process has not yet commenced. It is unlikely that the Council will be in a position to commence anything on the site within the two years temporary usage. It is therefore in the best interest to allow it to continue to be used as a temporary site storage compound which will: -

- Improve site traffic movements and public safety;
- Maintain the site with suppression of vegetation;
- Prevent fly tipping;
- Prevent potential loitering;
- Improve the contractors efficiency on site;
- Reduce deliveries and associated traffic.

The compound will store general building materials such as pallets of concrete blocks, lintels, timber and aggregates. There will be no storage of hazardous materials. Materials are generally stored in two lockable metal containers which are indicated on the accompanying site plan. Heavy items such as pallets of blocks are left outside.

The site is fully secured with a perimeter fence which will always remain locked when the compound is not in use.

The only time staff use the compound is for w.c. welfare and the collection / storage of materials. There would be a maximum of 5 staff members utilising the compound at any one time for the collection or delivery of materials.

The hours the compound will be in use is as follows:-

Monday – Friday – 7.30am until 6.00pm  
Saturdays – 8am until 1pm

The compound will only be in use for the collection or delivery of materials so it is not in constant use.

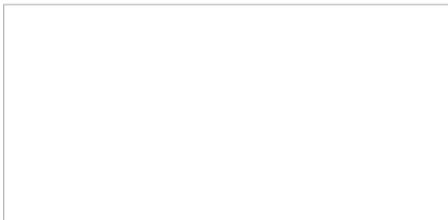
The vehicles which will use the site consist of a works van, a flatbed truck and a hi-loader. All vehicles using the site will be directed with a Banksman.



The site plan as proposed numbered APL-02 shows the location and sizes of the two metal storage containers and one site toilet. The application also includes recent photographs of the compound.

We trust you find the application to be in order, however, if you require any further information please do not hesitate to contact us.

Yours faithfully



**DANIEL LOONEY**  
**DIRECTOR OF HOUSING AND PROPERTY**

Tel: 01624 696339

E-mail:

Copy to:

File

**Moore, Jason**

---

**From:**   
**Sent:** 24 September 2024 16:26  
**To:**   
**Cc:**   
**Subject:** RE: Operation Statement Required for PA 23/01226/B  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon

Thank you for your enquiry.

Unfortunately, we had no knowledge of a pre-arranged site visit and therefore we were not in attendance.

Please see the below response to each of your queries in 'red' script, provided by the contractor. Please note that mixing and re-fuelling is carried out at an alternative location.

Please refer to the planning statement accompanying the application dated 16<sup>th</sup> October 2023 which explains and necessitates the temporary site compound at 60/62 Snaefell Road. This should be read in conjunction with the contractor's response to your below queries. Please also refer to the applicable drawings submitted as part of the planning submission.

It is anticipated that external refurbishment work will continue to take place at this section of the estate until mid-2026 before moving to another area. To abate site traffic movements and maintain safety protocols, it is important that this facility is retained until the work moves elsewhere. We would welcome a meeting to further explain the situation in this respect. Perhaps you could advise of your availability?

For clarification, refurbishment work in this area has not been completed and is a considerable timeframe away from doing so. It is proposed to eventually construct a pair of replacement dwellings on the site and a business case was submitted to DOI in 2021 regarding the proposal which remains awaiting approval. The site would become derelict and remain so for several years if it was unable to retain usage as a temporary storage compound, attracting fly tipping, anti-social behaviour and significantly increasing construction site vehicular movements for the delivery of materials.

I trust this assists but please advise if you require any further information.

Regards



Douglas City Council  
City Hall, PO Box 2, Douglas, Isle of Man  
IM99 1AD

e-mail  
Phone



[www.douglas.gov.im](http://www.douglas.gov.im)

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**From:**

**Sent:** 06 September 2024 17:33

**To:**

**Cc:**

**Subject:** Operation Statement Required for PA 23/01226/B

Good afternoon,

I'm the case officer for the application. Following up with my site visit yesterday, I'm writing to request a full operation statement and a potential planning statement. The application will need to be fully readvertised again after.

I have copied in this email, whom I discussed the current application with at the site office yesterday.

The initial approval, and the following variation of conditions application were all approved for the storage of construction materials. The site visit I conducted this February and yesterday, along with the neighbouring comment, and my discussion at the site office, showing that there are now skips within the site and they are being loaded and removed on frequently. This has the potential to be considered as a waste transfer facility rather than simple storage, which may change the nature of the application and how it is assessed.

If you could compile an operation statement including the following:

- Details of the current function of the site to the estate renovation project  
The site is currently used predominantly for material storage and distribution to the various individual work sites around the Willaston estate. The site is also used for the centralisation of skips for consequential arisings generated by the works, generally hardcore - these skips are for the sole use of the 'Willaston External Refurbishment' project. This centralised location is integral to the safe and efficient running of the scheme, and ensures that skips are maintained off the public highway – as previously discussed, this could be amended so that permits are applied for to leave skips on the highway outside the properties being worked upon – this could result in up to 20nr skips being placed on the highways around the estate at any given time.
- Long-term structures on site, such as containers and skips
  - ideally shown in a plan (basis for conditions)The site currently houses 2nr 20ft containers which store weather effected products and high value items, 1nr 20 yard rubble skip, 1nr 40 yard clean timber skip, 2nr 6yard skips for glass and UPVC Products, a scaffold racking bay containing lengths of products including, timber, soil pipes,

guttering and other UPVC Products, the balance of materials stored are palletised and generally pre-cast concrete products in one form or another (blocks, cills, roof tiles etc).

- things that are and planned to be stored long-term on site  
With the exception of the 2x Storage Containers, all other items/materials are only stored for a minimal duration, albeit they will be replaced with other like for like products. There are no future works within the current scheme that would require any deviation away from those products listed above.

- things that are and planned to be temporarily stored on site
  - when they are removed, what happens to them next

Materials stored within the compound are either delivered 'just in time' for works to take place at the satellite sites within the estate or they are removed from site all together for onward processing and recycling.

- how long are they stored before being removed

Individual items are generally stored for a maximum of up to six weeks before being utilised, albeit, as noted above, these are generally replaced with other like for like products and materials. Given the extremely limited space available at the properties being worked upon, materials are delivered to the 'work fronts' via telescopic handler 'to accord with the works programme' and generally incorporated into the permanent works within 24hours of movement onto site.

- what determines when they are brought into the site and when they are removed

Materials are purchased in-line with the programme of works, generally material is ordered in property or full load consignments, depending on product; this ensures there is sufficient materials on site to maintain progress of the works, and offers a small 'in stock' allowance to cover any short-term procurement issues – (boat doesn't sail etc). Materials, such as Concrete Blocks, are brought to site in full loads which reduces the amount of deliveries into the compound and general construction traffic around the estate.

- Days and Hours of operation (basis for conditions)

We have reviewed our operating requirements and would propose an amendment to the site operating hours as follows;

General Activities, including storage and general operations Monday to Friday 8am – 5pm, Saturday 8am – 12noon

Skip Loading and replacement Monday – Friday 9am – 4.30pm, no Saturdays

We believe the above proposal offers a reasonable compromise to the surrounding residents and significantly reduces activities that potentially generate the most inconvenience.

- number of vehicles for storage and transfer based on the operation days and hours above  
The number of skip changes fluctuates depending on site operations, this averages out to approximately 1.5x per day. Deliveries to and from the compound also vary, however an average of 1x delivery in per day in which range from small van to a larger HGV. Material is distributed out from this centralised location via telescopic handler, again frequency is heavily influenced by site activity which fluctuates daily with an average of 10-15x visits per day.
- how noise will be minimised
  - especially vehicle reversing alarms

As per our above suggested revised operating hours, we have looked to reduce the physical presence in the compound as far as reasonably practicable without the need for further satellite working/locations. Unfortunately, the audible alarms fitted to all construction vehicles are a compulsory Health and Safety Requirement to ensure the safety of both our staff and sub-contractors, along with the wider general public and are therefore not something which can be turned off or removed.

The operation statement will determine whether a waste transfer use is taking place and how it relates to the previous approved storage use. The application cannot progress until the nature of the site is confirmed with this statement.

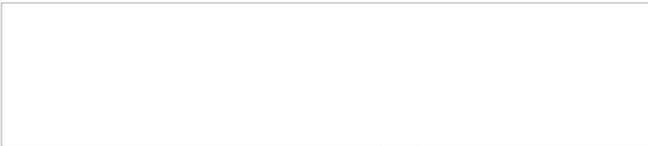
We have held discussions with [redacted] in this regard, she has advised and confirmed that the materials in question, its storage and separation for onward disposal would in no way constitute or ascertain that the area in question is being used as a 'waste transfer station', the compound does not meet the criteria for such a description – not least because the compound only receives waste and recycling materials arising as a consequence of works undertaken under this single contract.

Along with the operation statement, you may wish to submit a planning statement. In this case, it should try to justify its choice of location, especially given renovation work has moved away from the immediate areas near the site.

If you could submit these statements by 25<sup>th</sup> September 2024, or I may recommend the application to be refused due to lack of information.

Please don't hesitate to contact me if you have any questions.

Regards



Murray House, Mount Havelock  
Douglas, Isle of Man  
IM1 2SF



[Our Island, Our Environment, Our Future](#)

📧 *Ny clou yn port-I shoh mannagh vel feme mooar ayd my sailliu*

🖨️ Please don't print this email unless you really need to.

*Any views expressed in this email are those of the officer only and are without prejudice to any formal decision made under the provisions of the Town and Country Planning Act 1999 and any relevant secondary legislation.*

*Please be aware that should the content of this email be materially relevant to a planning application, its content may be published as detail relevant to the formal assessment of the application. Publication will include availability via online services.*

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No employee or agent is authorised to conclude any binding agreement on behalf of any of the Departments or Statutory Boards of the Isle of Man Government with any party by e-mail without express written confirmation by a Manager of the relevant Department or Statutory Board.

**Yn Aith:** S'ghearnardjagh yn chaghteraght post-I shoh chammeb's coadaryn erbee currit marich as ta shoh coadit ec y leigh. Cha nhegin diu colpel ny cur eh de arnion erbee diley ny ymmydey yn chooid t'ayn er aght erbee dyn kied leayr veih'n choytagn. Mannagh nee shiu yn emyssagh kiaril jeh'n phost-I shoh. Ucht chiu magh da, my sailliu, as cur-shiu fys da'n choyrtagh cha leah as oddys shiu.

Ch'nd n'od currit da failleydagh ny jantagh erbee conaant y yannoo rish poiagh ny possan erbee lesh post-I er son R'heynn ny Boayrd Statyssagh erbee jeh Follis: Vannin dyn co-niartaghey scrut leayr veih Relreyder y R'heynn ny Boayrd Statyssagh l'eh bentyn rish.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney**  
**Director of Housing and Property**  
07 February 2020

**The Secretary**  
**The Planning Committee**  
**Department of Environment, Food and Agriculture**  
**Planning and Building Control Directorate**  
**Murray House**  
**Mount Havelock**  
**Douglas**  
**IM1 2SF**

8<sup>th</sup> October 2020

Dear Sir

**SUBJECT : PLANNING APPLICATION REFERENCE – 18/00682/B**  
**TEMPORARY STORAGE COMPOUND LOCATED ON THE FORMER**  
**SITE OF NOS 60/62 SNAEFELL ROAD, WILLASTON, DOUGLAS**

We wish to apply for a variation of Condition 1 applied to the above planning application which was granted approval on the 17<sup>th</sup> August 2018.

In support of the application we enclose four copies of the following documents:-

- MacOwan Collett drawing no: P.2028-PA/01 Location Plan
- MacOwan Collett drawing no: P.2028-PA/02 Site Plan
- Completed Application Form

The Willaston estate is undergoing a ten year multi-million pound capital project of essential external refurbishment work to rejuvenate the appearance of the dwellings, improve weather tightness and increase the lifespan of the properties. Part of these on-going works included the demolition of a pair of semi-detached houses, 60 and 62 Snaefell Road in 2016, which had structural defects and were considered beyond repair. Since the demolition works were completed, the vacant plots have been temporarily utilised as a second site storage compound, subject to the conditions of use outlined in the planning approval notices 16/01108/B and 18/00682/B.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney  
Director of Housing and Property**

The first condition of the approval notice 18/00682/B dated 17<sup>th</sup> August 2018 states:-

*'The use hereby approved shall cease by 1<sup>st</sup> September 2020, and the site cleared of any storage materials by that date.*

*'Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.'*

We wish to apply for this condition to be amended/renewed to allow the temporary storage compound to remain in use for a further eighteen months. This compound has become essential to the works in the north/top end of the estate in the past thirty six months and without it, the contractor would encounter difficulties trying to serve the programmed works to the houses on Snaefell Road itself, which continue to be externally refurbished.

There are no other open spaces in the north/top end of the estate that could be utilised as an alternative storage facility and therefore the contractor relies heavily on this temporary compound whilst carrying out the refurbishment works. Its location also condenses site traffic movements in the estate which has significantly reduced potential safety risks to the public. Without the compound, the site traffic would have to travel a longer distance through the estate roads whilst carrying materials from the main site compound located towards the lower end of the estate, which would occur numerous times throughout each working day.

Due to several issues experienced over the last two years affecting the refurbishment programme, most recently the Covid-19 pandemic outbreak closing construction sites, the works are unfortunately running behind schedule despite best endeavours to make up lost time. Progress is now being satisfactorily maintained and a further eighteen month extension should be sufficient to complete the works in the vicinity. Eighteen months would cover for any further delays experienced, however, it is currently anticipated that the works will be completed during November 2021, in which case the site would be cleared in a shorter timeframe.

It cannot be emphasised enough, the importance of this temporary compound with regard to safety and reduced site traffic movements. The estate is congested with parked and visiting vehicles especially during school drop off/collection hours.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney  
Director of Housing and Property**

The estate also has a significant number of children present and the Willaston School is located towards the bottom end of Snaefell Road which is in close proximity to the current refurbishment works. The temporary site compound has removed a potential safety issue for the last few years with no reported incidents. If this facility became unavailable for the remaining eighteen months, this would be detrimental to the present safe site traffic movements.

The site has been kept clean and tidy throughout its use to date and since the original planning application approval there have been no complaints from the residents or members of the public about its use or condition.

It remains the Council's intention to erect a new pair of dwellings on the site and a planning application will be submitted in the future regarding these proposals. Construction of a new pair of dwellings on the plot will also require a full capital procedure process.

We trust you find the above to be in order, however if you require any further information please do not hesitate to contact us.

Yours faithfully

**DANIEL LOONEY**  
**Director of Housing and Property**  
**Tel: 01624 696339**  
**E-mail:**

Copy to:



# Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirinys

Douglas Borough Council  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

email: [redacted]@gov.im

Tel: (01624) 685916

Fax: (01624) 686443

[redacted]  
**Director of Planning &  
Building Control**

Date: 14<sup>th</sup> October 2020

Dear Sir / Madam,

**RE: Variation of condition 1 of PA 18/00682/B to extend permission of time,  
Former site of 60 & 62 Snaefell Road, Willaston, Douglas, IM2 6NG.**

Thank you for your planning application received on the 8<sup>th</sup> October 2020.

The planning permission for PA 18/00682/B lapsed on the 1<sup>st</sup> September 2020 and as this application was received on the 8<sup>th</sup> October it cannot be validated. Your submitted application needs to be returned as unfortunately it is deemed to be incomplete.

- 1) You need to provide the current details of the site and amend the site plan as required. Existing photographs of the site are required along with metrically dimensioned floor plans and elevations of any structures that may be within the site extent.
- 2) You also need to confirm the following;
  - What is being stored within the site? And how are these materials being stored?
  - What, if any, security measures are there?
  - Is there any staff on site and what are their numbers?
  - What is hours of operation of the site?
  - What numbers of vehicles use the site?

It is advisable to contact the North Planning Team using [northplanning@gov.im](mailto:northplanning@gov.im) before resubmitting the application to this office.

May I remind you that any application must meet the standards and requirements of the Department in order for it to be validated and accepted into the planning process. Whilst the Department reserves the right to request further information after validation, with effect from 1st June 2017 an administration fee of £90.00 will be charged for any amendment to an application where request **after** formal validation. The administration fee will be applicable in all instances without exception unless justified and waived by the Planning Officer responsible in the application assessment.

Accordingly it would be in your best interest to ensure your application is accurate and complete on return.

I would appreciate your addressing the resubmission of the forms with the details required within 30 days from the date of this letter.

I look forward to hearing from you soon.

Yours faithfully

**For Secretary, Planning Committee  
Encs**



## **DEPARTMENT OF ENVIRONMENT FOOD AND AGRICULTURE**

### **TOWN AND COUNTRY PLANNING ACT 1999 TOWN AND COUNTRY (DEVELOPMENT PROCEDURE) ORDER 2019**

**Agenda for a meeting of the Planning Committee, 14th April 2025, 10.00am, in the Ground Floor Meeting Room of Murray House, Mount Havelock, Douglas**

**Please note that participants are able to attend in a public meeting in person or virtually via Microsoft Teams. For further information on how to view the meeting virtually or speak via Teams please refer to the Public Speaking Guide and 'Electronic Planning Committee – Supplementary Guidance' available at [www.gov.im/planningcommittee](http://www.gov.im/planningcommittee). If you wish to register to speak please contact DEFA Planning & Building Control on 685950.**

**1. Introduction by the Chairman**

**2. Apologies for absence**

**3. Minutes**

To give consideration to the minutes of a meeting of the Planning Committee held on the 24<sup>th</sup> February and the 17<sup>th</sup> March 2025.

**4. Any matters arising**

**5. To consider and determine Planning Applications**

Schedule attached as Appendix One.

Please be aware that the consideration order, as set down by this agenda, will be revisited on the morning of the meeting in order to give precedent to applications where parties have registered to speak.

**6. Site Visits**

To agree dates for site visits if necessary.

**7. Section 13 Agreements**

To note any applications where Section 13 Agreements have been concluded since the last sitting.

**8. Any other business**

**9. Next meeting of the Planning Committee**

Set for 28<sup>th</sup> April 2025.

**PLANNING COMMITTEE Meeting, 14th April 2025**  
**Schedule of planning applications**

<p><b>Item 5.1</b> Former Site Of 60 And 62 Snaefell Road Douglas Isle Of Man</p> <p><b>PA23/01226/B</b> <b>Recommendation : Permitted</b></p>	<p>Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound (partial retrospective) lasting until March 2026.</p>
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## PLANNING AUTHORITY AGENDA FOR 14th April 2025

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### Item 5.1

**Proposal :** Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound (partial retrospective) lasting until March 2026.

**Site Address :** Former Site Of 60 And 62  
Snaefell Road  
Douglas  
Isle Of Man

**Applicant :** Mr   
**Application No. :** [23/01226/B](#)- click to view  
**Planning Officer :**

**RECOMMENDATION:** To APPROVE the application

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### Recommended Conditions and Notes for Approval

#### C : Conditions for approval

#### N : Notes (if any) attached to the conditions

C 1. The use hereby approved shall cease by 1st April 2026, and the site cleared of any stored materials and storage containers by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

C 2. The site shall not be used (with the exception for storage purposes) or open except 8:00 - 17:00 Monday to Friday, and 8:00 to 12:00 on Saturdays. The site shall not be used or open on Sundays, Public Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

C 3. No more than two storage containers and six skips may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

C 4. Other than two storage containers nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

C 5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

C 6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interest of protecting public amenity and neighbouring residential amenity.

Reason for approval:

The necessity of the site in facilitating the public benefit from the Willaston Estate Renovation Project outweighs the increased negative impact on neighbouring property, given the renovation work is still close (although not immediate) to the site and no alternative site is available.

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### **Interested Person Status**

It is recommended that the owners/occupiers of the following properties should be given Interested Person Status as they are considered to have sufficient interest in the subject matter of the application to take part in any subsequent proceedings and are not mentioned in Article 4(2):

, Douglas  
, Douglas  
, Douglas  
, Douglas

as they satisfy all of the requirements of paragraph 2 of the Department's Operational Policy on Interested Person Status.

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### **Planning Officer's Report**

THIS APPLICATION IS REFERRED TO THE COMMITTEE AT THE REQUEST OF THE HEAD OF DEVELOPMENT MANAGEMENT

#### 0.0 PREAMBLE

0.1 This report was considered by the committee on the 17.03.2025 and deferred for a site visit.

0.2 Owners/Occupiers of  is rewarded Interested Person Status given they are within 20m from the development and comply with all other requirement with in the Standing Order.

#### 1.0 THE SITE

1.1 The site is a parcel of land on the southeast of Snaefell Road, just northeast of its junction with Fenella Avenue. The site has a single access on Snaefell Road. It is currently a builders' yard, which previously accommodated a pair of semi-detached houses.

1.2 Snaefell Road run southwest to northeast. It is approx. 760m long. The intersection with the school road separates the road into two different characters. There are flats and shops south of the junction and semi-detached houses along the rest of the road.

1.3 The site and Snaefell Road are all part of the Willaston Estate, a public housing estate comprising 730 houses.

#### 2.0 THE PROPOSAL

2.1 This application seeks partial retrospective approval and full approval for using the site as a builders' yard until 31st March 2026. The retrospective period is from 1st April 2022.

2.2 The proposal is for the Willaston Estate Renovation Project (details in Section 3). The site is currently used to store construction materials and distribute them to various work sites around the Willaston Estate. It is also used for central storage of skips from the consequential arisings generated by the works around the estate.

2.3 Currently, there are two 20-foot shipping containers, one 40-yard skip, one 20-yard skip, two six-yard skips, a scaffold rack for storage on site, and some openly stored construction materials.

2.4 The site is proposed to operate between Monday and Friday from 8:00 to 17:00 and Saturday from 8:00 to 12:00.

2.5 It is proposed to have an average of one vehicle for skips, one vehicle for delivering material to the site and 10-15 telescopic handlers during a typical day of operation.

2.6 Transport involving skips is only to be operated between Monday to Friday from 9:00 to 5:00.

### 3.0 PLANNING HISTORY

#### Estate Renovation Application

3.1 Removal of chimney stacks, remedial works including new roof and wall finishes and replacement front door canopies was APPROVED under PA 15/00426/B. This approval became the base for using the site as a builders' compound.

#### Initial Approval for the Site as Temporary Storage

3.2 Creation of a temporary storage compound (retrospective) was APPROVED under PA 16/01108/B. The application states the demolition of the semi-detached houses on-site provides an opportunity to utilise the plot as a second storage compound area. It is to be noted that the demolition of the pair of semi-detached itself may not constitute development.

3.3 The application also states that the site is limited to a storage area only. The application requested to use the site until September 2020, but the approval was only granted until 1st July 2018. The officer explained in the report that a two-year period is more appropriate to balance the need for the site against its impact on nearby residents, and reassessment can take place then.

3.4 There were six conditions attached. The first condition limits the approval to 2018. The second condition limits opening hours to 8-5 between Monday to Friday and 8-12 on Saturday. The other conditions limit only one storage container; no storage may be more than 2.4m high, and no manufacturing shall occur on site. The last condition requests a remediation plan for the site within 28 days of seizing site use.

3.5 The plan attached showcases two photos. One of them illustrates a shipping container and loosely stored construction materials.

3.6 The application received one objection from No.83 Snaefell Road, stating the noise and traffic as the reason for the objection.

#### First Approval of time extension.

3.7 Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years was APPROVED under PA 18/00682/B. The application states that the site has become inseparable from the estate renovation project, given its location. The application also states that the original requested period until

September 2020 has not changed. The submitted plan shows that the renovation works are near the application site.

3.8 The officer report argues that there is insufficient harm, and perhaps a wider public benefit, that might be said to arise from the use of the site for the manner proposed that has to be balanced against the nearby and short-term impacts arising from the site's use for this purpose. Besides the date the use should cease, the same five conditions have been imposed on the approval.

#### Most Recent Application

3.9 Creation of a temporary storage compound was APPROVED under PA 21/00686/B. The proposal includes two shipping containers, a portable toilet, and construction materials. There were six conditions attached to the approval.

3.10 The approval use was limited to 1st April 2022. The operation hours are restricted to 8:00-16:30 between Monday and Friday and 8:00-13:00 on Saturday. The condition also limits the maximum height of items to 2.4m. Conditions also prohibit manufacturing activity. Lastly, a condition requests a remediation plan for the site within 28 days of seizing site use.

3.11 In the cover letter, the vehicle involved contains a works van, a flatbed truck and a hi-loader.

3.12 Compared to the current proposal, the hours of operation and the intensity of activities for the approved application are significantly lower than those of the current proposal.

3.13 The applicant states that requesting more time for the site as a builder's yard is due to several delays experienced by the refurbishment programme, primarily the COVID-19 lockdowns.

## 4.0 PLANNING POLICY

### Site Specific

4.1 The site is within an area designated as Predominantly Residential in the Area Plan for the East.

### Strategic Plan

4.2 The Isle of Man Strategic Plan 2016 (IOMSP) holds the following policies that are considered materially relevant to the assessment of this current planning application:

- o Strategic Policy 1 (a)
- o General Policy 2 (b) (c) (g) (h) (i) (k)
- o Environment Policy 22
- o Environment Policy 43

4.3 The Isle of Man Strategic Plan has no assumption in favour of new development. In decision-making, this means that where a planning application conflicts with the Plan, approval should usually not be granted.

The following is a highlight of policies listed in 4.3.

4.4 Strategic Policy 1(a) considers optimising redundant and under-used buildings as "making the best use of resources".

### IOMSP - Transport and Parking

4.5 Strategic Policy 10, Subsections (h), (i) of General Policy 2 set out that proposals should satisfy the safety, efficiency, and accessibility requirements (including parking provision) of all highway users (particularly pedestrians) whether possible.

IOMSP - Amenities

4.6 Subsections (g) and (h) of General Policy 2 set out that amenities enjoyed by the site and the site around it should be protected or preserved.

IOMSP - Pollution

4.7 Environment Policy 22 states that development with unacceptable pollution impacts on current and future land use is not permitted. In the meantime, paragraph 7.17.1 does state that it is not the role of land use planning to duplicate controls, which are the statutory responsibility of the other agencies, including other directorates within the Department.

Planning Policy Statement and National Policy Directive

4.8 No planning policy statement or national policy directive is considered materially relevant to this application.

5.0 OTHER MATERIAL CONSIDERATIONS

Strategy and Policy

5.1 There is no other strategy or policy considered materially relevant to this application.

6.0 REPRESENTATIONS

6.1 Douglas Borough Council has no objection to this application (23.08.2024).

6.2 DoI Highway Services has no objection to this application (12.08.2024). The comment states there is no significant negative impact upon highway safety, network functionality and/or parking.

6.3 DoI Highway Drainage wrote in (01.02.2024) reminding the applicant that no surface water should run off to a public highway.

6.4 DEFA Inland Fishery (28.11.2023) has no objection to this application. The comment states that there is no adverse effect on the adjacent watercourse. As the proposed works are close to the watercourse, precautions will be needed to reduce the possibility of harmful materials such as concrete or washings entering the river.

6.5 Eight neighbouring properties were notified. Five written comments were received from the owners/occupiers of the following properties:

- o , Douglas
- o , Douglas
- o , Douglas
- o , Douglas

6.6 The comments received contain the following material considerations:

- o "temporary" use has been ongoing since 2016
- o use as a waste dump
- o early operating hours
- o working on bank holidays
- o traffic as much as 20 wagons
- o heavy vehicles impacting traffic
- o noise from digger filling skips
- o dust harms residents' health
- o dust harms residents' ability to enjoy their garden

- o dust, rubble and mud cause impose damage to parked cars and houses
- o alternative site

## 7.0 ASSESSMENT

### Nature of the Proposal

#### 7.1 The proposal has a few elements:

- o storage of construction materials
- o distribution of construction materials
- o storage of skips
- o transport to skips and the removal of skips

7.2 Given the mix of uses within the site it would not be appropriate to consider is as a waste transfer station.

7.3 The storage is for the renovation project only, guaranteeing its temporary status. However, the renovation project has been constantly delayed for several reasons. Although the temporary status is guaranteed, there is no guaranteed date for the use to cease.

7.4 In summary, the proposed use is storage and distribution for construction activities. Therefore, the site is considered a temporary builders' compound (sui generis) rather than the typical Class 2.4 for storage and distribution.

### Elements of the Assessments

7.6 The main considerations for this application are the principle of the change of use, its impact on residential amenities to the nearby houses, around the estate, and the character and appearance of the area.

### Principle of the Proposal

7.7 While the site has been used as a builders' compound since 2016, this proposal differs from the previous approvals for a few reasons.

7.8 The site was initially used for storage when the phases of the renovation project were near the site. The 2016 application confirmed that using the site would not meet the Permitted Development (Temporary Development) Order requirements. Hence the need for the first application. The 2016 and 2018 applications were for renovation work close to the site. While such proximity does not automatically entitle the site to continuous use, it was intuitive to use it for storage at that time.

7.9 For this current application, renovation work has moved further away from the site. There is not normally a requirement to demonstrate need or to assess alternatives. That being said, and whilst the applicant has not submitted information to assess alternative sites, it is understood that given the need to be close to the ongoing works and of sufficient size there are limited options. Furthermore, the vacancy, size and distance of the current site are still material factors in its favour, although perhaps weaker than previously for the previous applications given the focus of the works has moved.

7.10 In addition, the intensity of use has been increasing compared to that of the 2016 application. Comparing the photos submitted for the previous application and the current site, as well as the planning statement for all the applications, the area covered by storage within the site, the variety and volume of materials stored and the number of vehicular movements involved have all increased significantly. In the meantime, it is noted that there have not been any conditions limiting the scale of activities within the previous approvals.

7.11 Based on the observation in 7.10 and the applicant's statement, the need for the site has moved from being supplementary to essential to the estate renovation project.

7.12 In summary, the proposed use has the following characteristics

- o temporary but with no conclusive termination date
- o supporting estate renovation work that is no longer near the site
- o intense usage with high vehicular movement
- o considered essential to the project rather than supplementary or just for convenience

#### Neighbouring Amenities

7.13 Summarising from the neighbouring comments, there are three impacts of using the site: dust, noise, and traffic.

#### Neighbouring Amenities - Dust

7.14 Dust is a form of air pollution, and there are two dust sources on the site. The first is the untreated ground, and the second is the use of the skips. The site is small, and the dust generated is only around ground level, so the effect of the dust is limited to the buildings immediately surrounding the site. The frequency of the dust is closely linked to the frequency of the vehicular movement and the frequency of using the skips.

7.15 Neighbouring properties have complained about the dust affecting their daily life. It is reasonable to conclude that dust negatively impacts the quality of life of immediate properties. The intensity of the dust has increased with the more intensified use of the site over the past ten years.

#### Neighbouring Amenities - Noise

7.16 The noise comes from the vehicular movement, particularly from the reverse alarms and materials handling. The reverse alarms cannot be turned off or conditioned to be reduced, given they are regulated by health and safety regulations. Reverse alarm is particularly disturbing, given its high pitch compared to typical noise.

7.17 Since the noise is mainly traffic-related, the site's intensifying use also means the noise's intensity has increased in the past 10 years. In the meantime, residents have a variety of life patterns, so people who spend more time at home during the day are more affected by the noise despite conditions that have been set to restrict the site's opening hours.

7.18 There have been comments that the site operates early in the morning and on bank holidays. An opening time condition is meant to prevent these from happening. Violation of the rule does happen, but it cannot be considered a material consideration.

#### Neighbouring Amenities - Traffic

7.19 The proposal does generate more traffic. However, given that there is no objection from highway services, impact on traffic is considered acceptable.

#### Neighbouring Amenities - Summary

7.20 Based on 7.13-7.19, it is very clear that the amenities of neighbouring properties are reduced by using the site as a builder's compound.

#### Neighbouring Amenities - Mitigation and Conditions

7.21 The site is too small for any effective dust/noise/traffic reduction measure, and many measures are beyond the limit of planning. Conditions can restrict the opening hours and the number of shipping containers and skips stored on-site. A condition cannot control the number of vehicles since the Department cannot enforce such a condition. A condition cannot control the volume or type of materials being stored for the same reason. Therefore,

conditions have a very limited impact on reducing the harm to the amenities of the neighbouring properties.

#### Wider Amenities

7.22 The applicant has stated that the continued use of the site helps concentrate traffic related to the renovation work and reducing impact on the estate. It can be argued that minimising the area of disturbance is a favourable material consideration. Such benefit must be balanced against the negative impact on the immediate neighbouring properties, especially since the disturbance has been around for 10 years with increasing intensity.

7.23 The applicant also argues that the concentration of skips helps maintain traffic flow around the estate. Given that skips placed on highways are not a development, such a benefit is not a material consideration for this application.

#### Public Benefit

7.24 The applicant states the site is inseparable from the renovation work and expects the site to be no longer needed by mid-2026. During a site visit, the site operator demonstrated the lack of an alternative site near the current work area with sufficient size. While alternatives are usually not a material consideration, the renovation work is for one of the largest public housing estates on the island. Improving the housing quality of the estate is considered a public benefit and should be given significant weight in assessing the proposed use of the site.

#### Character and Streetscene

7.25 Despite the increased storage use on site, the existing fence has successfully limited the site's visual impact. Therefore, the proposal is considered to have no additional impact on the character and streetscene of the area compared to that of the previous approvals.

#### Planning Balance Assessment

7.26 The use of the site has two stages. The 2016 and 2018 applications are to facilitate work very close to the application site. The intensity of the use is low, and the disturbance caused would not stand out from the renovation work itself. At this stage, the relation between the disturbance and the amount of renovation work around the site is proportionate.

7.27 The second stage is the 2021 and the current application. Renovation work moves further away from the site. The intensity of the use also grew significantly compared to the first stage. At this stage, the relation between the disturbance and renovation work around the site is no longer proportionate.

7.28 This being said, the public benefit of the estate renovation is significant. Since the applicant has demonstrated a lack of viable alternatives, it is considered that the continued use of the site still outweighs the negative impact on immediate neighbouring properties.

7.29 It is disappointing that the applicant has not met their revised timescale and that this is the third time an extension of time has been requested and more than four years since the initial target deadline. It would be concerning if a further extension was requested for this site, especially acknowledging that it is inevitable there would be some level of impact on the amenity of nearby properties and that the use has now been ongoing for almost 10 years.

#### 8.0 Conclusion

8.1 The necessity of the site in facilitating the public benefit from the Willaston Estate Renovation Project outweighs the increased negative impact on neighbouring property, given the renovation work is still close (although not immediate) to the site and no alternative site is available.

## 9.0 INTERESTED PERSON STATUS

9.1 By virtue of the Town and Country Planning (Development Procedure) Order 2019, the following persons are automatically interested persons:

- (a) the applicant (including an agent acting on their behalf);
- (b) any Government Department that has made written representations that the Department considers material;
- (c) the Highways Division of the Department of Infrastructure;
- (d) Manx National Heritage where it has made written representations that the Department considers material;
- (e) Manx Utilities where it has made written representations that the Department considers material;
- (f) the local authority in whose district the land the subject of the application is situated; and
- (g) a local authority adjoining the authority referred to in paragraph (f) where that adjoining authority has made written representations that the Department considers material.

9.2 The decision maker must determine:

- o whether any other comments from Government Departments (other than the Department of Infrastructure Highway Services Division) are material; and
- o whether there are other persons to those listed above who should be given Interested Person Status.



**Isle of Man**  
Government



# Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirynys

Please reply to the signatory  
Our Ref: FW/21/00686/B

Douglas Borough Council

Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

Tel: (01624) 685950  
Fax: (01624) 686443  
Email: [planning@gov.im](mailto:planning@gov.im)

**Director of Planning & Building  
Control**

16th June 2021

17 JUN 2021

Dear Sir/Madam

**Application No:** 21/00686/B  
**Proposal:** Creation of a temporary storage compound  
**Address:** Former Site Of 60 & 62 Snaefell Road Willaston Douglas Isle Of Man  
IM2 6NG  
**Applicant:** Douglas Borough Council  
**Validated** 16th June 2021

I acknowledge receipt of your application, as detailed above.

Your application has been validated in accordance with the Town and Country Planning (Development Procedure) Order 2019 and will be included in the Department's publication list dated 18th June 2021.

I herewith enclose sufficient copies of the Site Notice in order that you may comply with the requirements of the Order.

The laminated copy herewith enclosed must be displayed by being fixed firmly to a building or other structure on or near the land that is the subject of the application so that it can be **easily read by members of the public from the public highway and is unlikely to be obscured or concealed**, and to ensure that it remains so displayed for a period of not less than **21** days.

The Notice may not be removed until 9th July 2021 at the earliest. Please ensure that when removing the Notice you do so in a responsible manner.

Also, please note that we are required to bring your application to the attention of the relevant Local Authority and they may carry out such further publicity as they see fit.

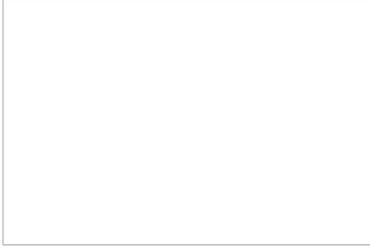
In assessing the application, and to ensure that your site notice has been appropriately erected, an Officer of the Department may make a site visit and may take photographs.

The Department works to deal with planning application as quickly as possible, but the time taken varies from case to case. It is the end of the 21 day period for comment which is the earliest in which a decision may be made. More information on the process is available at [www.gov.im/planningapply](http://www.gov.im/planningapply).

Department of Environment, Food and Agriculture, Planning and Building Control Directorate, Murray House,  
Mount Havelock, Douglas, Isle of Man, IM1 2SF. Tel 685950 email [planning@gov.im](mailto:planning@gov.im)

Once the application has been determined the Decision Notice will be issued. Where an email address has been provided, the notice will be sent electronically.

Yours faithfully





# NOTICE OF AN APPLICATION

## TOWN AND COUNTRY PLANNING ACT 1999

### Town and Country Planning (Development Procedure) Order 2019



Notice is hereby given that an application has been received by the Department of Environment Food and Agriculture.

<b>Reference</b> <b>21/00686/B</b> <i>To be quoted on all correspondence</i>  <b>Publication Date</b> 18th June 2021	<b>Development Site</b>  Former Site Of 60 & 62 Snaefell Road Willaston Douglas Isle Of Man IM2 6NG	<b>Proposed Works</b>  Creation of a temporary storage compound
<b>How to view the application</b>		
Go to <b><a href="http://www.gov.im/viewapplications">www.gov.im/viewapplications</a></b> after the Publication Date above. If you require further information or assistance please contact the Department (details below).		
<b>How and when to comment</b>		
<p>Any person may make written representations to the Department about this application at any time before it is determined. PLEASE NOTE the Department cannot determine the application earlier than <b>9th July 2021</b>.</p> <p>Representations can be submitted to the Department by email/post (address below) or online at <b><a href="http://www.gov.im/planningcomment">www.gov.im/planningcomment</a></b></p> <p>Please be aware that <b>all written submissions will be published</b> in accordance with statute and the General Data Protection obligations. Anonymous submissions will not be considered as part of any determination.</p>		
<b>Interested Person Status</b>		
<p>Any person who wishes to apply to be treated as an interested person (for appeals) must specify within their representation (by reference to accepted planning considerations) how the lawful use of their land would be affected by the development for which approval is sought. Please see the Operational Policy at <b><a href="http://www.gov.im/interestedperson">www.gov.im/interestedperson</a></b></p>		



**Isle of Man**  
Government

*Maltesa Eilan Vannyr*

## **Department of Environment, Food and Agriculture**

Rheynn Chymmyltaght, Bee as Eirinys

*Please reply to the signatory*  
Our ref: 23/00192/PLNCON  
Your ref:

CHIEF EXEC'S DEPT

28 DEC 2023

DOUGLAS CITY COUNCIL

Email: [planning@gov.im](mailto:planning@gov.im)  
Tel: (01624) 685950  
Fax: (01624) 686443  
**Director of Planning  
and Building Control**

Douglas Borough Council  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

Date: 22nd December 2023

Dear Sirs

**Re: Breach of Planning Control**

**Site continued use as works Depot, Former Site of 60 & 62 Snaefell Road,  
Willaston, Douglas, Isle of Man**

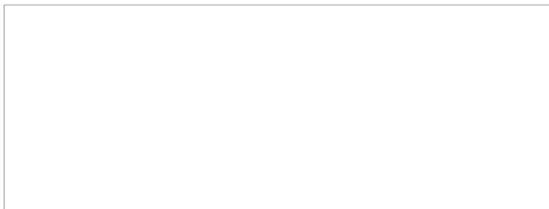
I am writing further to the above matter.

The Department is in receipt of your planning application for the above works, under **PA23/01226/B**.

I would like to thank you for your co-operation in this matter and the enforcement case has now been closed, pending the determination of the planning application. Should this planning application be refused, the enforcement case will be reopened.

If you wish to discuss the contents of this letter, please do not hesitate to contact me.

**Yours sincerely**





**Isle of Man**  
Government

*Keillan Ellan Vannin*

## Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirinys

*Please reply to the signatory and quote our reference on all correspondence.*

Our Ref: 23/01226/B

Mr

Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

Dear Sir/Madam,

**PA No:** 23/01226/B  
**Proposal:** Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound (partial retrospective) lasting until March 2026.  
**Address:** Former Site Of 60 And 62 Snaefell Road Douglas Isle Of Man

I write to inform you that the abovementioned planning application has been included in the agenda for the next public sitting of the Planning Committee meeting, 17 March 2025, Item No 5.10.

You may view the agenda [here](#), and/or should you wish to register to speak on this matter, please refer to our webpage [here](#).

Yours faithfully

Tel: (01624) 685950  
Email: [planning@gov.im](mailto:planning@gov.im)

**Director P&BC**

12th March 2025

**The Secretary  
The Planning Committee  
Department of Environment, Food and Agriculture  
Planning and Building Control Directorate  
Murray House  
Mount Havelock  
Douglas  
IM1 2SF**

29<sup>th</sup> April 2021

Dear Sir

**SUBJECT : PLANNING APPLICATION FOR A TEMPORARY SITE STORAGE COMPOUND LOCATED ON THE FORMER SITE OF NOS 60/62 SNAEFELL ROAD, WILLASTON, DOUGLAS**

We wish to apply for retrospective planning permission for a temporary site storage compound at 60/62 Snaefell Road, Willaston.

In support of the application we include the following electronic documents:-

- MacOwan Collett drawing no: P.2028-PA/01 Location Plan
- MacOwan Collett drawing no: P.2028-PA/02 Site Plan ( Previously submitted and in the possession of the Planning Department )
- Compound photographs ( taken February 2021 )
- North East Elevation drawing ( dated February 2021 )
- Completed Application Form

The Willaston estate is undergoing a ten year multimillion pound capital project of essential external refurbishment work to rejuvenate the appearance of the dwellings, improve weather tightness and increase the lifespan of the properties. Part of these on-going works included the demolition of a pair of semi-detached houses, 60 and 62 Snaefell Road in 2016, which had structural defects and were considered beyond repair. Since the demolition works were completed, the vacant plots have been

temporarily utilised as a second site storage compound, subject to the conditions of use outlined in the planning approval notices 16/01108/B and 18/00682/B.

The first condition of the approval notice 18/00682/B dated 17<sup>th</sup> August 2018 states:-

*'The use hereby approved shall cease by 1<sup>st</sup> September 2020, and the site cleared of any storage materials by that date.*

*'Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.'*

Because planning permission lapsed on the 1<sup>st</sup> September 2020, we are submitting a retrospective planning application seeking permission to continue to use the site as a temporary storage area for up to 18 months from the 1<sup>st</sup> September 2020. This compound has become essential to the works in the north/top end of the estate and without it, the contractor would encounter difficulties trying to serve the programmed works to the houses on Snaefell Road itself, which continue to be externally refurbished.

There are no other open spaces in the north/top end of the estate that could be utilised as an alternative storage facility and therefore the contractor relies heavily on this temporary compound whilst carrying out the refurbishment works. Its location also condenses site traffic movements in the estate which has significantly reduced potential safety risks to the public. Without the compound, the site traffic would have to travel a longer distance through the estate roads whilst carrying materials from the main site compound located towards the lower end of the estate, which would occur numerous times throughout each working day.

Due to several issues experienced over the last two years affecting the refurbishment programme, most recently the Covid-19 pandemic outbreak closing construction sites on two occasions, the works are unfortunately running behind schedule despite best endeavours to make up lost time. Progress is now being satisfactorily maintained and a further eighteen month usage from the 1<sup>st</sup> September 2020 should be sufficient to complete the works in the vicinity. This would cover for any further delays experienced, however, it is currently anticipated that the works will be completed during November 2021, in which case the site would be cleared in a shorter timeframe.

It cannot be emphasised enough the importance of this temporary compound with regard to safety and reduced site traffic movements. The estate is congested with parked and visiting vehicles especially during school drop off/collection hours.

The estate also has a significant number of children present and the Willaston School is located towards the bottom end of Snaefell Road which is in close proximity to the current refurbishment works. The temporary site compound has removed a potential safety issue for the last few years with no reported incidents. If this facility became unavailable for the remaining contract period, this would be detrimental to the present safe site traffic movements.

The site has been kept clean and tidy throughout its use to date and since the original planning application approval there have been no complaints received by the Council from the residents or members of the public about its use or condition.

It remains the Council's intention to erect a new pair of dwellings on the site and a planning application will be submitted in the future regarding these proposals. Construction of a new pair of dwellings on the plot will require a full capital procedure process. The site would therefore remain empty until the necessary capital approvals are received from the Department of Infrastructure and this process has not yet commenced.

Further to the queries raised on the department's letter dated 14<sup>th</sup> October 2020, I can advise that the compound stores general building materials such as pallets of concrete blocks, lintels, timber and aggregates. There are no hazardous materials stored. Materials are generally stored in two lockable metal containers which have been included on the accompanying site plan as requested. Heavy items such as pallets of blocks are left outside.

The site is fully secured with a perimeter fence which is always left locked when the compound is not in use.

The only time staff use the compound is for w.c. welfare and the collection / storage of materials. There would be a maximum of 5 staff members utilising the compound at any one time for the collection or delivery of materials.

The hours the compound is in use is as follows :-

Monday – Thursday – 8am until 4.30pm

Fridays - 8am until 3.30pm

Saturdays – 8am until 1pm

The compound is only in use for the collection or delivery of materials so it is not in constant use.

The vehicles which use the site consist of a works van, a flat bed truck and a hi-loader. All vehicles using the site are directed with a Banksman.

The site plan numbered P.2028-PA/02 shows the location and sizes of the two metal storage containers and one site toilet as requested. The application also includes recent photographs of the compound and a North East elevation drawing with dimensions of the site containers.

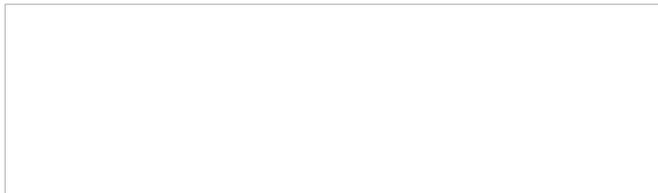
We trust you find the above to be in order, however if you require any further information please do not hesitate to contact us.

Yours faithfully



**DANIEL LOONEY**  
**Director of Housing and Property**  
**Tel: 01624 696339**  
**E-mail: [DLooney@douglas.gov.im](mailto:DLooney@douglas.gov.im)**

Copy to:



# The Town and Country Planning Act 1999

## The Town and Country Planning (Development Procedure) Order 2019

### Application for Planning Approval

Please complete in BLOCK CAPITALS and in black ink.

The person here below named as the applicant is responsible for payment of the appropriate fee.

**All relevant questions on this form must be answered.**

Guidance notes are available on request.

<b>For office use only</b>
Date:
Receipt number:

**1. Site address details (including a post code where applicable).**

Former site Numbers 60 & 62 Snaefell Road, Willaston, Douglas, Isle of Man, IM2 6NG

**2. Local Authority District.**

Douglas

**3. Please state the type of application (choosing **one** box as appropriate):**

- a) Full approval for operational development (e.g. involving building or engineering works)
- b) Change of use of land or buildings **not** involving any physical alteration.
- c) Approval in principle
- d) for Approval of reserved matters relating to a previous approval in principle.

Please provide the reference number of the approval in principle application Applications under **c)** or **d)**

Ref. No.

Please indicate any matters to be determined by this application

- |   |  |                                   |  |
|---|--|-----------------------------------|--|
| Siting <input type="checkbox"/>                             | Landscaping <input type="checkbox"/>         | Drainage <input type="checkbox"/> | Means of Access <input type="checkbox"/> |
| Internal layout (inside buildings) <input type="checkbox"/> | External appearance <input type="checkbox"/> | Design <input type="checkbox"/>   |  |

*(Please ensure that details of the matters selected above are provided).*

**e)** Variation of a condition. *Please specify the condition number and the reference number of the relevant planning application and indicate within the works description if the proposal is for a condition variation or removal.*

Condition No.

Ref. No.

**4. Is the application retrospective**

If yes please state the date *that the building work or use was started/completed.*

Yes  No

*Started*

*Completed*

*Enf No.*

**5. Full name(s) of applicant**

Douglas City Council

Please include **all** first names and surname or **full** details where an applicant is 'trading as' or a limited company.



6. Address of applicant

Town Hall, Ridgeway Street, Douglas, Isle of Man

Postcode IM99 1AD

Telephone number

Home N/A Work

Applicant's e-mail address

7. Applicant's interest in the site (e.g. owner, tenant, potential purchaser)  
 If DEFA has (or could be deemed to have) an interest in the application or site, please state what that interest is in your answer.

Owner

8. a) Full name of Agent (IF ANY) N/A

b) Address of Agent

Postcode

Email correspondence will be used where possible

Agent's e-mail address

Telephone number

c) If you are using an Agent, please specify whether the acknowledgement letter and Site Notice should be sent to the Agent or Applicant, who will be responsible for affixing the Site Notice at the site. **Please Note:** If this box is not completed **all** correspondence will be directed to the Agent.

Agent

Applicant

9. Description of the proposed development. *Please state clearly what you propose to do.*

The Council is applying for planning permission to use the plots 60 and 62 Snaefell Road as a temporary site storage compound for a 24 month period retrospectively. Planning Approval Notice 21/000686/B previously approved the use of the site as a temporary storage compound which has now expired.

10. a) Please state the existing use of the site (e.g. residential, office, retail etc.)

Residential

b) Please state the proposed use of the site.

Temporary storage compound

11. Is the development within a Conservation Area.

Yes  No

If yes and involves demolition **OR** the works are to a Registered Building, a Registered Building Consent application will be required.

12. **Relevant Fee Enclosed** (where required) **Please note the application will remain invalid until the application fee is paid in full.**  
*Cheques should be made payable to **IOM Government.***

£ N/A - Local Authority

Area

**If the proposed development would create additional industrial, residential, retail or office floor space, please specify the floor area in square metres**  
*This area should be used to where the fee calculus requires it.*

*Where the application is exempt from a fee under the current fees order, please state the registered charity number.*

13. Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? Yes  No

Have you consulted with Highway Services? Yes  No

Please confirm the number of parking spaces within the site. existing  proposed

14. Does your proposal involve a change in site levels? Yes  No

If **yes**, please provide drawings showing the change in site levels (e.g. spot levels or site sections). Please also include a method statement detailing the proposed means of importing fill and/or the means of exporting the fill, including details of the expected quantities involved.

15. Please specify below whether the proposal requires new or amended services:

a) Gas Yes  No  c) Water Yes  No

b) Electricity Yes  No  d) Telecommunications Yes  No

*The applicant should consult the service providers separately in order to establish the location of existing services and the impact of the proposed works on existing services. See guidance notes.*

16. a) How will rainwater run-off from roofs and paved surfaces be disposed of?

b) How will foul sewage from the proposed development be disposed of?

If a septic tank/Biodisc system is proposed, please provide details demonstrating that the septic tank/Biodisc would be acceptable under Building Regulations

17 a) Are there any trees on or within 15m of the proposed development site with a stem diameter of 75mm or more, measured at 1.5m above ground level. Yes  No

b) Are there any large shrubs or hedges on the proposed development site? Yes  No

*If you answered Yes to either of the above, then your application will need to include a level of tree related information appropriate to the proposed development, which in some circumstances (e.g. change of use) may mean that no additional information is required. Please refer to our guidance at [www.gov.im/planningapply](http://www.gov.im/planningapply) for further information. You must provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal.*

18. Is the proposed development within 9 metres of any watercourse (river, ditch or otherwise)? Yes  No   
*If so, you are advised to contact the Department's Fisheries Directorate for further guidance.*

19. Is the development within an area of flood risk? Yes  No

20. Have you consulted the Department prior to making this submission? Yes  No

If yes, please state the Officer's name and  the date of their response.

*In any assessment of this application PLEASE BE AWARE that the Case Officer may undertake to visit the site to ensure 1) the site notice has been correctly placed/erected, 2) check the application content against the proposed work / site levels 3) speak to neighbours, if they feel it relevant, and 4) Take photographs where necessary.*

### Building Regulations

21. Are you making a concurrent application for Building Regulations Approval? Yes  No

22. Please provide details of any supporting information or other details that you would like the Planning Officer to take into account. *Please note that you may use a separate sheet to complete this section.*

The previous use of the site as a temporary storage compound has been invaluable to the contractor during the external refurbishment works. A new apartments complex is currently under construction on the Willaston estate opposite the shops on Snaefell Road. There will be two large construction schemes underway at Willaston which will result in a considerable amount of site traffic movements. The continued use of the empty plots of 60 & 62 Snaefell Road as a temporary storage compound will ease traffic movements, congestion and significantly improve safety for everyone.

The Department of Environment, Food & Agriculture (DEFA) is a controller for the purposes of the Data Protection Act 2018 and related legislation and requires the information supplied by this application in the public interest to comply with obligations under the Town and Country Planning Act 1999 and its subordinate Orders and Regulations.

Your personal information will be held by DEFA for the purposes of processing this application and to ensure compliance with the provisions of the Town & Country Planning Act 1999.

All applications made under these obligations are available online with most personal contact detail redacted. Any hard copy, where we hold it, will retain all detail.

Your application will be published via our viewing platforms as is required by statute. It will also be shared with DOI Highways, the Local Authority and (where relevant) Manx National Heritage. Where necessary we will share your contact detail as part of the consultation with the DEFA Environmental Protection Unit and Manx Utilities.

Details under these applications are retained indefinitely in order to maintain the application register as required under the Town and Country Planning Act 1999. Contact detail will be removed 7 years after a decision becomes final.

Full details of how and why DEFA P&BC processes your personal information are contained in our [P&BC Privacy Notice](#) available on our website.

If you would like further information on how your personal information is processed and your rights please contact the Department's Data Protection Officer on 686781 or by email at DPO-DEFA@gov.im

- I hereby enclose two copies of the following:

### 23. Statement

- this application form
  - all **supporting plans and documentation** which must include
  - a **location** Up to date and at a scale of 1:500 to 1:1250 or greater if required
  - a **site plan** of not less 1:500
- and**
- **A schedule of drawings/plans.**

Notification of this application will be forwarded to the Local Authority in which the site is situated and, where not an application relating to windows, the Network Planning Officer, DOI Highway Services.

If applicant owns or controls any **additional** land within the vicinity of the application, please indicate the additional land in blue on the site location plan.

**To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate.**

**Signature of Applicant or Agent**

**Dated**

**If signing on behalf of a company, please clearly state your relationship.**

Director of Housing & Property

**Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application.**

**Note: no works may be commenced until such time as:**

- a) after receipt of your planning Decision Notice, the time period for requesting an appeal has expired and no such appeal has been requested, or**
- b) any Appeal has been completed.**

# Planning Application Check List

This check list is aimed to assist the applicant in preparing an application and subsequently the Department's administration staff in validating the application and the Planning Officer in their assessment of the proposal, by ensuring that the necessary supporting information accompanies the application.

**For office use only**

Ref:

Please note that the checklist includes some items, which in some instances, it may be helpful for applicants to include as additional material to support their application, which is over and above the statutory requirements as stated within Schedule 1 [Article 4(1)(a)] of the Town and Country Planning (Development Procedure)(No2) Order 2013.

This form must be attached to your application (one copy should be completed per application).

Failure to complete and include this form with your application **will** result in your application being returned.

Please tick the boxes as necessary. Where detail is not applicable to the application please note 'N/A' accordingly.

Site Address

Former Site of Nos. 60 & 62 Snaefell Road,  
Willaston, Douglas, Isle of Man, IM2 6NG

1. I have referred to the Guidance Booklet 'Making a Planning Application'.
2. I have consulted with the Network Planning Officer of the Department of Infrastructure, Highway Services, to agree access issues (where appropriate).
3. I have included one fully completed application form and three copies of same (two for windows).
4. The correct fee of £ N/A is enclosed -   
*Cheques should be made payable to the **Isle of Man Government**.*
5. Is the building Registered? *If Registered, and the works are external you will need planning approval and to complete the appropriate Registered Building Consent application form. Internal works to a registered building need only registered building consent.*
6. If your application is for works to a Registered Building, **please provide** a Photographic Survey with your application.
7. The address is accurate and the description of the proposed work is clear and appropriate for the development.   
*Field numbers can be obtained from Department of Infrastructure - Cartography. Tel +44 1624 685923.*
8. **CERTIFICATE OF LAND OWNERSHIP** - The appropriate certificate/statement is enclosed   
**This certificate is mandatory. No application will be processed until such time as the certificate is submitted.**
9. Please indicate if the Applicant and/or Owners of the site is either an employee or member of Planning and Building Control. Yes  No

Where the Applicant and/or Owner of the site is a family relation of either an employee or member of Planning and Building Control, please enclose details with the application form.

10. Illustration of the existing site/buildings, incorporating floor plans, elevations and sections (as necessary). The plans must clearly show the existing relationship with neighbouring properties and land boundaries.   
*Floor plans and elevations must be to a metric scale of either 1:50 or 1:100.*



Putting the Customer **First**

Continue overleaf

**Form PL.7(i)**

- 11. Illustration of the proposed site/buildings, incorporating elevations and sections and clearly showing height dimensions in relation to any neighbouring properties.
- 12. Existing and proposed ground levels and finished floor levels relating to a fixed point off site (datum) (e.g. manhole covers, gate posts, etc.).
- 13. Where the application seeks approval for groundworks (i.e. tipping and infilling), existing and proposed levels, together with sections through the site, must be submitted. **Note:** You may be advised to consult with Department of Economic Development, Minerals Section.
- 14. If your proposal involves the extraction and removal off-site of minerals (rock, stone or sand), please provide details of the expected tonnage involved, and include a method statement detailing the means proposed for: extracting the rock, stone or sand; the processing of materials on-site where applicable; exportation and destination of the minerals.
- 15. In the case of development of an existing property that is in a poor state of repair, a survey must be provided confirming the structural stability of the building before alteration.  
*If necessary a method statement should be submitted illustrating how the proposed works are to be carried out without compromising the structural integrity of the building.*
- 16. Photographs, as may be necessary, to assist the explanation of the proposal and to demonstrate the existing elevations of the property.
- 17. In the case of applications for replacement windows, brochure diagrams can be submitted, but scale drawings showing the elevations, the materials proposed, style and opening method are also required.
- 18. Applications for change of use of part of the premises must be accompanied by scaled floor plans showing the extent of the existing and proposed uses.
- 19. A plan showing **all** existing trees on the site; trees should be numbered. Any trees suggested for removal must be clearly marked on the plans and agreement with the Department of Environment, Food and Agriculture's Forestry, Amenity & Lands Directorate confirmed.  
*The assumption will be that any trees not identified for removal are to be retained and will be given appropriate protection by the applicant during any development approved.*
- 20. A planting/landscaping scheme must be provided where appropriate.
- 21. In the case of an application for advert consent the colours and sizes are clear and an accurate reflection of what is intended is shown. Please provide photomontages where possible.

**Plans Required: four copies of plans (three for applications relating to windows) drawn accurately to an appropriate metric scale, and including:**

**PLEASE ENSURE YOU HAVE ENCLOSED**

- A current, up-to-date **Site Location Plan** in order to identify the application site at an appropriate scale to easily locate the property. These can be purchased from Planning and Building Control. The site must be clearly outlined in **red** with an unbroken red line indicating the curtilage of the proposed works. A **blue** outline should be used to define the extent of any additional land ownership or land owned or controlled by the applicant.
- A **Site Plan** showing the boundaries outlined in **red** of the curtilage of the building or the building as extended, and its relationship to adjoining boundaries (including written dimensions from each side of the building to its relevant boundary), and the size, position and use of every other building or proposed building within that curtilage.

**Please Note:** the site indicator must be a continuous, unbroken **red** line delineating the exact footprint of the site proposed.

A copy of the application will be forwarded to the Local Authority in which the site is situated, and the Network Planning Officer, DOI Highways Services. Applications for registered building consent must include sufficient copy for the Manx Museum

<b>Signed</b>		<b>Print Name in BLOCK LETTERS</b>	
<b>Dated</b>			

**Planning and Building Control Directorate**  
 Department of Environment, Food and Agriculture  
 Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF  
 Tel: +44 1624 685950 Fax: +44 1624 686443 Email: [planning@gov.im](mailto:planning@gov.im)

# Application for Planning Approval

Please complete in BLOCK CAPITALS and in black ink.

The person here below named as the applicant is responsible for payment of the appropriate fee.

**All relevant questions on this form must be answered.**

Guidance notes are available on request.

<b>For office use only</b>
Date:
Receipt number:

**1. Site address details (including a post code where applicable).**

Former Site of Nos. 60 & 62 Snaefell Road, Willaston, Douglas, Isle of Man, IM2 6NG

**2. Local Authority District.**

Douglas
---------

**3. Please state the type of application (choosing **one** box as appropriate):**

- a) Full approval for development involving building or engineering works.
  - b) Change of use of land or buildings **not** involving building or engineering works.
  - c) Approval in principle - please specify below which matters are to be determined **now**:
- Siting  Internal layout   
 Design  Means of Access   
 External Appearance  Landscaping

*Please ensure that details of the matters selected above are provided.*

- d) Approval of reserved matters relating to a previous approval in principle.
- Please provide the reference number of the approval in principle application*
- Please specify below which matters are to be determined **now**:
- Siting  Internal layout   
 Design  Means of Access   
 External Appearance  Landscaping

Ref. No.

*Please ensure that details of the matters selected above are provided.*

- e) Variation of a condition. *Please specify the condition number and the reference number of the relevant planning application and indicate if the proposal is for a condition variation or removal.*

Ref. No.

**4. a) Full name of applicant**

Douglas Borough Council
-------------------------

*Please include **all** first names and surname or **full** details where an applicant is 'trading as' or a limited company.*

**b) Address of applicant**

Town Hall, Ridgeway Street, Douglas, Isle of Man
Postcode IM99 1AD

Telephone number

Home N/A	Work <input type="text"/>
----------	---------------------------

Applicant's e-mail address

<input type="text"/>
----------------------



5. a) Full name of Agent

b) Address of Agent

Telephone number

Agent's e-mail address

Please note correspondence is preferred and may be more expeditious via email

c) If you are using an Agent, please specify whether the acknowledgement letter and Site Notice should be sent to the Agent or Applicant, who will be responsible for affixing the Site Notice at the site. **Please Note:** If this box is not completed **all** correspondence will be directed to the Agent.

Agent

Applicant

Please ensure that the following information (question 6) corresponds with the details included on the accompanying and compulsory certificate of ownership (Certificate O1).

6. Name and Address of:

a) the site owner, if different from the applicant. Please state all names, including first names in full.

b) The name of occupier or tenant of the site if different from above.

c) Does the applicant own or control any **additional** land within the vicinity of the application. If **yes**, you must outline the additional land in blue on the site plan. Yes  No

7. Applicant's interest in the site (e.g. owner, tenant, potential purchaser)

8. Relevant Fee Enclosed (where required) Please note the application will remain invalid until the application fee is paid in full. Cheques should be made payable to **IOM Government**.  
 £

If the proposed development would create additional industrial, residential, retail or office floor space, please specify the floor area in square metres. This area should be used to where the fee calculus requires it. Area

Where the application is exempt from a fee under the current fees order, please state the registered charity number.

9. a) Please state the existing use of the site (e.g. residential, office, retail etc.)

b) Please state the proposed use of the site.

10. a) Development within a Conservation Area. If **yes**, please include details of any demolition involved on a separate sheet. Yes  No

b) Works proposed to a Registered Building. If **yes**, please quote the RB number and complete an application for Registered Building Consent to accompany this form (form RBAP). Yes  No   
 RB No.

11. Are the activities Retrospective **or** as a result of an Enforcement Enquiry? If as a result of an enforcement enquiry please quote reference and the date that the building work or use was started/completed. Yes  No

Enf No.  Started  Completed

**12.** Description of the proposed development. *Please state clearly what you propose to do. Where the application is for a change of use please state the hours of use, where appropriate/applicable.*

We wish to apply to apply for an 18 month extension/renewal to Condition 1 for the temporary site storage compound; enforced on Planning Approval Notice 18/00682/B, which expired on the 1st September 2020.

**13.** Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? If **yes**, please provide details. **Yes**  **No**  4

Have you consulted with Highway Services? **Yes**  **No**  4

Please confirm the number of parking spaces within the site. **existing**  **proposed**

**14.** Does your proposal involve a change in site levels?  
If **yes**, please provide drawings showing the change in site levels (e.g. spot levels or site sections). Please also include a method statement detailing the proposed means of importing fill and/or the means of exporting the fill, including details of the expected quantities involved. **Yes**   
**No**  4

**15.** Please specify below whether the proposal requires new or amended services:

**a) Gas** **Yes**  **No**  4 **c) Water** **Yes**  **No**  4

**b) Electricity** **Yes**  **No**  4 **d) Telecommunications** **Yes**  **No**  4

*The applicant should consult the service providers separately in order to establish the location of existing services and the impact of the proposed works on existing services. See guidance notes.*

**16. a)** How will rainwater run-off from roofs and paved surfaces be disposed of?

**b)** How will foul sewage from the proposed development be disposed of?

**c)** If a septic tank/Biodisc system is proposed, please provide details demonstrating that the septic tank/Biodisc would be acceptable under Building Regulations — *See guidance notes.*

**17. a)** Are there trees, large shrubs or hedges on the proposed development site? **Yes**  4 **No**

**b)** Are there any trees or hedges within 15 metres of the proposed development site? **Yes**  4 **No**

If you answered **Yes** to either of the above, then your application will need to include accurate tree survey drawings showing the position of the trees and hedges and their canopy spread in relation to the proposed works. You must provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal. For trees to be retained you will need to demonstrate that the constraints imposed by these trees have been properly considered and that the trees can be adequately protected.

*The above works must be discussed with the Department's Forestry, Amenity & Lands Directorate before the application is submitted. The Planning Officer may also require you to submit a Tree Survey.*

**18.** Are the proposed works within 9 metres of any watercourse (river, ditch or otherwise)?  
*If so, you are advised to contact the Department's Environment Safety and Health Directorate for further guidance in respect of this application.* **Yes**  **No**  4

**19. Have you received pre-application advice from a Planning Officer?** **Yes**  4 **No**

If yes, please state the Officer's name and the date of their response.

Date

**20.** Please provide details of any supporting information or other details that you would like the Planning Officer to take into account. *Please note that you may use a separate sheet to complete this section.*

The current use of the site as a storage compound has been invaluable to the Contractor during the ongoing external refurbishment works throughout the estate and is essential during the current period where the works are being carried out along Snaefell Road. This site compound minimise the distance the Contractor's vehicles are on the estate and is improving the health and safety traffic management plan during the ongoing works.

**Building Regulations**

**21. a)** Are you making a concurrent application for Building Regulations Approval? Yes  No

**b)** If **yes**, please indicate to which Authority your application has been submitted.

DEFA  Douglas Corporation  Onchan District Commissioners

**c)** The date of submission.

**d)** Building Regulations reference number (if known)

**22. Schedule of Drawings**

Please detail the drawings or reference number and/or date of all plans submitted in support of this application.

*Should any plans be missing, the application will be considered incomplete and returned with a request for missing plans to be submitted.*

*Please continue on a separate sheet if necessary.*

Plan	Dated	Ref No
Site Plan	June 2018	P.2028- PA/02
Locations Plan	June 2018	P.2028- PA/01

**23. Statement** - I hereby enclose four copies of the following:

- this application form
- all **supporting plans and documentation** which must include a **site location and site plan**

A copy of this application will be forwarded to the Local Authority in which the site is situated and, where not an application relating to windows, the Network Planning Officer, DOI Highway Services.

**PLEASE ALSO ENCLOSE one copy of**

- **A Certificate of Land Ownership (Certificate O1), and**
- **An Application Check List (Form PL.7)**

**To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate.**

**Signature of Applicant or Agent**

**Dated**

/ /

**If signing on behalf of a company, please clearly state your relationship.**

**Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application.**

**Note: no works may be commenced until such time as:**

- a) on your receipt of the planning Decision Notice the time period for requesting an appeal has expired and no such appeal has been requested, or**
- b) any Appeal has been completed.**

**Planning and Building Control Directorate**  
 Department of Environment, Food and Agriculture  
 Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF  
 Tel: +44 1624 685950 Fax: +44 1624 686443 Email: [planning@gov.im](mailto:planning@gov.im)

# Certificate of Land Ownership PLANNING APPLICATION

This certificate provides confirmation that the owner of the land which is the subject matter of the application is either the applicant or is fully aware of the application.

The certificate constitutes a statement of ownership and is **not** proof of ownership.

The applicant is requested to complete either Statement A or Statement B and return the completed certificate along with the planning application form and any supporting documents.

**NO APPLICATION WILL BE PROCESSED UNTIL SUCH TIME AS THE CERTIFICATE IS SUBMITTED.**

## 1. STATEMENT A: Land owner is applicant

I certify that the accompanying application is made by or on behalf of the owner of the land, namely:

Douglas Borough Council

*(Full names in CAPITAL letters)*

who is:

- (a) the full\*/~~limited~~\* owner of the freehold\*/~~leasehold~~\* estate in the land (\*delete as appropriate); and
- (b) in full possession of every part of the land to which the application relates.

If the application is made on behalf of the land owner, a certified copy of the power of authority signed by the owner authorising the application on his behalf is attached hereto.

## 2. STATEMENT B: Land owner is not the applicant

I certify that appropriate written notice of the accompanying application has been given by or on behalf of the applicant to:

- (a) the land owner (referred to in statement A of this certificate); and
- (b) to any person who at the time of the making of the application was:
  - (i) a person then in actual possession
  - (ii) the trustee of a trust or settlement if a beneficiary under the trust or settlement was in actual possession and no person other than such a beneficiary was entitled to enter into actual possession within a period of 40 years; and
  - (iii) a person, not being a person falling within (a) or (b) (i) and (ii), entitled to enter into actual possession within a period of 40 years.

The persons upon whom notice was issued are

<b>Name &amp; Address</b>	<input type="text"/>	<b>Name &amp; Address</b>	<input type="text"/>
<b>Interest</b>	<input type="text"/>	<b>Interest</b>	<input type="text"/>
<b>Date notified</b>	<input type="text"/>	<b>Date notified</b>	<input type="text"/>

Signature Applicant/Agent

Date



**Planning and Building Control Directorate**, Department of Environment, Food and Agriculture  
Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF  
Tel: +44 1624 685950 Fax: +44 1624 686443 Email: [planning@gov.im](mailto:planning@gov.im)



Putting the Customer **First**

Certificate O1(i)



**Isle of Man**  
Government

*Baillies Ellan Vannin*

# Department of Environment, Food and Agriculture

Rheynn Chymmyltaght, Bee as Eirinys

CHIEF EXEC'S DEPT

26 OCT 2023

DOUGLAS CITY COUNCIL

Please reply to the signatory  
Our Ref: JJ/23/01226/B

Tel: (01624) 685950  
Email: [planning@gov.im](mailto:planning@gov.im)

Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

**Director of Planning & Building  
Control**

24th October 2023

Dear Mr Green

**Application No: 23/01226/B**

**Proposal: Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound for a 24 month period retrospectively. Planning Approval Notice 21/000686/B previously approved the use of the site as a temporary storage compound which has now expired.**

**Address: Former Site Of 60 And 62 Snaefell Road Douglas Isle Of Man**

**Applicant:**

**Validated**

**24th October 2023**

I am writing to update you on the above application, which has been validated and will be included in the publication list dated 27th October 2023. Please review the description as set out above to ensure that it is consistent with your application, and notify us of any concerns.

I have enclosed sufficient copies of the site notice for you to comply with the legal requirements to:

- display the notice(s) by fixing it firmly to a building, other structure or near the land that is subject to that application **so that it can easily be read by members of the public from the public highway and is unlikely to be obscured or concealed;** and
- ensure that it remains so displayed for a period of not less than 21 days beginning with the day on which it was first displayed. You may wish to take a photograph for your own records to show how you have displayed the site notice(s), in case of future challenge.

Whilst the onus is upon the applicant to ensure that the notice is correctly placed, in assessing the application, and to ensure the notice has been appropriately displayed, an Officer may make a site visit and may take photographs.

We work to deal with applications as quickly as possible but the time taken varies from case to case. For more information see: [www.gov.im/planningapplicationprocess](http://www.gov.im/planningapplicationprocess). Once the application has been determined the decision notice will be issued. Where an email address has been provided, the notice will be sent electronically.

**Please be aware that a ban on the installation of fossil fuel heating systems, in any new building(s) and/or extension(s), will come into force on 1<sup>st</sup> January 2025.**

If your applications proposes the above, and have not completed installation of any fossil fuel heating system which may have been approved within this application, by 1<sup>st</sup> January 2025, you will not be able to install it without this being an offence under the Climate Change Act.



**Isle of Man**  
Government

*Reillys Ellan Vannin*

## NOTICE OF AN APPLICATION

### TOWN AND COUNTRY PLANNING ACT 1999

#### Town and Country Planning (Development Procedure) Order 2019



Notice is hereby given that an application has been received by the Department of Environment Food and Agriculture.

<b>Reference</b> <b>23/01226/B</b> <i>To be quoted on all correspondence</i> <b>Publication Date</b> 27th October 2023	<b>Development Site</b> Former Site Of 60 And 62 Snaefell Road Douglas Isle Of Man	<b>Proposed Works</b> Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound for a 24 month period retrospectively. Planning Approval Notice 21/000686/B previously approved the use of the site as a temporary storage compound which has now expired.
<b>How to view the application</b>		
Go to <b><a href="http://www.gov.im/viewapplications">www.gov.im/viewapplications</a></b> after the Publication Date above. If you require further information or assistance please contact the Department (details below).		
<b>How and when to comment</b>		
<p>Any person may make written representations to the Department about this application at any time before it is determined. PLEASE NOTE the Department cannot determine the application earlier than <b>17th November 2023</b>.</p> <p>Representations can be submitted to the Department by email/post (address below) or online at <b><a href="http://www.gov.im/planningcomment">www.gov.im/planningcomment</a></b></p> <p>Please be aware that <b>all written submissions will be published</b> in accordance with statute and the General Data Protection obligations. Anonymous submissions will not be considered as part of any determination.</p>		
<b>Interested Person Status</b>		
<p>Any person who wishes to apply to be treated as an interested person (for appeals) must specify within their representation (by reference to accepted planning considerations) how the lawful use of their land would be affected by the development for which approval is sought. Please see the Operational Policy at <b><a href="http://www.gov.im/interestedperson">www.gov.im/interestedperson</a></b></p>		









3. Significant reduction of on-site activity (especially vehicular activity), ideally to a similar level as the previous application. **I recommend it for approval.** It gets decided with the planning committee.
4. Withdraw the application and the use of the site. Enforcement action may follow up with vacating the site.

The site was provided by the Council in goodwill to assist with the provision of an additional storage facility according with the now elapsed planning approval notice and conditions attached. The site was not to operate beyond a simple storage area. It was not to be used for any form of operational activity such as the usage of skips for waste disposal, mixing etc. The Planning Office has always been adamant that anything beyond a simple storage facility will not be supported.

The Council is also committed to the wellbeing of its tenants and supports the requested reduced activity of the site in this respect.

We ask that Tooms confirms adherence to the stipulated request at the Planning Officers '**Option 3**' which supports continued usage as a storage facility only. Failure to comply with this request is highly likely to result in a refusal to continue to use the site. **Please provide your confirmation by close of business today**, enabling the Planning Officer to be updated as quickly as possible and prior to next week's deadline for planning readvertisements.

In the meantime, we are looking at the possibility of relocating to one larger site at the estate entrance, off Ballanard Road, however, it is subject to Planning Officer advice and statutory approval. It will be several months away before approval would likely be granted.

It's appreciated that this is obviously not the news you would want, however, there is support for usage as a storage facility only which should be embraced.

I look forward to hearing from you.

Thanks

Douglas City Council  
City Hall, PO Box 2, Douglas, Isle of Man  
IM99 1AD

e-mail -

Phone -

[www.douglas.gov.im](http://www.douglas.gov.im)

Consider the environment: please don't print this e-mail unless you really need to.

This email and its attachments may be confidential and are intended solely for the use of the individual to whom it is addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of Douglas City Council. If you are not the intended recipient of this email and its attachments, you must take no action based upon them, nor must you copy or show them to anyone. Please contact the sender if you believe you have received this email in error.



Douglas City Council  
Mr [REDACTED]  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

## **TOWN AND COUNTRY PLANNING ACT 1999**

### **The Town and Country Planning (Development Procedure) Order 2019**

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Douglas City Council, Ref **23/01226/B**, for the **Use of plots of 60 and 62 Snaefell Road as a temporary site storage compound (partial retrospective) lasting until March 2026. at Former Site Of 60 And 62 Snaefell Road Douglas Isle Of Man .**

Any conditions or notes which apply to the approval are set out below. This approval is subject to compliance with any conditions listed and may not be implemented until it becomes final (see guidance notes).

1. The use hereby approved shall cease by 1st April 2026, and the site cleared of any stored materials and storage containers by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

2. The site shall not be used (with the exception for storage purposes) or open except 8:00 - 17:00 Monday to Friday, and 8:00 to 12:00 on Saturdays. The site shall not be used or open on Sundays, Public Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

3. No more than two storage containers and six skips may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

4. Other than two storage containers nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details and retained thereafter.

Reason: In the interest of protecting public amenity and neighbouring residential amenity.

This approval relates to documents, photos and drawing no. APL00, APL01, APL02, APL03, which have been received on 17th October 2023 and the email correspondence which has been received on 18th December 2024.

This decision has been made for the following reasons(s)

The necessity of the site in facilitating the public benefit from the Willaston Estate Renovation Project outweighs the increased negative impact on neighbouring property, given the renovation work is still close (although not immediate) to the site and no alternative site is available.

Date of Issue:  
16th April 2025



**Director of Planning and  
Building Control**

### Guidance Note

This decision was made by the Planning Committee in accordance with the authority delegated to it.

This decision refers only to that applied for under the Town and Country Planning Act 1999 and its subordinate legislation.

A copy of the Officer's report and any correspondence which informed the assessment and decision is available to view on the Government's website (via <https://pbc.gov.im/online-applications/>)

### Implementation

The decision does not become final until either

- Any appeal has been concluded; or
- 21 days have passed since the date on this notice and no appeal has been submitted

Development must progress in accordance with the plans approved under, and any conditions attached to this approval (irrespective of any changes that may separately be requested at the Building Control stage or by any other Statutory Authority). This approval does not remove the need to also comply with any other relevant legislation.

Any conditions requiring certain works, submissions etc. prior to commencement of development must be fulfilled prior to work starting on site. Failure to adhere to this approval and meet the requirements of all conditions may invalidate this approval or result in formal enforcement action.

### Appeal

Any appeal must be in writing and submitted to the Department within 21 days of the date of this Notice. The appeal must contain:

- the grounds for making the appeal;
- payment of the planning appeal fee (currently £355); and
- if relevant, confirmation that the appellant wishes to have the appeal determined by means of an inquiry and payment of the additional inquiry fee (currently £130).

Where the appeal is submitted by the applicant they must:

- specify in detail and by reference to material planning considerations the reasons why the appellant disagrees with that determination; and
- Where against a refusal, on the grounds of deficient detail or supporting documentation, set out why they consider the information or documentation forming part of the application was sufficient in the circumstance.

If the appeal is submitted by someone who has interested Person Status but is not listed in Article 4(2) of the Development Procedure Order 2019, that person must relate their grounds for making the appeal to issues which they included in representations made prior to the application being determined.

Failure to meet all of the relevant above requirements will mean that the appeal cannot be validated.

An appeal form and more detailed guidance are available either from Planning & Building Control, Tel 685950, or from the Department's website [www.gov.im/planningappeal](http://www.gov.im/planningappeal)

If this decision becomes final because there is no appeal, the Department's public reference copy (counter copy) of the planning application (should one have been received) may be collected by the applicant or their agent from Murray House. Please note that if the counter copy of the application is not collected within thirty days following the last date on which a planning appeal can be made it will be destroyed without further notice.

## WILLASTON EXTERNAL REFURBISHMENTS – UPPER SITE COMPOUND PHOTOGRAPHS

FEBRUARY 2021



**North West Elevation** - Entrance to Site compound from Snafell Road. Wooden Fence measures 2.2m High from ground level. Site opening is approximately 7m wide. Green mesh to entrance gates removed due to recent poor weather and to be reinstated.



**South West Elevation** – View from garden of  – Wooden fence measures approximately 2.2m high.



**North East Elevation** – View from the garden of  – Wooden fence measures approximately 2.2m high

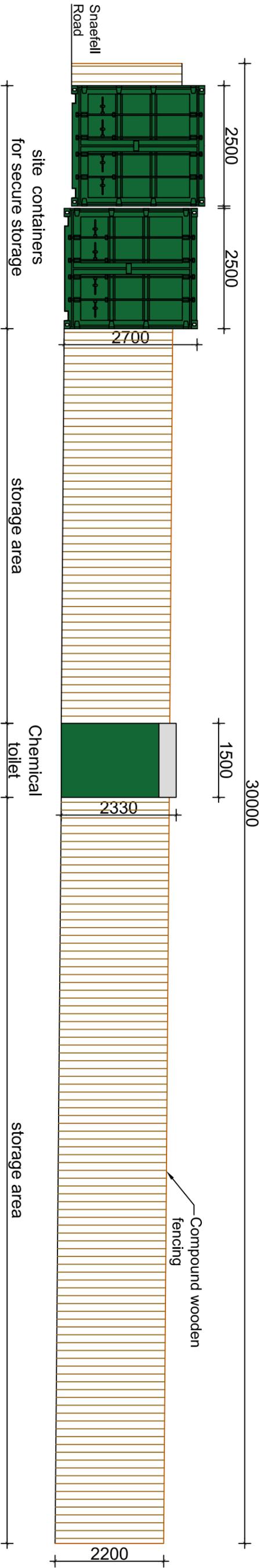




**Internals of site compound** – Containers are situated on the North East boundary and each container measures 2.5m (Width) x 6m (length) x 2.7m (Height).

Bucket and rack sitting on top of the containers were in the process of being removed whilst the photographs were taken and had been situated temporarily to allow other materials to be moved within the compound.

Note : The images are a typical snapshot. Items such as skips and tyres are not a permanent feature.



# North East Elevation (Inside Compound Cabins)

Scale 1:100 @ A3 Date: Feb 2021



The Secretary to the Planning Committee  
Planning & Building Control Division  
Department of Environment, Food & Agriculture  
Murray House  
Mount Havelock  
DOUGLAS

17 August 2018

Dear Sir/Madam

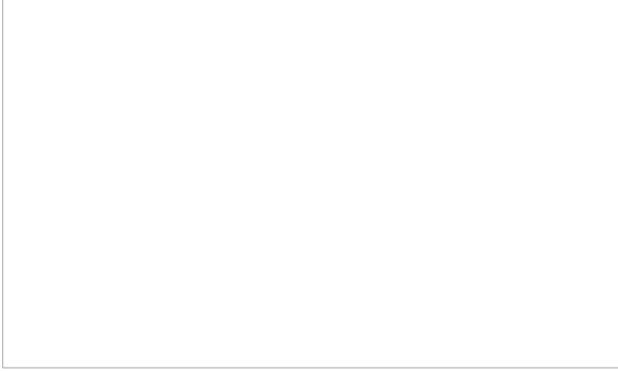
**TOWN & COUNTRY PLANNING ACT 1999 – Planning List 13/07/18  
TOWN & COUNTRY (DEVELOPMENT PROCEDURE) (NO 2) ORDER 2013**

Following consideration of the planning application listed below, I can advise that Douglas Borough Council has no objections to the listed application.

It should be noted that the comments are made in relation to the Town and Country Planning Acts and does not imply approval or consent under any other relevant enactment, byelaw, order or regulation.

**18/00682/B      Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years., Former Site Of 60 & 62 Snaefell Road, Willaston, Douglas**

Yours faithfully





Douglas Borough Council  
Town Hall  
Ridgeway Street  
Douglas  
IM99 1AD

**TOWN AND COUNTRY PLANNING ACT 1999**  
**The Town and Country Planning (Development Procedure)(No 2) Order 2013**

In pursuance of powers granted under the above Act and Order the Department of Environment, Food and Agriculture determined to **APPROVE** an application by Douglas Borough Council, Ref **18/00682/B**, for the **Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years.** at **Former Site Of 60 & 62 Snaefell Road Willaston Douglas Isle Of Man IM2 6NG** subject to compliance with the following **condition(s)** and notes (if any):

1. The use hereby approved shall cease by 1st September 2020, and the site cleared of any storage materials by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

2. The site shall not be used (with the exception for storage purposes) or open except between the hours of 8am and 5pm Monday to Fridays inclusive, and 8am to 12 noon on Saturdays. The site shall not be used or open Sundays, Bank Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

3. No more than a single storage container may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

4. Other than a single storage container nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: In the interest of protecting public amenity and neighbouring residential amenity."

The development hereby approved relates to Drawings PA/01 PA/02 and PA/03, all date-stamped as having been received 29th June 2018.

Date of Issue:  
17th August 2018



**Director of Planning and  
Building Control**

### **Guidance Note**

This decision was made by the Planning Committee in accordance with the authority delegated to it.

All correspondence which led to the assessment and decision is available to view on the Government's website (via Online Services) or at the Department's offices Murray House, Mount Havelock, Douglas.

<https://www.gov.im/planningapplication/services/planning/search.iom>

This decision refers only to that applied for under the The Town and Country Planning (Development Procedure)(No 2) Order 2013.

Any appeal against this decision must be in accordance with the criteria set down in that instrument.

Specifically, a valid appeal must be in writing, signed by the appellant, and submitted to the Department within 21 days of the date of this Notice. To further validate the appeal it must contain:

- Payment of a planning appeal fee as prescribed in the Town and Country Planning (Application and Appeal Fees) (No2) Order 2016 (currently £175);
- The reasons for making the appeal; and
- An election to have the appeal conducted by means of an inquiry (a hearing) or by means of written representation.

An appeal form and guidance notes are available from either Planning & Building Control, Tel 685950, or to download from the Department's website <https://www.gov.im/categories/planning-and-building-control/planning-applications/planning-appeals/how-to-appeal/>

If no appeal is lodged within 21 days of the date of issue overleaf, and this decision becomes final, the Department's public reference copy (counter copy) of the planning application may be collected by the applicant or their agent from Murray House.

**Please note that if the counter copy of the application is not collected within THIRTY DAYS following the last date on which a planning appeal can be made it will be destroyed without further notice.**



The Town and Country Planning Act 1999  
The Town and Country Planning (Development Procedure) (No2) Order 2013

# Application for Planning Approval

Please complete in BLOCK CAPITALS and in black ink.

The person here below named as the applicant is responsible for payment of the appropriate fee.

**All relevant questions on this form must be answered.**

Guidance notes are available on request.

For office use only	
Date:	
Receipt number:	

1. Site address details (including a post code where applicable).

Former Site of Nos. 60 & 62 Snaefell Road, Willaston, Douglas, Isle of Man, IM2 6NG
---

2. Local Authority District.

Douglas
---------

3. Please state the type of application (choosing **one** box as appropriate):

a) Full approval for development involving building or engineering works.

b) Change of use of land or buildings **not** involving building or engineering works.

c) Approval in principle - please specify below which matters are to be determined **now**:

- Siting  Internal layout
- Design  Means of Access
- External Appearance  Landscaping

Please ensure that details of the matters selected above are provided.

d) Approval of reserved matters relating to a previous approval in principle.

Please provide the reference number of the approval in principle application

Please specify below which matters are to be determined **now**:

- Siting  Internal layout
- Design  Means of Access
- External Appearance  Landscaping

Please ensure that details of the matters selected above are provided.

e) Variation of a condition. Please specify the condition number and the reference number of the relevant planning application and indicate if the proposal is for a condition variation or removal.

Ref. No.

Ref. No.

4. a) Full name of applicant

Douglas Borough Council
-------------------------

Please include **all** first names and surname or **full** details where an applicant is 'trading as' or a limited company.

b) Address of applicant

Town Hall, Ridgeway Street, Douglas, Isle of Man
Postcode IM99 1AD

Telephone number

Home N/A
----------

Applicant's e-mail address

--



Putting the Customer First

5. a) Full name of Agent

b) Address of Agent

Postcode

Telephone number

Agent's e-mail address

Please note correspondence is preferred and may be more expeditious via email

c) If you are using an Agent, please specify whether the acknowledgement letter and Site Notice should be sent to the Agent or Applicant, who will be responsible for affixing the Site Notice at the site. **Please Note:** If this box is not completed **all** correspondence will be directed to the Agent.

Agent

Applicant

**Please ensure that the following information (question 6) corresponds with the details included on the accompanying and compulsory certificate of ownership (Certificate O1).**

6. Name and Address of:

a) the site owner, if different from the applicant. Please state all names, including first names in full.

Postcode

b) The name of occupier or tenant of the site if different from above.

c) Does the applicant own or control any **additional** land within the vicinity of the application. If **yes**, you must outline the additional land in blue on the site plan. Yes  No

7. Applicant's interest in the site (e.g. owner, tenant, potential purchaser)

8. Relevant Fee Enclosed (where required) **Please note the application will remain invalid until the application fee is paid in full.** Cheques should be made payable to **IOM Government.**

£

**If the proposed development would create additional industrial, residential, retail or office floor space, please specify the floor area in square metres** This area should be used to where the fee calculus requires it.

Area

Where the application is exempt from a fee under the current fees order, please state the registered charity number.

9. a) Please state the existing use of the site (e.g. residential, office, retail etc.)

b) Please state the proposed use of the site.

10. a) Development within a Conservation Area. **If yes, please include details of any demolition involved on a separate sheet.** Yes  No

b) Works proposed to a Registered Building. **If yes, please quote the RB number and complete an application for Registered Building Consent to accompany this form (form RBAP).** Yes  No

RB No.

11. Are the activities Retrospective **or** as a result of an Enforcement Enquiry? **If as a result of an enforcement enquiry please quote reference and the date that the building work or use was started/completed.** Yes  No

Enf No.  Started  Completed

**12.** Description of the proposed development. *Please state clearly what you propose to do. Where the application is for a change of use please state the hours of use, where appropriate/applicable.*

We wish to apply to apply for a two year extension/renewal to Condition 1 for the temporary site storage compound; enforced on Planning Approval Notice 16/01108/B, due to expire on the 1st July 2018.

**13.** Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? If **yes**, please provide details. Yes  No

Have you consulted with Highway Services? Yes  No

Please confirm the number of parking spaces within the site. **existing**  **proposed**

**14.** Does your proposal involve a change in site levels? If **yes**, please provide drawings showing the change in site levels (e.g. spot levels or site sections). Please also include a method statement detailing the proposed means of importing fill and/or the means of exporting the fill, including details of the expected quantities involved. Yes  No

**15.** Please specify below whether the proposal requires new or amended services:

- |                       |   |                              |   |
|-----------------------|---|------------------------------|---|
| <b>a) Gas</b>         | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <b>c) Water</b>              | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |
| <b>b) Electricity</b> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> | <b>d) Telecommunications</b> | Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> |

*The applicant should consult the service providers separately in order to establish the location of existing services and the impact of the proposed works on existing services. See guidance notes.*

**16. a)** How will rainwater run-off from roofs and paved surfaces be disposed of?

**b)** How will foul sewage from the proposed development be disposed of?

**c)** If a septic tank/Biodisc system is proposed, please provide details demonstrating that the septic tank/Biodisc would be acceptable under Building Regulations — *See guidance notes.*

**17. a)** Are there trees, large shrubs or hedges on the proposed development site? Yes  No

**b)** Are there any trees or hedges within 15 metres of the proposed development site? Yes  No

If you answered **Yes** to either of the above, then your application will need to include accurate tree survey drawings showing the position of the trees and hedges and their canopy spread in relation to the proposed works. You must provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal. For trees to be retained you will need to demonstrate that the constraints imposed by these trees have been properly considered and that the trees can be adequately protected.

*The above works must be discussed with the Department's Forestry, Amenity & Lands Directorate before the application is submitted. The Planning Officer may also require you to submit a Tree Survey.*

**18.** Are the proposed works within 9 metres of any watercourse (river, ditch or otherwise)? If so, you are advised to contact the Department's Environment Safety and Health Directorate for further guidance in respect of this application. Yes  No

**19. Have you received pre-application advice from a Planning Officer?** Yes  No

If yes, please state the Officer's name and the date of their response.

Date August 2016

20. Please provide details of any supporting information or other details that you would like the Planning Officer to take into account. *Please note that you may use a separate sheet to complete this section.*

The current use of the site as a storage compound has been invaluable to the Contractor during the ongoing external refurbishment works throughout the estate and will become essential during the forthcoming period were the works are being carried out along Snaefell Road. This site compound minimise the distance the Contractor's vehicles are on the estate public and is improving the health and safety traffic management plan during the ongoing works.

**Building Regulations**

21. a) Are you making a concurrent application for Building Regulations Approval? Yes  No

b) If **yes**, please indicate to which Authority your application has been submitted.

DEFA  Douglas Corporation  Onchan District Commissioners

c) The date of submission.

d) Building Regulations reference number (if known)

**22. Schedule of Drawings**

Please detail the drawings or reference number and/or date of all plans submitted in support of this application.

*Should any plans be missing, the application will be considered incomplete and returned with a request for missing plans to be submitted.*

*Please continue on a separate sheet if necessary.*

Plan	Dated	Ref No
Site Plan	June 2018	P.2028- PA/02
Locations Plan	June 2018	P.2028- PA/01

23. **Statement** - I hereby enclose four copies of the following:

- this application form
- all **supporting plans and documentation** which must include a **site location and site plan**

A copy of this application will be forwarded to the Local Authority in which the site is situated and, where not an application relating to windows, the Network Planning Officer, DOI Highway Services.

**PLEASE ALSO ENCLOSE one copy of**

- **A Certificate of Land Ownership (Certificate O1), and**
- **An Application Check List (Form PL.7)**

**To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate.**

Signature of Applicant or Agent  Dated

If signing on behalf of a company, please clearly state your relationship.

**Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application.**

**Note: no works may be commenced until such time as:**

- a) on your receipt of the planning Decision Notice the time period for requesting an appeal has expired and no such appeal has been requested, or
- b) any Appeal has been completed.

**Planning and Building Control Directorate**  
 Department of Environment, Food and Agriculture  
 Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF  
 Tel: +44 1624 685950 Fax: +44 1624 686443 Email: planning@gov.im

# Planning Application Check List

This check list is aimed to assist the applicant in preparing an application and subsequently the Department's administration staff in validating the application and the Planning Officer in their assessment of the proposal, by ensuring that the necessary supporting information accompanies the application.

<b>For office use only</b>
Ref: _____

Please note that the checklist includes some items, which in some instances, it may be helpful for applicants to include as additional material to support their application, which is over and above the statutory requirements as stated within Schedule 1 [Article 4(1)(a)] of the Town and Country Planning (Development Procedure)(No2) Order 2013.

This form must be attached to your application (one copy should be completed per application).

Failure to complete and include this form with your application **will** result in your application being returned.

Please tick the boxes as necessary. Where detail is not applicable to the application please note 'N/A' accordingly.

Site Address

Former Site of Nos. 60 & 62 Snaefell Road,  
Willaston, Douglas, Isle of Man, IM2 6NG

PLANNING & BUILDING CONTROL  
RECEIVED ON  
29 JUN 2018

1. I have referred to the Guidance Booklet 'Making a Planning Application'.
2. I have consulted with the Network Planning Officer of the Department of Infrastructure, Highway Services, to agree access issues (where appropriate).
3. I have included one fully completed application form and three copies of same (two for windows).
4. The correct fee of £ N/A is enclosed -   
*Cheques should be made payable to the **Isle of Man Government**.*
5. Is the building Registered? *If Registered, and the works are external you will need planning approval and to complete the appropriate Registered Building Consent application form. Internal works to a registered building need only registered building consent.*
6. If your application is for works to a Registered Building, **please provide** a Photographic Survey with your application.
7. The address is accurate and the description of the proposed work is clear and appropriate for the development.   
*Field numbers can be obtained from Department of Infrastructure - Cartography. Tel +44 1624 685923.*
8. **CERTIFICATE OF LAND OWNERSHIP** - The appropriate certificate/statement is enclosed   
**This certificate is mandatory. No application will be processed until such time as the certificate is submitted.**
9. Please indicate if the Applicant and/or Owners of the site is either an employee or member of Planning and Building Control. Yes  No

Where the Applicant and/or Owner of the site is a family relation of either an employee or member of Planning and Building Control, please enclose details with the application form.

10. Illustration of the existing site/buildings, incorporating floor plans, elevations and sections (as necessary).   
The plans must clearly show the existing relationship with neighbouring properties and land boundaries.  
*Floor plans and elevations must be to a metric scale of either 1:50 or 1:100.*



11. Illustration of the proposed site/buildings, incorporating elevations and sections and clearly showing height dimensions in relation to any neighbouring properties.
12. Existing and proposed ground levels and finished floor levels relating to a fixed point off site (datum) (e.g. manhole covers, gate posts, etc.).
13. Where the application seeks approval for groundworks (i.e. tipping and infilling), existing and proposed levels, together with sections through the site, must be submitted. **Note:** You may be advised to consult with Department of Economic Development, Minerals Section.
14. If your proposal involves the extraction and removal off-site of minerals (rock, stone or sand), please provide details of the expected tonnage involved, and include a method statement detailing the means proposed for: extracting the rock, stone or sand; the processing of materials on-site where applicable; exportation and destination of the minerals.
15. In the case of development of an existing property that is in a poor state of repair, a survey must be provided confirming the structural stability of the building before alteration.  
*If necessary a method statement should be submitted illustrating how the proposed works are to be carried out without compromising the structural integrity of the building.*
16. Photographs, as may be necessary, to assist the explanation of the proposal and to demonstrate the existing elevations of the property.
17. In the case of applications for replacement windows, brochure diagrams can be submitted, but scale drawings showing the elevations, the materials proposed, style and opening method are also required.
18. Applications for change of use of part of the premises must be accompanied by scaled floor plans showing the extent of the existing and proposed uses.
19. A plan showing **all** existing trees on the site; trees should be numbered. Any trees suggested for removal must be clearly marked on the plans and agreement with the Department of Environment, Food and Agriculture's Forestry, Amenity & Lands Directorate confirmed.  
*The assumption will be that any trees not identified for removal are to be retained and will be given appropriate protection by the applicant during any development approved.*
20. A planting/landscaping scheme must be provided where appropriate.
21. In the case of an application for advert consent the colours and sizes are clear and an accurate reflection of what is intended is shown. Please provide photomontages where possible.

**Plans Required: four copies of plans (three for applications relating to windows) drawn accurately to an appropriate metric scale, and including:**

**PLEASE ENSURE YOU HAVE ENCLOSED**

- A current, up-to-date **Site Location Plan** in order to identify the application site at an appropriate scale to easily locate the property. These can be purchased from Planning and Building Control. The site must be clearly outlined in **red** with an unbroken red line indicating the curtilage of the proposed works. A **blue** outline should be used to define the extent of any additional land ownership or land owned or controlled by the applicant.
- A **Site Plan** showing the boundaries outlined in **red** of the curtilage of the building or the building as extended, and its relationship to adjoining boundaries (including written dimensions from each side of the building to its relevant boundary), and the size, position and use of every other building or proposed building within that curtilage.

**Please Note:** the site indicator must be a continuous, unbroken **red** line delineating the exact footprint of the site proposed.

A copy of the application will be forwarded to the Local Authority in which the site is situated, and the Network Planning Officer, DOI Highways Services. Applications for registered building consent must include sufficient copy for the Manx Museum

Signed

Print Name  
in BLOCK LETTERS

Dated

**Planning and Building Control Directorate**  
 Department of Environment, Food and Agriculture  
 Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF  
 Tel: +44 1624 685950 Fax: +44 1624 686443 Email: planning@gov.im

# Certificate of Land Ownership PLANNING APPLICATION

This certificate provides confirmation that the owner of the land which is the subject matter of the application is either the applicant or is fully aware of the application.

The certificate constitutes a statement of ownership and is **not** proof of ownership.

The applicant is requested to complete either Statement A or Statement B and return the completed certificate along with the planning application form and any supporting documents.

**NO APPLICATION WILL BE PROCESSED UNTIL SUCH TIME AS THE CERTIFICATE IS SUBMITTED.**

## 1. STATEMENT A: Land owner is applicant

I certify that the accompanying application is made by or on behalf of the owner of the land, namely:

Douglas Borough Council

(Full names in CAPITAL letters)

who is:

- (a) the full\*/limited\* owner of the freehold\*/leasehold\* estate in the land (\*delete as appropriate); and
- (b) in full possession of every part of the land to which the application relates.

If the application is made on behalf of the land owner, a certified copy of the power of authority signed by the owner authorising the application on his behalf is attached hereto.

## 2. STATEMENT B: Land owner is not the applicant

I certify that appropriate written notice of the accompanying application has been given by or on behalf of the applicant to:

- (a) the land owner (referred to in statement A of this certificate); and
- (b) to any person who at the time of the making of the application was:
  - (i) a person then in actual possession
  - (ii) the trustee of a trust or settlement if a beneficiary under the trust or settlement was in actual possession and no person other than such a beneficiary was entitled to enter into actual possession within a period of 40 years; and
  - (iii) a person, not being a person falling within (a) or (b) (i) and (ii), entitled to enter into actual possession within a period of 40 years.

The persons upon whom notice was issued are

<b>Name &amp; Address</b>	<input type="text"/>	<b>Name &amp; Address</b>	<input type="text"/>
<b>Interest</b>	<input type="text"/>	<b>Interest</b>	<input type="text"/>
<b>Date notified</b>	<input type="text"/>	<b>Date notified</b>	<input type="text"/>

Signature Applicant/Agent

Date

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="28/06/18"/>
----------------------	----------------------	----------------------	---------------------------------------

Planning and Building Control Directorate, Department of Environment, Food and Agriculture

Murray House, Mount Havelock, Douglas, Isle of Man, IM1 2SF

Tel: +44 1624 685950 Fax: +44 1624 686443 Email: [planning@gov.im](mailto:planning@gov.im)



Putting the Customer First

Certificate O1(i)

## Representation from the Department of Infrastructure (DOI) Highways Division—

<p><b>PA Ref 18/00682/B</b></p> <p>Planning Case Officer = <input type="checkbox"/> <input type="text"/></p> <p>Applicant Douglas Borough Council</p>	<p>Site Address</p> <p>Former Site Of 60 &amp; 62 Snaefell Road Willaston Douglas Isle Of Man IM2 6NG</p>
<p>Highway Services Comment made</p>	<p>Do not oppose</p>
<p>Highways Representation history for this case.</p>	<p>DNO on 6-8-18</p>
<p>Conditions (if any)</p>	<p>Condition 1 of the previous 16/01108/B planning approval allowed the site to be used as a temporary site compound during refurbishment works of the adjacent residential estate until the 1st July 2018. The current application seeks permission to extend this for an additional 2 year period.</p> <p>There would be no changes to the existing vehicular site access which is served by dropped kerbs and gates that open into the site. The level of site traffic should not be increased as works are ongoing, so no new highway issues should arise from the proposals.</p> <p>Highway Services does not oppose the application.</p>
<p>Highways Officer</p>	<p>MB</p>

### Code definition

<b>DEFER</b>	Highways input deferred pending further information/input
<b>DNO</b>	Do not oppose
<b>DNOC</b>	Do not oppose subject to condition
<b>NHI</b>	No highways interest
<b>O</b>	Oppose

Please note that whilst the content of this memo has been completed by Officers from DOI Highways, the detail has been produced by DEFA P&BC for the benefit of the planning application file and P&BC online services.

## PLANNING OFFICER REPORT AND RECOMMENDATIONS

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**Application No. :** 18/00682/B  
**Applicant :** Douglas Borough Council  
**Proposal :** Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years.  
**Site Address :** Former Site Of 60 & 62 Snaefell Road  
Willaston  
Douglas  
Isle Of Man  
IM2 6NG

---

**Principal Planner:**   
**Photo Taken :**  
**Site Visit :**  
**Expected Decision Level :** Planning Committee

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### Recommendation

**Recommended Decision:** Permitted  
**Date of Recommendation:** 06.08.2018

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### Conditions and Notes for Approval

**C : Conditions for approval**  
**N : Notes attached to conditions**

C 1. The use hereby approved shall cease by 1st September 2020, and the site cleared of any storage materials by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

C 2. The site shall not be used (with the exception for storage purposes) or open except between the hours of 8am and 5pm Monday to Fridays inclusive, and 12am to 5pm Saturdays. The site shall not be used or open Sundays, Bank Holidays, or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

C 3. No more than a single storage container may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

C 4. Other than a single storage container nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

C 5. No manufacturing shall take place on the site.

Reason: In the interest of protecting neighbouring residential amenity.

C 6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: In the interest of protecting public amenity and neighbouring residential amenity."

### **Plans/Drawings/Information;**

The development hereby approved relates to Drawings PA/01 PA/02 and PA/03, all date-stamped as having been received 29th June 2018.

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### **Interested Person Status – Additional Persons**

None

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### **Officer's Report**

THIS APPLICATION IS BROUGHT BEFORE THE PLANNING COMMITTEE AT THE REQUEST OF THE HEAD OF DEVELOPMENT MANAGEMENT

#### **1.0 THE APPLICATION SITE**

1.1 The application site is a rectangular parcel of land situated between [REDACTED] and [REDACTED] in Willaston, Douglas. The land until fairly recently contained a pair of semi-detached dwellings, much like those found nearby, but these have been demolished.

1.2 The wider estate, in the ownership of Douglas Borough Council, is in the process of being renovated and refurbished to include the removal of chimney stacks and re-rendering of the dwellings. To this end, a large storage compound is currently in place on part of an area of public open space, which is sat opposite a church and bounded on three sides by the Willaston Crescent highway and on the fourth side by Barrule Road.

#### **2.0 THE PROPOSAL**

2.1 Planning approval is sought for the variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years (apx September 2020). The use of the application site as another temporary storage compound for use in conjunction with the wider renovation works. The applicant is Douglas Borough Council.

2.2 The site is, at present, almost entirely bounded by lollipop fencing, with a pair of inward-opening gates formed by sections of Heras fencing. The lollipop fencing does not completely surround the site, and it returns across the back of the site roughly 3.5m from its rearmost edge. As such, the fencing directly bounds adjacent dwellings to the sides but not to the rear.

2.4 The applicant, as before has explained that there is nowhere else on the northern part of the housing estate to provide what is stated as being an essential storage area. The site is located so as to reduce vehicle movements across the site as a whole, and preventing it from being used as such will considerably increase traffic movements "to the detriment of public

safety". The site is visited on average ten times per day to load or unload materials, and a banksman is always present when the site is in use and pedestrians are directed away from the area. (It is worth noting that, at the time of the site visit, the case officer found the gates open, the site accessible, and no banksman or other such official present.) The applicant indicates that the site has all the necessary safety signs in place.

2.5 The contractor's hours are between 8am and 5pm Monday-Friday, and between 8am and 12midday Saturday, but it is closed during school opening and closing hours [this is presumed to mean the times when children are on their way to, or from, school] as a safety precaution. The site is also closed on Sunday, Manx public holidays, TT week and the Christmas period.

### 3.0 PLANNING HISTORY

3.1 Creation of a temporary storage compound (retrospective) were approved under PA 16/01108/B. The following conditions were attached:

"C 1. The use hereby approved shall cease by 1st July 2018, and the site cleared of any storage materials by that date.

Reason: the use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

C 2. The site shall not be used or open except between the hours of 8am and 5pm Monday to Fridays inclusive, and 12am to 5pm Saturdays. The site shall not be used or open Sundays, Bank Holidays, or during TT fortnight.

Reason: in the interest of protecting neighbouring residential amenity.

C 3. No more than a single storage container may be located on the site at any one time.

Reason: in the interest of protecting public amenity.

C 4. Other than a single storage container nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: in the interest of protecting public amenity.

C 5. No manufacturing shall take place on the site.

Reason: in the interest of protecting neighbouring residential amenity.

C 6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: in the interest of protecting public amenity and neighbouring residential amenity."

3.2 The renovation works were approved under PA 15/00426/B. There was also an application recently before the Planning Committee that sought approval for the redevelopment of a smaller part of the Willaston Estate (PA 16/00775/B) for 41 sheltered apartments.

### 4.0 THE DEVELOPMENT PLAN

4.1 The application site is located within an area zoned as Predominantly Residential on the Douglas Local Plan and Draft Eastern Area Plan.

4.2 Although the proposed use is not in compliance with the Local Plan zoning, the general development considerations as set out in General Policy 2, as well as the pollution-specific parts of Environment Policy 22, of the Strategic Plan should be considered again.

4.3 General Policy 2 states, in part: "Development which is in accordance with the land-use zoning and proposals in the appropriate Area Plan and with other policies of this Strategic Plan will normally be permitted, provided that the development:

(b) respects the site and surroundings in terms of the siting, layout, scale, form, design and landscaping of buildings and the spaces around them;

(c) does not affect adversely the character of the surrounding landscape or townscape;

(f) incorporates where possible existing topography and landscape features, particularly trees and sod banks;

(g) does not affect adversely the amenity of local residents or the character of the locality;

(h) provides satisfactory amenity standards in itself, including where appropriate safe and convenient access for all highway users, together with adequate parking, servicing and manoeuvring space;

(i) does not have an unacceptable effect on road safety or traffic flows on the local highways

(m) takes account of community and personal safety and security in the design of buildings and the spaces around them."

4.4 Environment Policy 22 states: "Development will not be permitted where it would unacceptably harm the environment and/or the amenity of nearby properties in terms of:

i) pollution of sea, surface water or groundwater;

ii) emissions of airborne pollutants; and

iii) vibration, odour, noise or light pollution."

## 5.0 REPRESENTATIONS

5.1 Highway Services of the Department of Infrastructure offered no objection to the application on 06.08.2018:

"Condition 1 of the previous 16/01108/B planning approval allowed the site to be used as a temporary site compound during refurbishment works of the adjacent residential estate until the 1st July 2018. The current application seeks permission to extend this for an additional 2 year period.

There would be no changes to the existing vehicular site access which is served by dropped kerbs and gates that open into the site. The level of site traffic should not be increased as works are ongoing, so no new highway issues should arise from the proposals.

Highway Services does not oppose the application."

## 6.0 ASSESSMENT

6.1 The main consideration of this application is whether an additional two years (or till September 2020) is considered acceptable or not. The previous approved application did initially seek till September 2020 (5 years) but, it was considered by the Department that this 5 year period would be "too long a period, given the somewhat balanced foregoing assessment, and the impact of the proposal should be re-assessed before then."

6.2 The following is taken from the previous officer's assessment which is once again important to consider:

"6.1 It is to be borne in mind that the use to which the site is proposed to be put is, were the site in the position required by the Conditions of that PDO, one that has been considered acceptable in principle by the Department in certain circumstances. That those circumstances

are not, as noted earlier, concluded to apply here is of course such as to mean that an application is required and it must be assessed as such.

6.2 The main issues are therefore considered to be whether the use is acceptable, with due regard had to how its use might affect neighbouring living conditions, and the length of time to which that use should be restricted.

6.3 It is undeniable that the use of land proposed will be less pleasant to live near relative to its previous use - that is, a pair of dwellings, and on a fairly quiet housing estate as well. There will be more comings and goings of large plant than was previously the case, more noise, more airborne particulates, and more manoeuvring in the highway. None of these is an especially pleasant thing to live near, and it is unfortunate indeed that there is nowhere else on the estate that the proposed use can be sited.

6.4 That this site is to be used in conjunction with approved works across the entire estate is to be remembered - and, moreover, it is also true that the whole estate is going to feel some level of disturbance along the lines raised above during the coming years. It is certain that some dwellings will feel that effect more than others, and the effect will be different depending on where the works take place. The positioning of the larger storage compound on the public open space, then, while on first appearances seeming to be really a rather unfortunate use of valuable amenity land, at least keeps worst of the effects a good distance from people's homes - even if the visual impact is clearly less than desirable.

6.5 The argument of the applicant that the refusal of this application would lead to the enlargement of the larger compound, and also to more vehicle journeys across the site. This is not considered to be a particularly problematic outcome of the application's refusal. The two sites are about 500m apart on an estate where the approved renovation works are approved to take place on 730 dwellings - it is not considered that a site as small as this will bring an overwhelming strategic benefit to the management of the renovation project.

6.6 Against that, though, it is noted that the applicant has spent time and money making the site appear in fairly good order (for a storage site), and so in some ways it would be strange were they to do this without particularly good reason. It is not known why the two houses previously in situ here were demolished.

6.7 All that being said, the key issue is really the extent to which the use that is proposed will have an acceptable impact on neighbouring living conditions. There is not proposed to be any (for example) manufacturing work undertaken on the site, which may be noisy, smelly or eject particulate matter. The use is to be entirely for the storage of plant and materials. That storage will be of inert materials, and so no leachate will find its way into the land, and nor is there likely to be any problematic pollution of the ground resulting - particularly since all the materials are likely to be stored in the short-term only.

6.8 The use of the site for the purpose intended, then, and subject to appropriate controls of opening hours, is considered to be acceptable. While this is may be disappointing and upsetting to immediate neighbours, it is concluded that there is insufficient harm, and perhaps a wider public benefit, that might be said to arise from the use of the site for the manner proposed that has to be balanced against the nearby and short-term impacts arising from the site's use for this purpose. This is considered to be the fundamental test, and not whether or not there is a better place for this use.

6.9 In light of the above, the good management and appearance of the site is paramount to ensuring its impact on neighbouring living conditions is kept to a suitable minimum. Accordingly, a number of conditions are recommended.

6.10 The applicant has requested a five year approval. This is considered to be too long a period, given the somewhat balanced foregoing assessment, and the impact of the proposal should be re-assessed before then. It is accordingly concluded that a condition limiting the approval to 24 months, which would match the period as set out in the Temporary PDO, would be appropriate. That period should commence from roughly the time that the yard was opened. No exact date is known, but it is believed to be mid-June. This is not to say that the development will be unacceptable after that period, but, rather, that a fresh assessment of the impact at that time would be appropriate to seek.

6.11 A condition limiting the opening hours to those set out by the applicant is recommended. A condition limiting the property to a single storage container is recommended. A condition preventing anything above 2.4m in height (except the storage container) being stored on the site is recommended. A condition requiring there to be no manufacturing undertaken on the site is recommended. A condition requiring a remediation plan be provided to the Department at the end of the temporary approval period is recommended."

## 7.0 RECOMMENDATION

7.1 Given no objections have been received and given the need for the use of the site to enable the renovating works throughout the estate, it is once again considered acceptable subject to the conditions discussed and approved previously and therefore recommended for an approval.

## 8.0 INTERESTED PERSON STATUS

8.1 By virtue of the Town and Country Planning (Development Procedure) (No 2) Order 2013 (Article 6(4)), the following persons are automatically interested persons:

- (a) The applicant, or if there is one, the applicant's agent;
- (b) The owner and the occupier of any land that is the subject of the application or any other person in whose interest the land becomes vested;
- (c) Any Government Department that has made written submissions relating to planning considerations with respect to the application that the Department considers material
- (d) Highway Services Division of Department of Infrastructure and
- (e) The local authority in whose district the land the subject of the application is situated.

8.2 The decision maker must determine:

- o whether any other comments from Government Departments (other than the Department of Infrastructure Highway Services Division) are material; and
- o whether there are other persons to those listed in Article 6(4) who should be given Interested Person Status.

---

I confirm that this decision has been made by the Planning Committee in accordance with the authority afforded to it under the appropriate delegated authority.

**Decision Made : ...Permitted..... Committee Meeting Date:...13.08.2018**

**Signed :.....** [REDACTED] **.....**

Presenting Officer

**Further to the decision of the Committee an additional report/condition reason was required** *(included as supplemental paragraph to the officer report).*

*Signatory to delete as appropriate*

**YES/NO See below**

***Customer note***

***This copy of the officer report reflects the content of the file copy and has been produced in this form for the benefit of our online services/customers and archive records.***

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**PLANNING COMMITTEE DECISION  
13.08.2018**

---

**Application No. :** 18/00682/B  
**Applicant :** Douglas Borough Council  
**Proposal :** Variation of condition 1 of PA 16/01108/B for a temporary site storage compound, to extend the period of approval for a further 2 years.  
**Site Address :** Former Site Of 60 & 62 Snaefell Road  
Willaston  
Douglas  
Isle Of Man  
IM2 6NG

---

**Principal Planner :**

**Presenting Officer** As above

---

**Addendum to the Officer's Report**

The Planning Committee approved the application subject to alterations to Condition 2.

---

**Conditions of Approval**

C 1. The use hereby approved shall cease by 1st September 2020, and the site cleared of any storage materials by that date.

Reason: The use proposed is only temporary, and in view of its potential impact on neighbouring living conditions needs to be monitored.

C 2. The site shall not be used (with the exception for storage purposes) or open except between the hours of 8am and 5pm Monday to Fridays inclusive and 8am to 12 noon on Saturdays. The site shall not be used or open Sundays, Bank Holidays or during TT fortnight.

Reason: In the interest of protecting neighbouring residential amenity.

Reason: In the interest of protecting neighbouring residential amenity.

C 3. No more than a single storage container may be located on the site at any one time.

Reason: In the interest of protecting public amenity.

C 4. Other than a single storage container nothing, either individually or collectively, in excess of 2.4m in height may be placed on the site.

Reason: In the interest of protecting public amenity.

C 5. No manufacturing shall take place on the site.

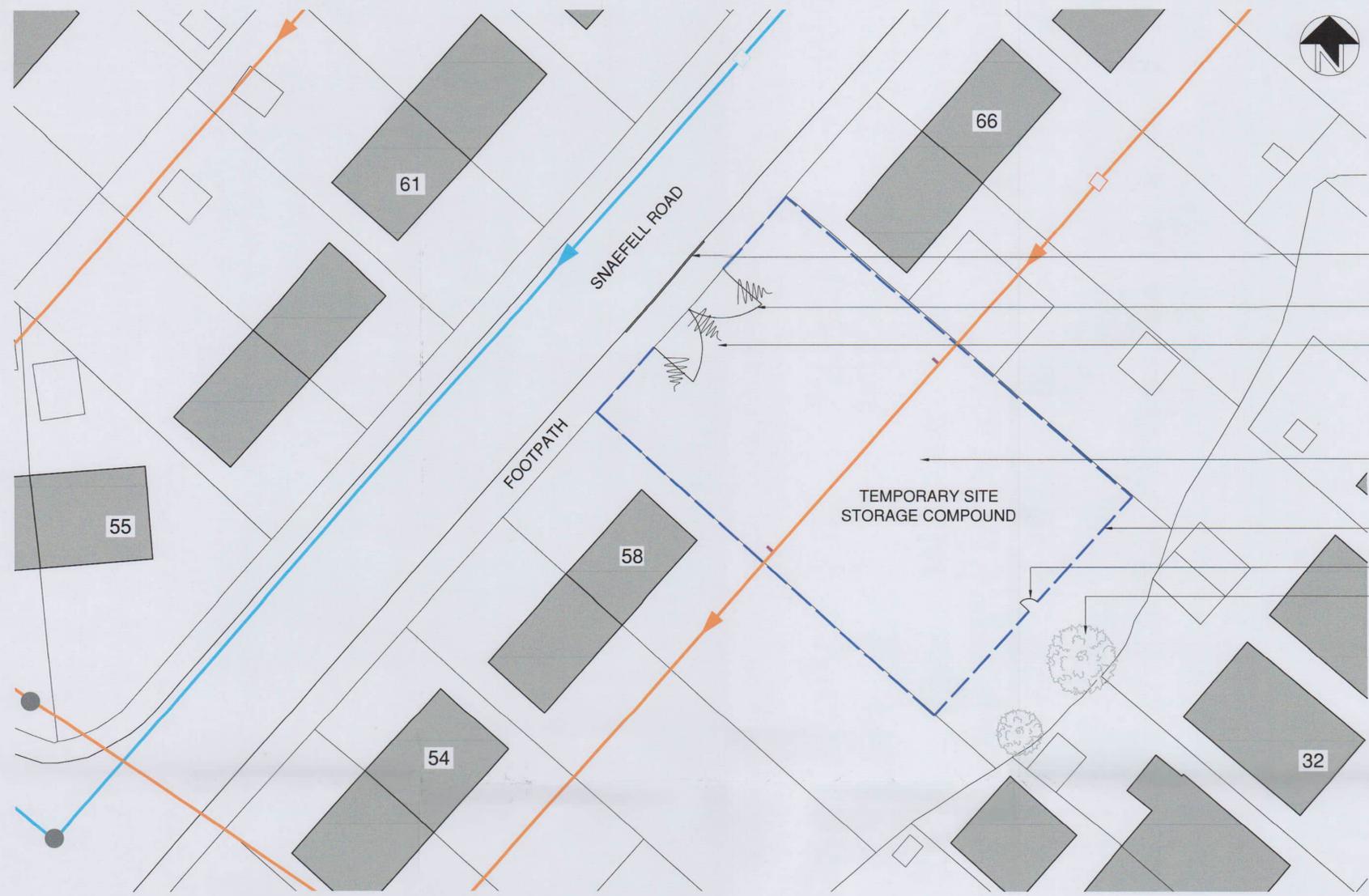
Reason: In the interest of protecting neighbouring residential amenity.

C 6. Within 28 days of the temporary use hereby ceasing, a remediation plan for the site shall be submitted to and approved in writing by the Department. That remediation plan shall include a timescale for works and shall specify the landscaping for the site. The remediation plan shall be carried out in accordance with the approved details.

Reason: In the interest of protecting public amenity and neighbouring residential amenity."

### **Plans/Drawings/Information**

The development hereby approved relates to Drawings PA/01 PA/02 and PA/03, all date-stamped as having been received 29th June 2018.



SITE PLAN SHOWING CURRENT USE

- CONC. DROP KERBS TO OUTER EDGE OF FOOTPATH
- HERAS FENCE PANELS WITH SCREENING MESH FIXED TO OUTER FACE FORMING ACCESS GATES TO STORAGE COMPOUND
- ACCESS RAMP FORMED IN MOT TYPE 2 MATERIAL (CLEAN CRUSHED STONE OR GOOD QUALITY DEMOLITION RUBBLE) TOPPED WITH 100 CLEAN STONE SCALPS
- 400 THK. LAYER OF MOT TYPE 2 (CRUSHED CLEAN STONE OR GOOD QUALITY DEMOLITION RUBBLE) TOPPED WITH 100 LAYER OF CLEAN STONE SCALPS TO FORM COMPOUND SURFACE
- REAR FENCE 3.5m FROM REAR BOUNDARY OF NOS. 32 & 34 JULIAN ROAD
- PEDESTRIAN GATE IN REAR FENCE TO ALLOW ACCESS FOR GARDEN MAINTENANCE
- EXISTING TREES TO REAR OF SITE

**KEY:**

- DENOTES 2m HIGH VERTICAL PALE TIMBER FENCING
- DENOTES SURFACE WATER SEWER
- DENOTES FOUL WATER SEWER
- DENOTES COMBINED SEWER

THE BOUNDARY FENCE CONSISTS OF 100x100 TREATED TIMBER POSTS AT 1.8m CENTRES SET MINIMUM OF 600 INTO THE GROUND AND SURROUNDED WITH A MINIMUM OF 250 OF CONC. ALL ROUND, 75x50 TREATED TIMBER RAILS AT LOW, MID AND HIGH LEVEL AND 150x22 TREATED TIMBER 'LOLLYPOP' PALES 20 GAP TO BETWEEN VERTICAL PALES. THE FENCE IS 2m HIGH (ABOVE GROUND LEVEL).

**Notes**

This drawing is based upon Isle of Man Survey mapping with the permission of the Department of Infrastructure, © Crown Copyright. Unauthorised reproduction infringes copyright.

This drawing is provided for planning application purposes only. It should not be used for any other purpose.

Any information concerning the location of existing services and drainage on this drawing is intended for general guidance only.

Rev.	Date	Description
Amendments		
Drawing Status		
STATUTORY APPROVAL		



VIEW FROM SNAEFELL ROAD



VIEW WITHIN COMPOUND SHOWING SCREENING TO SIDES AND REAR BOUNDARIES

18/00682

**MacOwan · Collett**  
 CONSULTING ENGINEERS LIMITED  
 IANDA HOUSE  
 4 Mona Terrace  
 Finch Road  
 DOUGLAS  
 Isle of Man  
 IM1 3NA  
 Tel. No. 01624 624738  
 Fax. No. 01624 624243

**Client:**  
**DOUGLAS BOROUGH COUNCIL**  
 Town Hall, Ridgeway Street,  
 Douglas, Isle of Man

**Project:**  
 Temporary Site Storage Compound at  
 Former Site of Nos. 60 & 62 Snaefell Road,  
 Willaston, Douglas, Isle of Man

**Drawing Title:**  
 SITE PLAN

PLANNING & BUILDING CONTROL  
 RECEIVED ON  
 28 JUN 2018  
 DEPT OF ENVIRONMENT  
 PLANNING AND BUILDING CONTROL

Project No. P.2028	Drawing No. PA/02	Rev.
Scale 1/200@A1	Drawn	JPC
Date June 2018	Checked	MWM



**WILLASTON EXTERNAL REFURBISHMNET – Ph 11& 12**

**MONTHLY PROGRESS MEETING -No 1 –Minutes**

**HELD ON – 5<sup>th</sup> October 2023 at 1.30pm at – Borough of Douglas Town hall.**

- PRESENT:**
- Mr D Looney (DL) Douglas City Council – Director of Housing and Prop’y  
[redacted] ([redacted]) Douglas City Council – [redacted]  
[redacted]
  - [redacted] ([redacted]) Douglas City Council – [redacted]
  - [redacted] (KH) Douglas City Council – [redacted]
  - [redacted] (GN) Douglas City Council – [redacted]
  - [redacted] (DF) Douglas City Council – [redacted]
  - [redacted] ([redacted]) Ellis Brown – Contract Administrators
  - [redacted] (AM) Cameron Hall – Quantity Surveyors.
  - [redacted] (IA) Pegasus Safety Consulting – Planning Supervisors
  - [redacted] (AH) Cornerstone Architects - [redacted]
  - [redacted] ([redacted]) Tooms – Contractor [redacted]
  - [redacted] (GK) Tooms – Contractor [redacted]
  - [redacted] (KK) Tooms- Contractor [redacted]

**APOLOGIES: None**

<b>ITEM</b>	<b>MINUTE</b>	<b>ACTION</b>
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**1. INTRODUCTIONS**

- 1.1 All parties  
[redacted] was introduced to the meeting. She would be acting as [redacted]. [redacted]

**2. Meeting Purpose / Format**

**Note**

- 2.1 Monthly progress / update meeting
- 2.2 Not a technical meeting – to be scheduled separately to this meeting. It was agreed that these be at interval between the monthly meetings to enable reporting at the monthly meeting that followed.
- 2.3 Format – This was to be trailed.
- 2.4 Reporting – Date for submission / circulation was to be 48 hours prior to the monthly meeting to allow for the report to be received and reviewed.

**Reporting** – It is taken that where reports are circulated prior to the meetings (in future) will have been read

**All**

**3.**



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4.3

**6.0**  **report**

- 6.1 No formal report received, but IA reported:-
1. The Traffic Management & PTHSP plan had been received which was to be reviewed.
  2. IA tabled a proposal for the site managers of both the active sites (Apartments and Ext Refurb) to meet and have regular contact to discuss and be aware of site activities / deliveries.  
This was agreed as a good approach, which IA would progress in due course.

**IA**

**7.0**  **report**



**8.0 Client matters**

**8.1 Satellite compound**

1. It had previously been agreed that DBC would progress this application.  
The contractor advised that they had already made a start at that area, to clean up and paint the fence/ hording.  
The application needs to be progressed ASAP. The application being retrospective is not ideal, but may result in that as the contractor had commenced.

**DBC**

**Note**

**9.1 Progress / program. Refer to the report received, summarized as:-**

1. It was advised that a property specific program would be issued early next week.
2. Compound / set up ongoing with clearance and cabins being sited.
3. Site manger due to be on site Monday
4. Masonry tie testing was being progressed.



**Ellis Brown**  
EXCELLENCE IN DESIGN

Architects - Project Managers –

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**WILLASTON EXTERNAL REFURBISHMENT – Ph 11& 12**

**MONTHLY PROGRESS MEETING - No 2 – Minutes**

**HELD ON – 2<sup>nd</sup> November 2023 at 1.30pm at – Borough of Douglas Town hall.**

**PRESENT:** Mr D Looney (DL) Douglas City Council – Director of Housing and Prop’y  
 [redacted] Douglas City Council – [redacted]  
 [redacted]  
 [redacted] Douglas City Council – Ass’t (Maintenance)  
 [redacted]  
 [redacted] Ellis Brown – Contract Administrators  
 [redacted] Ellis Brown – Contract Administrators  
 [redacted] Cameron Hall – Quantity Surveyors.  
 [redacted] Pegasus Safety Consulting – [redacted]  
 [redacted] Cornerstone Architects - [redacted]  
 [redacted] Tooms – Contractor [redacted]  
 [redacted] Tooms – Contractor [redacted]  
 [redacted] Tooms- Contractor [redacted]

**APOLOGIES:**

[redacted]

ITEM	MINUTE	ACTION
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**1. INTRODUCTIONS**

1.1 All parties

[redacted] (Ellis Brown), [redacted] (DCC) and [redacted] (Tooms) were introduced to the meeting.

**Note**



**Note**



(6.1.2) Traffic Plan / management – with adjoining site – IA advised that this item was ongoing.

**Note**

(8.1.1) Planning – Satellite Compound. Confirmed as submitted.

**Note**



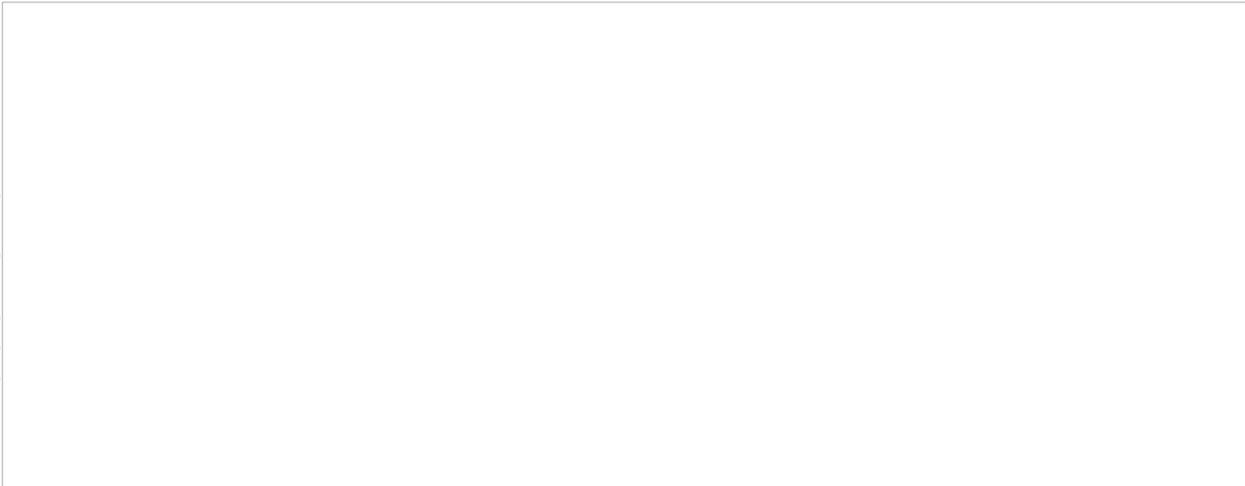
**Ellis Brown**  
EXCELLENCE IN DESIGN

Architects - Project Managers –





4.  
5.  
5.  
5.



6.0  report

6.1 No formal report received, but IA reported:-

- 1. The Scaffolding erected to date was of a good standard and quality.
  - 2. Welfare facilities are on site with additional facilities due.
  - 3. Traffic Management plan.
- The situation on site is deteriorating as works traffic increases for deliveries and general site traffic.

**Note**

No proposal had been received from this project or the site where the Apartments project underway. Travel plans required to progress.  briefly summarized the proposal as Barrule road, being closed to general traffic with access to the contractors of both sites being maintained.

**DCC / Cont.**

also commented that the site managers from both sites had been in liaison to manage the situation as best as possible.

It was raised that the closure of Barrule road had the potential to hamper the Ext refurb site.

Alternative parking restrictions in the immediately adjacent areas of the site / compounds were discussed as an interim approach but was not a long-term solution.

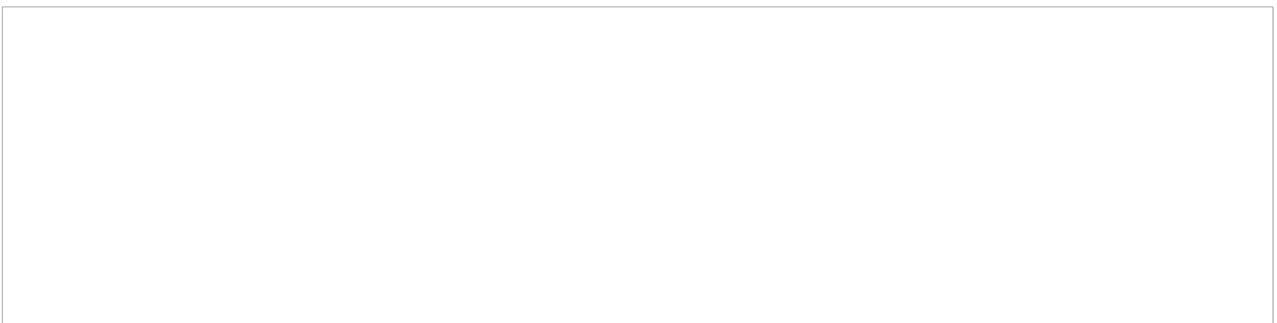
**ALL**

It was raised that once the Willaston crescent properties being part of the current works the issue may reduce with works being more remote.

It was widely known that a road closure has been raised previously, without progression was further discussed. The benefit of this was raised as being more for non-site traffic – with the safety of resident being the focus, maintaining defined and separate routes.

It was concluded that the travel plans for both projects were required and that the costs associated were proposed to be split. This required progressing – Off line.

**Note**



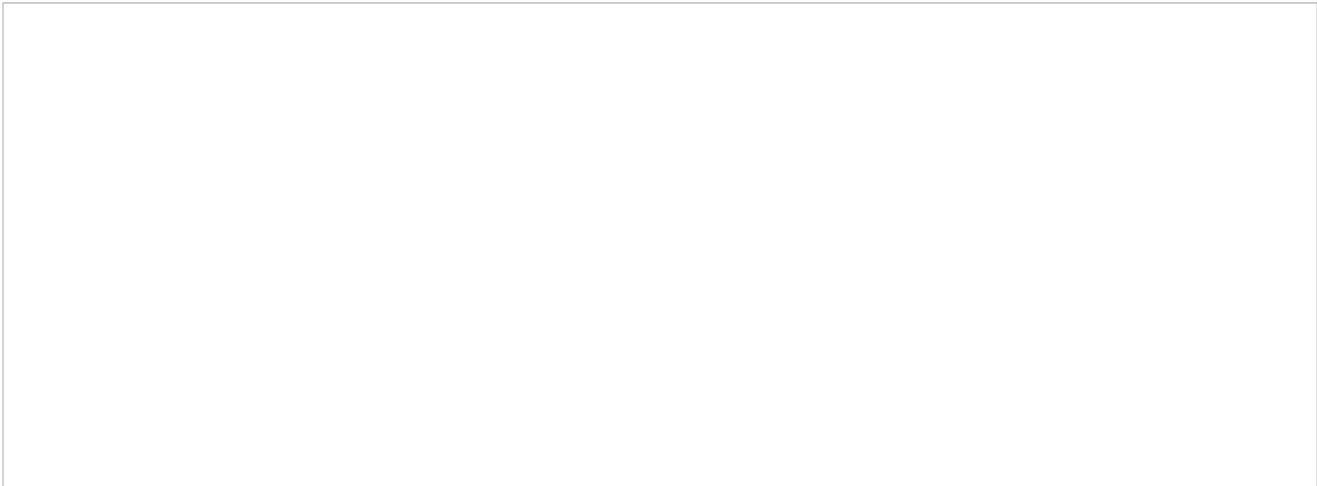


**Ellis Brown**  
EXCELLENCE IN DESIGN

Architects - Project Managers –

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**10. Any Other Business**

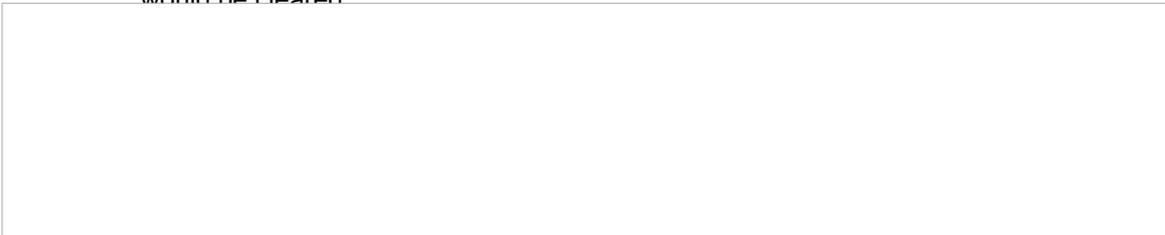
10.1 Area identified as site compound on the Tender drawings. (above the current compound area – Drawings to be checked) **■ DCC**

The contractor stated that this is not being taken up at present – but would be helpful if usable.

■ advised that Parks Dept had advised no issue to use it – provided it was re-instated. It was an area used for the exercise of dogs currently.

Contractor suggested an off-street parking area. Client review / decision as to potential use. **DCC**

■ raised the area behind the CoW cabin has materials stored there. The client advised this to be a hangover from the previous framework and that it would be cleared





**Ellis Brown**  
EXCELLENCE IN DESIGN

Architects - Project Managers –

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**WILLASTON EXTERNAL REFURBISHMENT – Ph 11 & 12**

**Monthly progress meeting**

**HELD ON – 7<sup>th</sup> November at 3pm at – Borough of Douglas City Hall**

**PRESENT:**

		) Douglas City Council	Client (part of the meeting)
		) Douglas City Council	Client
		) Douglas City Council	Client
		Ellis Brown	Contract Administrators
		Tooms – Contractor	<input type="text"/>
		Tooms- Contractor	<input type="text"/>
		) Tooms – Contractor	<input type="text"/>
		) Tooms - Contractor	<input type="text"/>
		) Cornerstone Architects	<input type="text"/>
		) Douglas City Council	Client
		) Douglas City Council –	<input type="text"/>
		) Ellis Brown – Contract Administrators	<input type="text"/>

**APOLOGIES:**

**Meeting purpose**

- To review monthly progress / address matters raised since the previous meeting.
- Matters resolved will be removed from the minutes.

**1.0 Introductions**

Ref	Item detail	Inst'n	Action	Req'd by
1.	None			

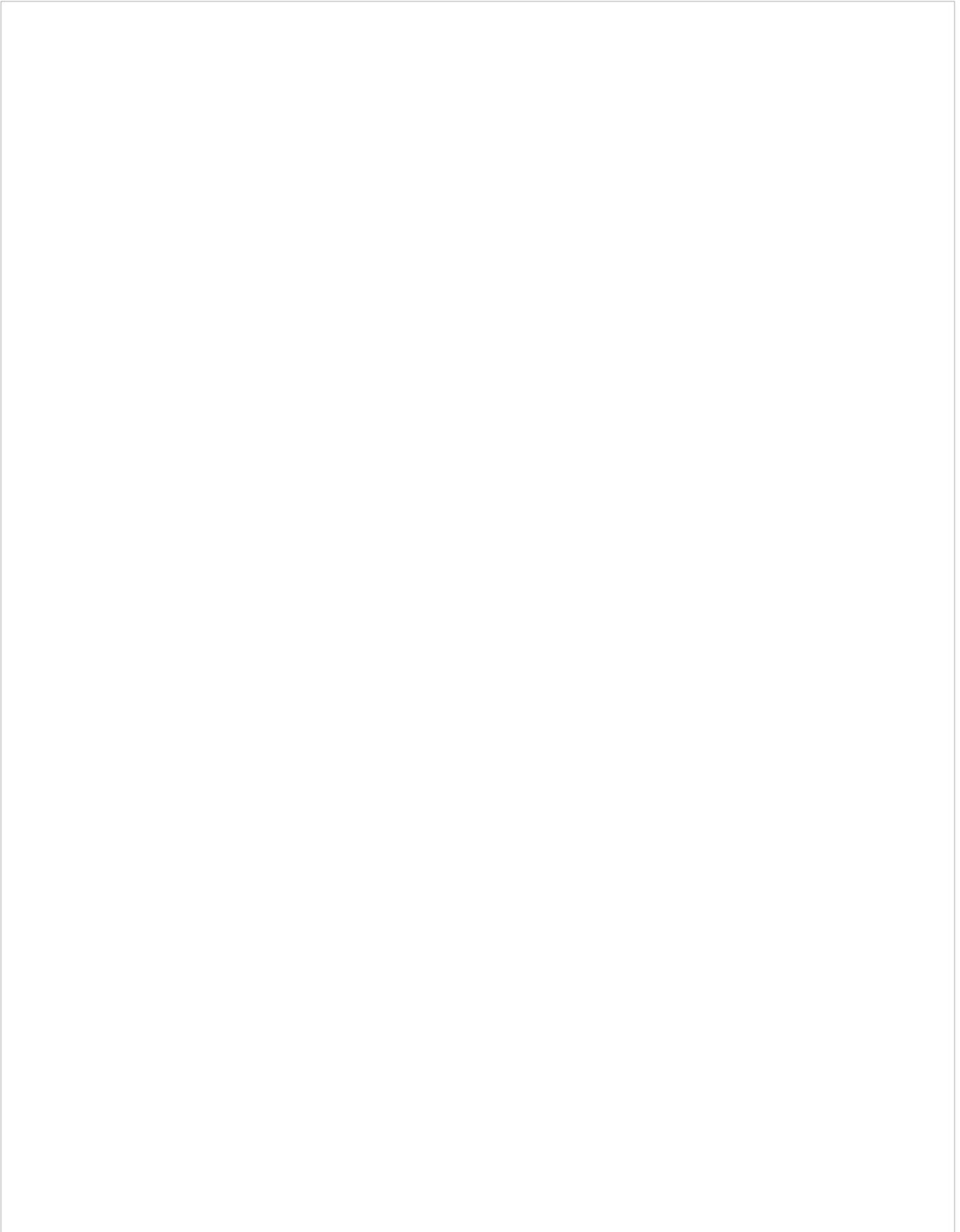
**2.0 Matters arising from previous minutes**

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3.21	<input type="checkbox"/> site compound planning issue. <input type="checkbox"/> is meeting the planners on site.			



**WILLASTON EXTERNAL REFURBISHMENT – Ph 11 & 12**

**Monthly progress meeting number 17**

**HELD ON – 06<sup>th</sup> February 2025 at 3pm at – Borough of Douglas City Hall**

**PRESENT:**

Douglas City Council      Client  
 Douglas City Council      Client  
 Douglas City Council      Client  
 Douglas City Council      Client  
 Ellis Brown                  Contract Administrator  
 Tooms- Contractor            
 Cameron Hall – Quantity Surveyors  
 [REDACTED] –

**APOLOGIES:**

[REDACTED]  
 Douglas City Council –   
 Ellis Brown –                  Contract Administrators  
 Department of Infrastructure  
 Tooms – Contractor            
 Tooms – Contractor            
 Cornerstone Architects

**Meeting purpose**

- To review monthly progress / address matters raised since the previous meeting.
- Matters resolved will be removed from the minutes.

**1.0 Introductions**

Ref	Item detail	Inst'n	Action	Req'd by
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1.	None			
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**2.0 Matters arising from previous minutes**





### **3.0 Contractors report**



**5.0**  **report**

**6.0 Quantity surveyors report**

6.1	Nothing to add to the financial matters already discussed			
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**7.0 Contract Administrators report**

**8.0 Client matters**

8.05	<p><b>Snaefell road Compound</b></p> <p>It was reported that the application for the continued use of this was in the planning process. It was further reported that the immediate neighbours had objected to the application and had met / were meeting with politicians.</p> <p><input type="checkbox"/> to reported that at a recent meeting with <input type="checkbox"/> and the residents. The parking was an issue – a suggestion was to apply to suspend the parking, which would likely cause wider issues to residents.</p> <p>It was agreed to keep a close eye on things to try to maintain relations whilst allowing site activities to continue.</p>		DCC          Note	
8.06	<p><b>New – Lower compound</b></p> <p><input type="checkbox"/> advised that the proposals were currently with the DCC Regeneration committee, this month.</p> <p>A planning application will follow.</p> <p>The contractor / DCC to meet post meeting to review the actual requirements, to ensure that the new facility would adequately meet the needs of the contractor in terms of storage, cabins and welfare etc.</p>		DCC          Tooms /DCC	

**WILLASTON EXTERNAL REFURBISHMENT – Ph 11 & 12**

**Monthly progress meeting number 16**

**HELD ON – 25<sup>th</sup> January 2025 at 3pm at – Borough of Douglas City Hall**

**PRESENT:**

Douglas City Council	Client
Ellis Brown	Contract Administrators
Tooms – Contractor	<input type="text"/>
Tooms- Contractor	<input type="text"/>
Tooms – Contractor	<input type="text"/>
Cornerstone Architects	<input type="text"/>
Cameron Hall – Quantity Surveyors	
<b>██████████</b>	– <input type="text"/>

**APOLOGIES:**

<b>██████████</b>	
Douglas City Council –	<input type="text"/>
Ellis Brown –	Contract Administrators
Department of Infrastructure	

**Meeting purpose**

- To review monthly progress / address matters raised since the previous meeting.
- Matters resolved will be removed from the minutes.

**1.0 Introductions**

Ref	Item detail	Inst'n	Action	Req'd by
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Ref	Item detail	Inst'n	Action	Req'd by



**3.0 Contractors report**

**4.0**





8.05	<p><b>Snaefell road Compound</b></p> <p>It was reported that the application for the continued use of this was in the planning process. It was further reported that the immediate neighbours had objected to the application and had met / were meeting with politicians. <input type="checkbox"/> to report as to the outcome.</p> <p>It was reported that the neighbours at [REDACTED] had reported water running through their gardens. It was discussed that there was no site water (tap / hose pipe) and that there was a known culvert at the back of these properties, which ran between the council / private properties to the area behind the apartments and the bungalows and adjacent the manor (pub).</p> <p><input type="checkbox"/> advised that he <input type="text"/> are scheduled to meet with the tenants and would advise back.</p>		DCC  Note  DCC	

**9.0 Any other business**

9.1	None		Note	
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**10.0 Next meeting**

10.1	Next meeting is to be held on 6 <sup>th</sup> February 2025		ALL	
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**11.0 Circulation**

11.1	All present and apologies			
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**WILLASTON EXTERNAL REFURBISHMENT – Ph 11 & 12**

**Monthly progress meeting number 18**

**HELD ON – 06<sup>th</sup> March 2025 at 3pm at – Borough of Douglas City Hall**

**PRESENT:**

	Douglas City Council	Client
	Ellis Brown	Contract Administrator
	Tooms- Contractor	<input type="text"/>
	Tooms – Contractor	<input type="text"/>
	Cornerstone Architects	<input type="text"/>
	Cameron Hall – Quantity Surveyors	
	<span style="background-color: black; color: black;">[REDACTED]</span>	– <input type="text"/>

**APOLOGIES:**

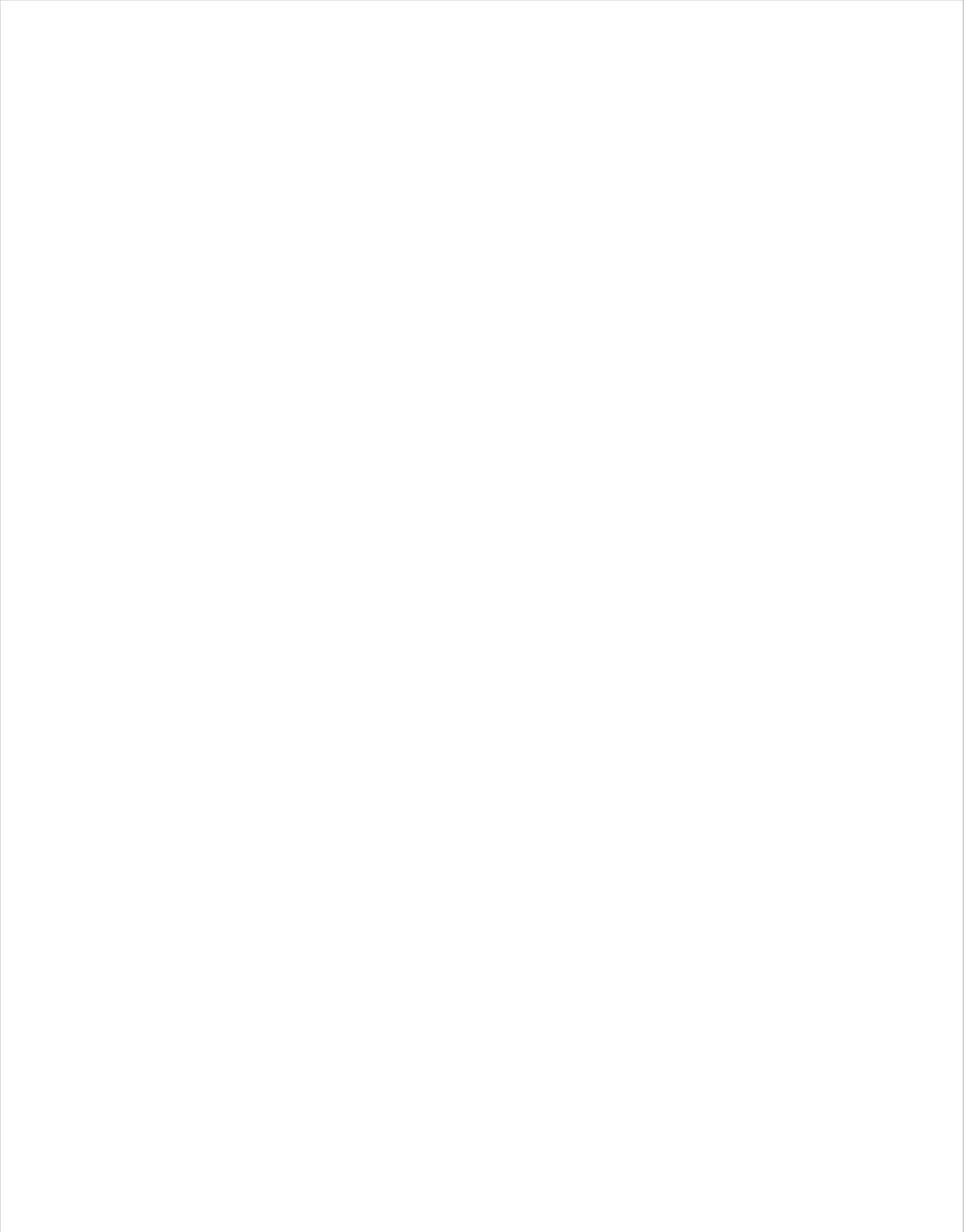
	<span style="background-color: black; color: black;">[REDACTED]</span>	
	Douglas City Council –	<input type="text"/>
	Ellis Brown –	Contract Administrators
	Department of Infrastructure	
	Tooms – Contractor	<input type="text"/>

**Meeting purpose**

- To review monthly progress / address matters raised since the previous meeting.
- Matters resolved will be removed from the minutes.

**1.0 Introductions**

Ref	Item detail	Inst'n	Action	Req'd by
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**3.0 Contractors report**





**4.0**

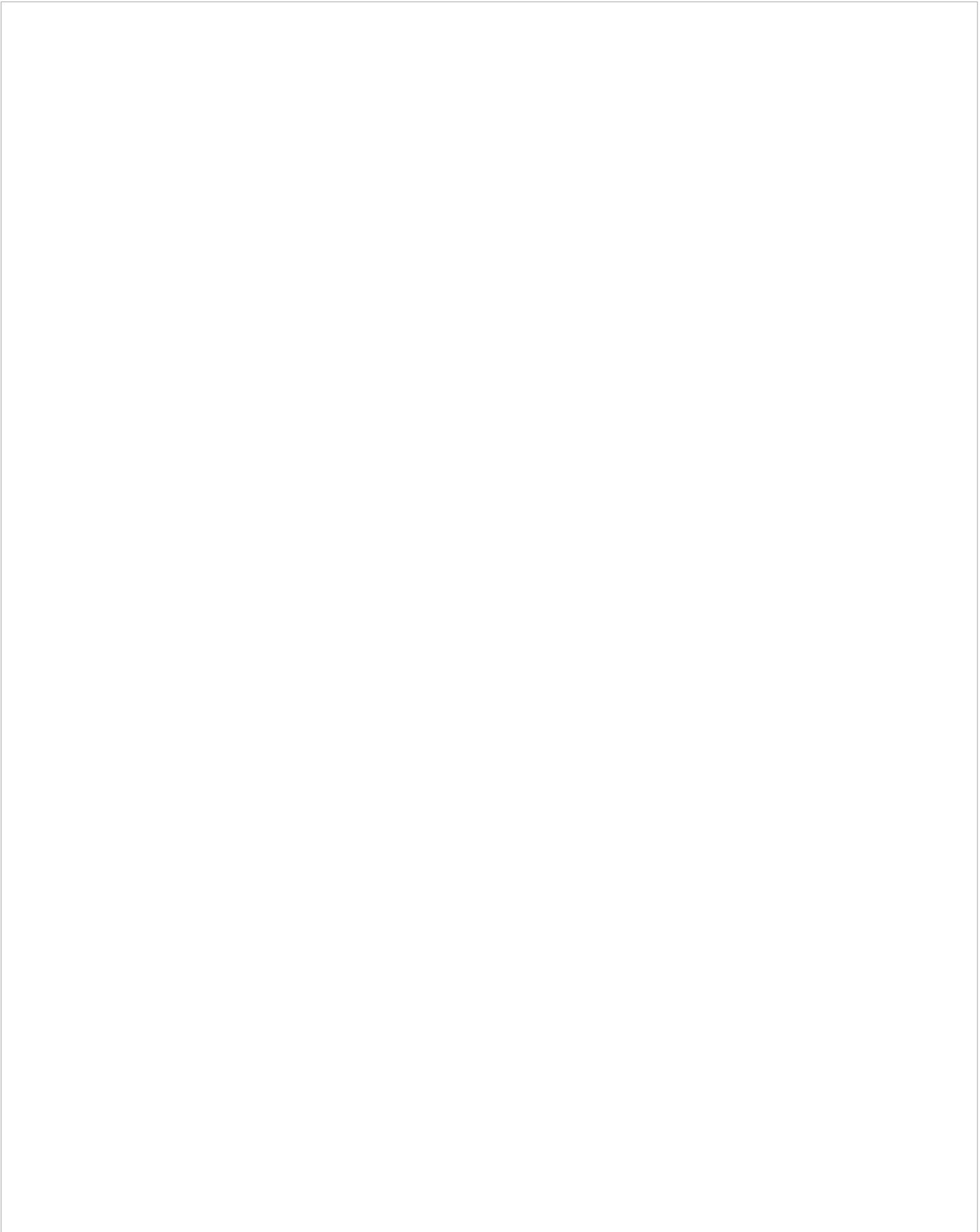
**5.0**  **report**





<p>8.04 (8.05)</p>	<p><b>Snaefell road Compound</b></p> <p><input type="checkbox"/> reported that comments from the tenants continue to be received. This related to the tenants in the immediate vicinity – access and parking the current focus.</p> <p>The upcoming election would likely create further focus and comments.</p> <p>Considerate operations in this compound was paramount to minimizing impact on those tenants affected.</p>		<p>Note</p>	
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**WILLASTON EXTERNAL REFURBISHMENT – Ph 11 & 12**

**Monthly progress meeting number 19**

**HELD ON – 3<sup>rd</sup> April 2025 at 10 am at – Borough of Douglas City Hall**

**PRESENT:**

Douglas City Council      Client  
Douglas City Council      Client  
Douglas City Council      Client  
Douglas City Council      Client  
Ellis Brown                      Contract Administrator  
Tooms- Contractor                
Tooms – Contractor               
Tooms – Contractor               
Cornerstone Architects           
[REDACTED] –

**APOLOGIES:**

[REDACTED]  
Douglas City Council –   
Ellis Brown –                      Contract Administrators  
Cameron Hall – Quantity Surveyors

**Meeting purpose**

- To review monthly progress / address matters raised since the previous meeting.
- Matters resolved will be removed from the minutes.

**1.0 Introductions**

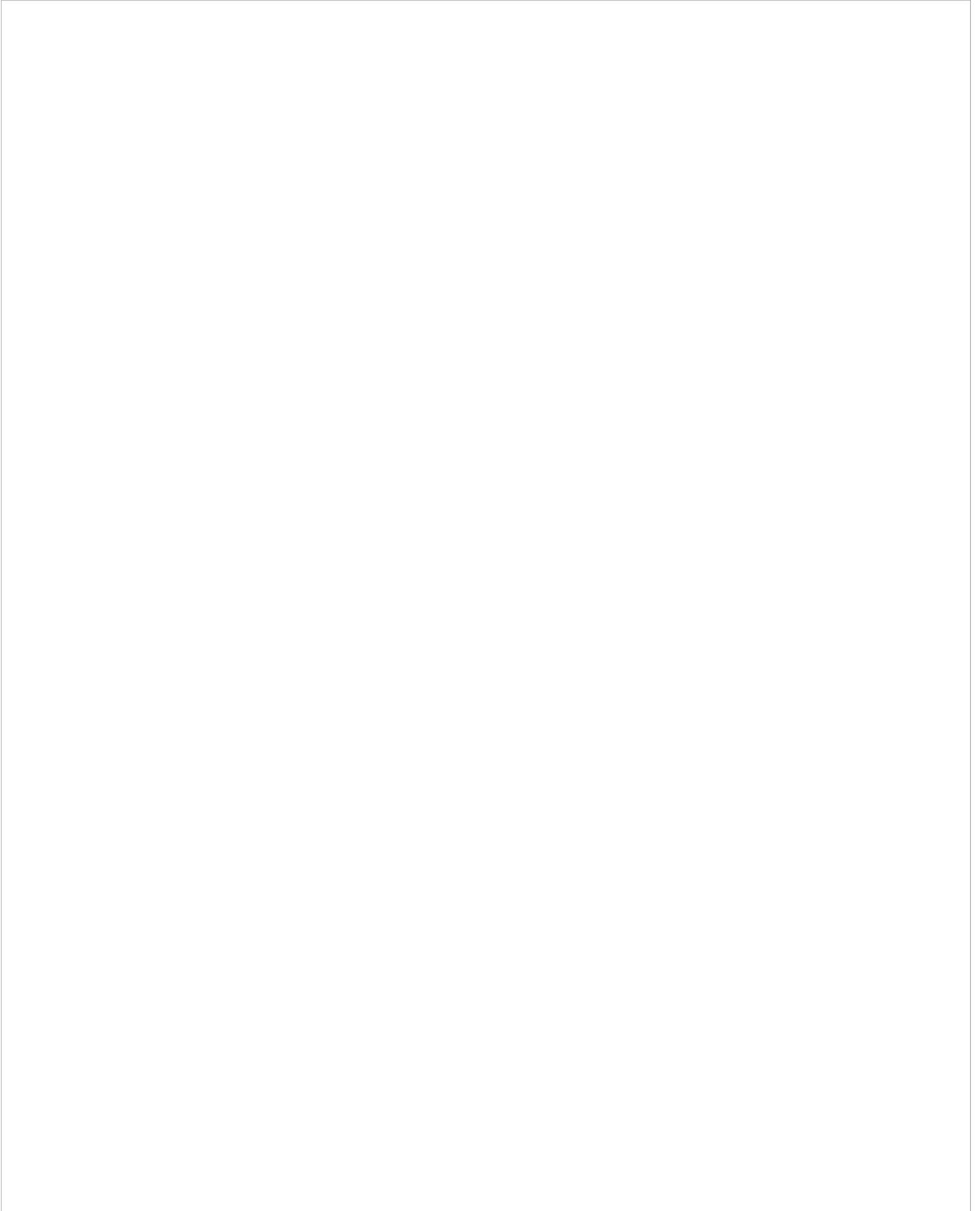






**4.0**





8.04	<p><b>Snaefell road Compound</b></p> <p><input type="checkbox"/> reported that comments from the tenant had reduced generally however one tenant had raised concern of their new car. The situation is to be monitored ongoing</p> <p>It was reported that the Planning application had been before the Planning committee on 17/03/25, and that it had been deferred subject to a site visit. (by the committee).</p> <p><input type="checkbox"/> advised that representatives of the tenants had spoken at committee.</p> <p><input type="checkbox"/> reported that they (DCC) had not been advised of the visit date. The next planning committee date was believed to be 14<sup>th</sup> April 2025</p>		Note	
8.05	<p><b>New – Lower compound</b></p> <p>It was reported that the proposal had already been approved by the housing committee.</p> <p>It was reported that DCC were in the process of advising residents in the vicinity – both DCC tenants and the private properties adjacent.</p> <p>It was reported that the application was due to be submitted when this had taken place.</p>		DCC  Note	

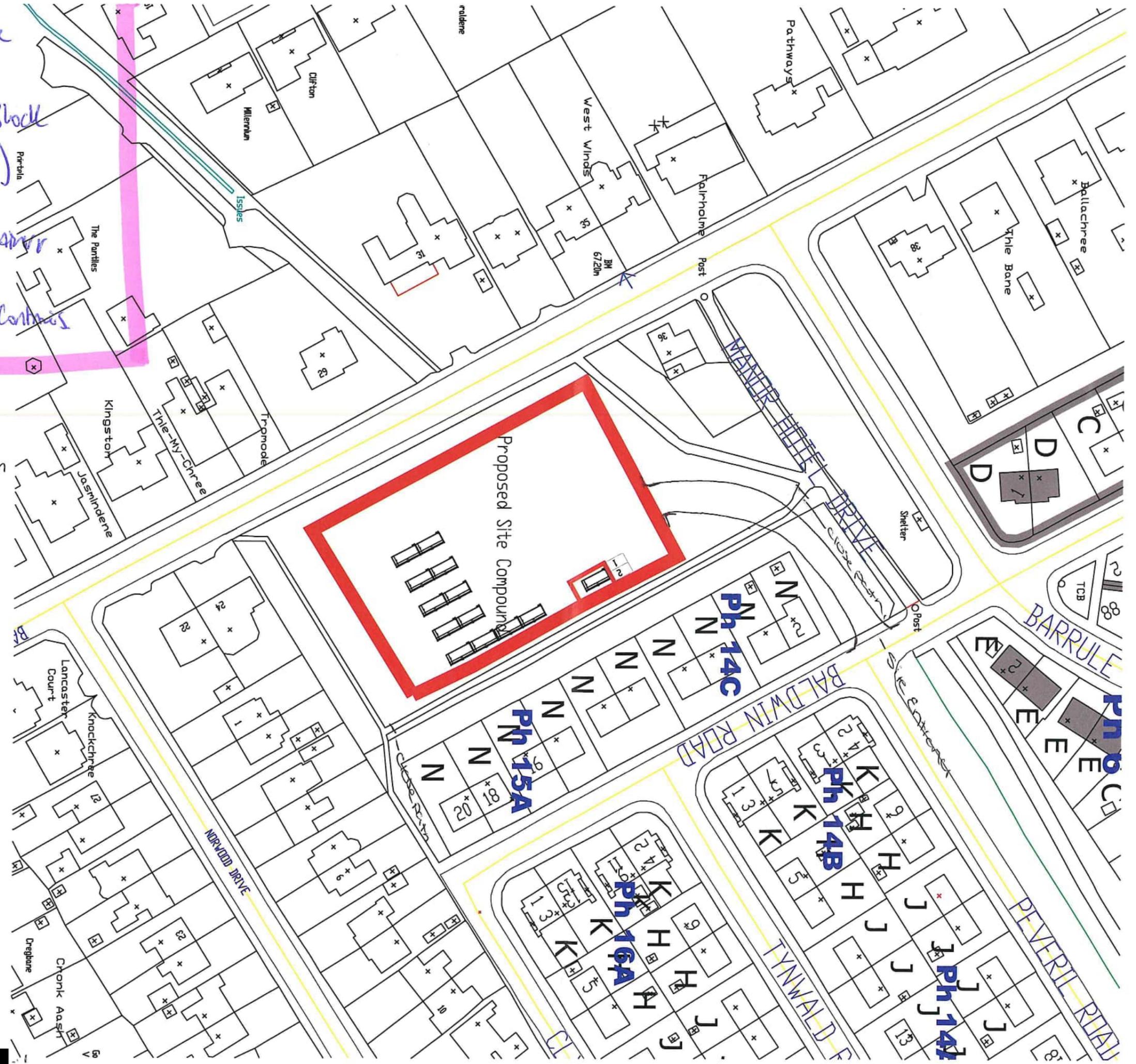


<b>A2.</b>	<p><b>Willaston External Refurbishment – New Site Compound</b></p> <p>The Committee considered a report submitted by the [ ] to request the use of a site along Ballanard Road and Barule Road as a site compound for the Willaston external refurbishment from Phase 13 onwards.</p> <p>Members were advised that Willaston estate is undergoing a ten-year capital housing project aimed at essential external refurbishment. As part of the works, there are currently two site compounds located in the middle of the estate. The Council intends to build dwellings on one of the sites and therefore requires a new location for the site compound from phase 13 onwards for approximately 4 to 5 years. The current compound locations have led to increased site traffic movements which poses an inconvenience to residents.</p> <p>A new site along Ballanard Road and Barule Road, currently zoned as recreational ground, has been identified as a suitable location for a new combined site location. The site is not heavily used and its repurposing for the compound would not be detrimental to the community. The current compound sites can be reinstated and the public open space near the shops can be utilised as intended.</p> <p>The report explained that the relocation of the compound to Ballanard Road and Barule Road will enhance safety, efficiency and community wellbeing. The [ ] [ ] [ ] [ ] [ ] confirmed that the compound would be reinstated, and the area improved on completion of the project.</p> <p>Members asked that consideration be given to appropriate hoarding or fencing for the area, and that the footpath remains closed for the duration to ensure there is no risk to pedestrians and moving site vehicles.</p> <p>Resolved, “That particulars of the report and discussion be noted on the minutes and the use of the site along Ballanard Road and Barule Road be used as a site compound for the Willaston External Refurbishment from Phase 13 onwards.”</p> <p><b>For: 2 Against: 1</b></p> <p>Mr Councillor J.E. Skinner requested that his name be recorded as voting against the resolution.</p>
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1x Site office  
1x welfare  
1x toilet block  
(containe)

1x 40ft container  
Allow 6x 20ft containers

07-02-25  
Information from  
[redacted]



SITE PHOTOGRAPHS AS EXISTING



**IMAGE 1** : VIEW FACING SOUTH TOWARDS RECREATION GROUND

SITE PHOTOGRAPHS AS EXISTING



**IMAGE 2 :** VIEW FACING NORTH TOWARDS RECREATION GROUND FROM BALLANARD ROAD

SITE PHOTOGRAPHS AS EXISTING



**IMAGE 3 : VIEW OF RECREATION GROUND FACING NORTH**

SITE PHOTOGRAPHS AS EXISTING



**IMAGE 4** : VIEW FACING SOUTH EASTERLY TOWARDS RECREATION GROUND AND WILLASTON ESTATE ENTRANCE FROM BALLANARD ROAD

[Redacted]

**From:** [Redacted]  
**Sent:** 17 April 2025 15:59  
**To:** [Redacted]  
**Subject:** Submission Confirmation: DSFX1744900182692 - Application for Planning Approval  
**Attachments:** DSFXFORM.pdf



## Your submission has been sent to Isle of Man Government, Department of Environment, Food & Agriculture for consideration

Dear [Redacted] / [Redacted] Green / [Redacted],

A copy of the submission is attached to this email for your personal records.

### Submission Details

Reference Number	DSFX1744900182692
Title	Application for Planning Approval
Authority	Isle of Man Government, Department of Environment, Food & Agriculture
Authority Address	Bucks Road, Douglas, IM1 3PN
Authority Telephone	01624 685950
Authority Email	planning@gov.im
Submitted	17/Apr/2025 14:58

Regards,  
The Idox Digital Services Team (on behalf of Isle of Man Government, Department of Environment, Food & Agriculture)



# Douglas City Council

## Committee Report

<b>REPORT TO</b>	
Regeneration & Community Committee	
<b>DATE OF MEETING</b>	
18 <sup>th</sup> February 2025	
<b>REPORTING OFFICER</b>	
<input type="text"/>	
<b>SUBJECT</b>	
Willaston External Refurbishment – New site compound	
<b>1</b>	<b>REASON FOR REPORT</b>
Request for Use of Site Along Ballanard Road and Barule Road as Site Compound from Phase 13 Onwards.	
<b>2</b>	<b>RECOMMENDATION</b>
1. That the Committee approves the use of site along Ballanard Road and Barule Road as a site compound for the Willaston External Refurbishment from Phase 13 Onwards.	
<b>3</b>	<b>FURTHER APPROVAL REQUIRED</b>
Planning permission for temporary use of land for site compound.	
<b>4</b>	<b>SUPPORTING RATIONALE</b>
<p>The Willaston Estate is currently undergoing a ten-year, multimillion-pound capital housing project aimed at essential external refurbishment. This project is designed to rejuvenate the appearance of the dwellings, improve weather tightness, enhance living conditions, and increase the lifespan of the properties. As part of these ongoing works, 60 and 62 Snaefell Road have been utilised as temporary site compound in accordance with planning approval notices 16/01108/B, 18/00682/B, and 21/00686B. The Council intends to erect new dwellings on this site, with a planning application to be submitted in the future, necessitating a full capital procedure process.</p>	

There are currently two site compounds, located in the middle of the estate which have increased noise and traffic congestion. The contractor has made use of these compounds essential for the efficient delivery of construction works. However, their location has led to increased site traffic movements, which pose inconveniences to residents.

A new site along Ballanard Road and Barrule Road at Appendix 1, currently zoned as recreational ground, has been identified as a suitable location for a new combined site compound from Phase 13 onwards. This site is presently recreational space with football goals set up, it is not heavily used by the community, and its repurposing for the compound will not be detrimental to the area. The proposal includes relocating both the temporary compound and the existing site compound to this new location. The current compound sites will be reinstated, and the public open space near the shops can be utilised as intended.

The new site for the compound will have the following benefits: -

- Reduce the distance site traffic needs to travel through the estate, minimising disruptions and enhancing safety;
- Regular maintenance of the site will prevent overgrowth and maintain a tidy appearance;
- A secured site will deter illegal dumping and reduce the potential for loitering;
- Centralised storage will streamline operations, reducing delays and improving overall efficiency;
- Consolidating materials in one location will decrease the frequency of deliveries, reducing traffic congestion;
- Combining the two existing compounds into one will simplify logistics and management;
- The new site is outside the densely populated area, reducing the impact on residents.

The compound will store general building materials such as pallets of concrete blocks, lintels, timber, aggregates, and site welfare facilities etc. Materials will be stored in lockable containers, as indicated on the accompanying site plan (APL-02). Heavy items, such as pallets of blocks, will be stored outside. The site will be fully secured with a perimeter fence, which will remain locked when not in use. When the works are complete, the existing surface will be reinstated by the contractor.

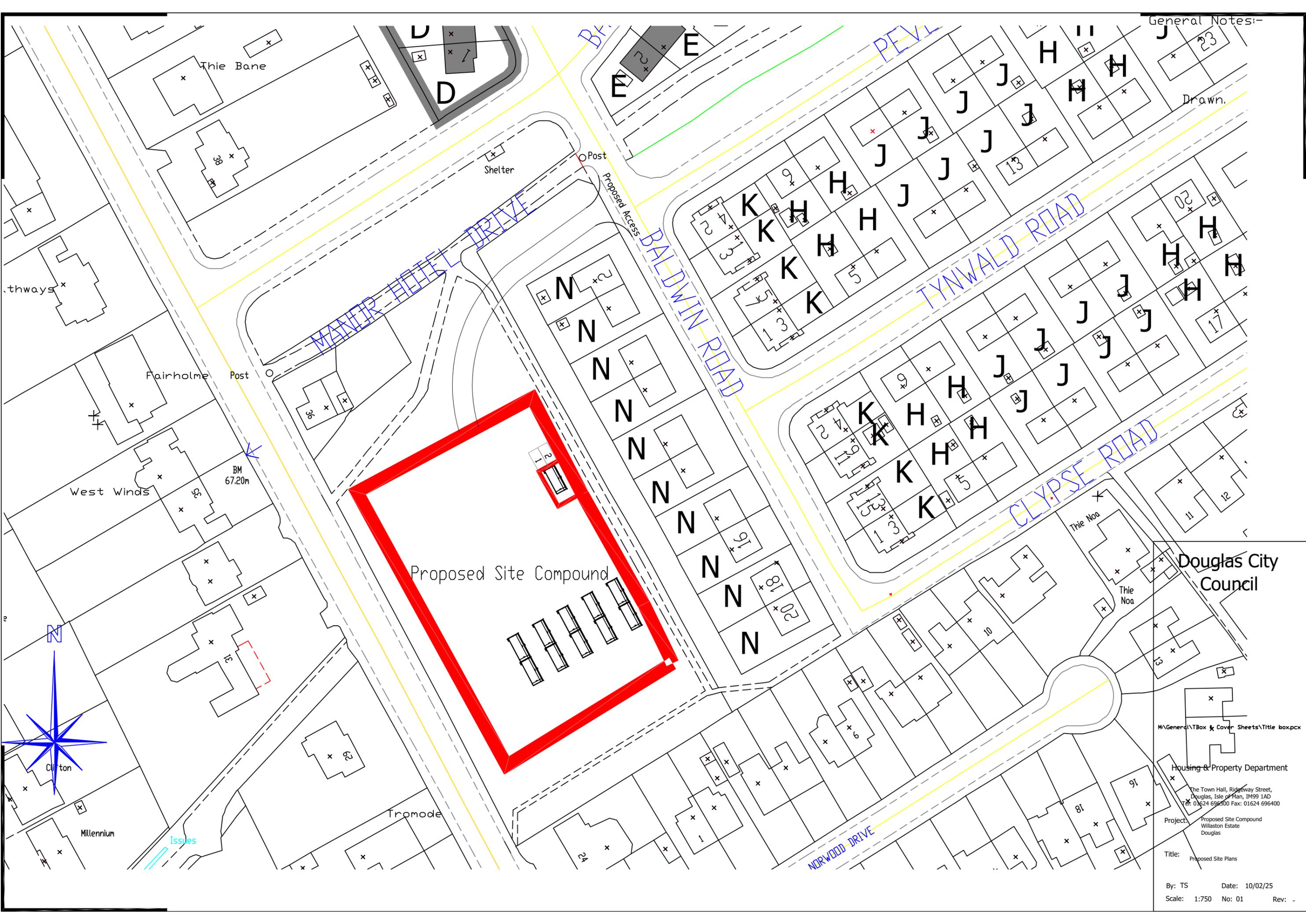
The relocation of the site compound to Ballanard Road and Barule Road is a strategic move to enhance safety, efficiency, and community well-being. We request the Regeneration Committee's approval for this proposal to ensure the continued success of the Willaston Estate refurbishment project. Planning application will be required.

<b>5</b>	<b>ALTERNATIVES CONSIDERED BUT NOT RECOMMENDED</b>
<p>Maintaining the two existing site compounds within the estate was considered but ultimately not recommended for several reasons: -</p> <ul style="list-style-type: none"> <li>• The current compounds are located in the middle of the estate, causing significant noise and traffic disruptions to residents;</li> <li>• The central location of the compounds increases site traffic movements through the estate, posing safety risks to both workers and residents;</li> <li>• Having two separate compounds complicates logistics and reduces the efficiency of construction operations;</li> <li>• The estate is already congested with parked and visiting vehicles, especially during school drop-off and collection hours. Maintaining two compounds would exacerbate this issue;</li> <li>• The estate has very limited off-street parking facilities, and the presence of two compounds further strains these resources.</li> </ul>	
<b>6</b>	<b>IF PREVIOUSLY CONSIDERED BY COMMITTEE OR COUNCIL, DATE AND DECISION</b>
<p>Not previously considered.</p>	
<b>7</b>	<b>CAPITAL COST AND FUNDING SOURCE</b>
<p>None in relation to this report.</p>	
<b>8</b>	<b>CHANGES TO REVENUE ESTIMATES AND FUNDING SOURCE</b>
<p>None in relation to this report.</p>	
<b>9</b>	<b>STAFFING/HUMAN RESOURCES IMPLICATIONS</b>
<p>The project will be managed by existing staff.</p>	
<b>10</b>	<b>LEGAL IMPLICATIONS</b>
<ul style="list-style-type: none"> <li>• The proposed site is currently zoned as recreational ground. Repurposing it for a site compound will require compliance with local zoning laws and land use regulations, a planning application will be required. Failure to obtain the necessary approvals could result in project delays. Pre-consultation meetings were carried out with the planners;</li> <li>• Obtaining planning permission is critical. If planning permission is denied, the project cannot proceed as planned, leading to potential delays. Pre-consultation meetings were carried out with the planners;</li> </ul>	

	<ul style="list-style-type: none"> <li>• The new site compound must comply with health and safety regulations to ensure the safety of workers and the public;</li> <li>• The relocation of the site compound will be added to the new contract. It is essential to review.</li> </ul>
<b>11</b>	<b>EQUALITY ACT COMPLIANCE</b>
	None in relation to this report.
<b>12</b>	<b>COMPLIANCE WITH CORPORATE PLAN</b>
	<p>Complies with the 'Desirable place to live, work and visit' objectives included in the Douglas Borough Council Corporate Plan 2022 – 2026: -</p> <ul style="list-style-type: none"> <li>• Provide quality, efficient and affordable homes to people in housing need;</li> <li>• Provide an acceptable minimum standard of properties to new tenants;</li> <li>• Maintain our local authority housing to an acceptable standard;</li> <li>• Invest in our local authority housing estates.</li> </ul>
<b>13</b>	<b>BUSINESS RISK IMPLICATIONS</b>
	<ul style="list-style-type: none"> <li>• If planning permission for the new site compound is refused, the project cannot progress as planned. This would necessitate finding an alternative solution, potentially causing delays and additional costs. Pre-consultations with the planners have been carried;</li> <li>• The relocation and establishment of a new site compound may incur higher initial costs compared to maintaining the existing compounds. The budget will be allowed in the upcoming petitions.</li> </ul>
<b>14</b>	<b>ENVIRONMENTAL IMPACT</b>
	The new site may have unforeseen environmental impacts that need to be addressed, potentially leading to additional mitigation measures and costs. Necessary surveys to be conducted, clear site compound boundary hoarding line to be established and mitigation measures for tree root protection to be investigated. Full reinstatement drawings to be drawn up as part of the planning application.
<b>15</b>	<b>IMPLICATIONS FOR ECONOMIC DEVELOPMENT (of the City or Island)</b>
	Will create employment to local contractors.
<b>16</b>	<b>CROSS-DEPARTMENTAL ISSUES</b>
	Involve interdepartmental working between Housing and Property and Regeneration Officers.
<b>17</b>	<b>APPENDICES</b>
	Appendix 1 – Site Layout drawing.

<b>18</b>	<b>REASON FOR CONFIDENTIALITY</b>
None.	

REPORTING OFFICER	<input type="text"/> <input type="text"/>
RESPONSIBLE CHIEF OFFICER	<input type="text"/>
DATE	<b>11th February 2025</b>



Drawn.

Proposed Site Compound

Douglas City Council

M:\General\TBox & Cover Sheets\Title box.pcx

Housing & Property Department

The Town Hall, Ridgeway Street, Douglas, Isle of Man, IM99 1AD. Tel: 01624 696200 Fax: 01624 696400

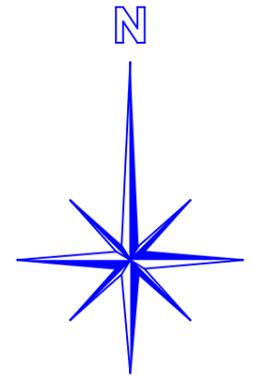
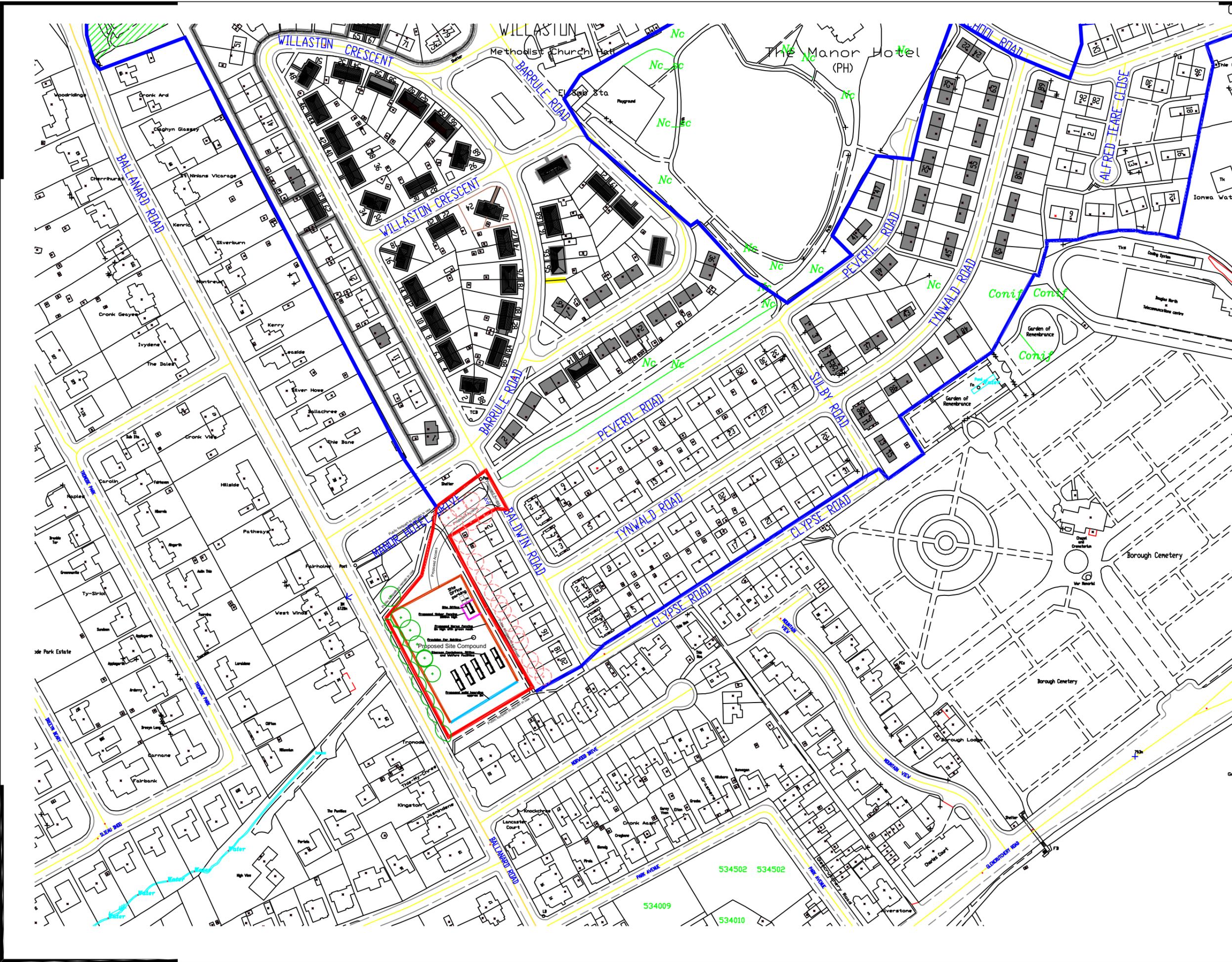
Project: Proposed Site Compound Willaston Estate Douglas

Title: Proposed Site Plans

By: TS Date: 10/02/25

Scale: 1:750 No: 01 Rev: -





**Douglas City Council**

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Housing & Property Department

The City Hall, Ridgeway Street,  
Douglas, Isle of Man, IM99 1AD  
Tel: 01624 696300 Fax: 01624 696400

Project: Site Compound  
Willaston Estate  
Douglas

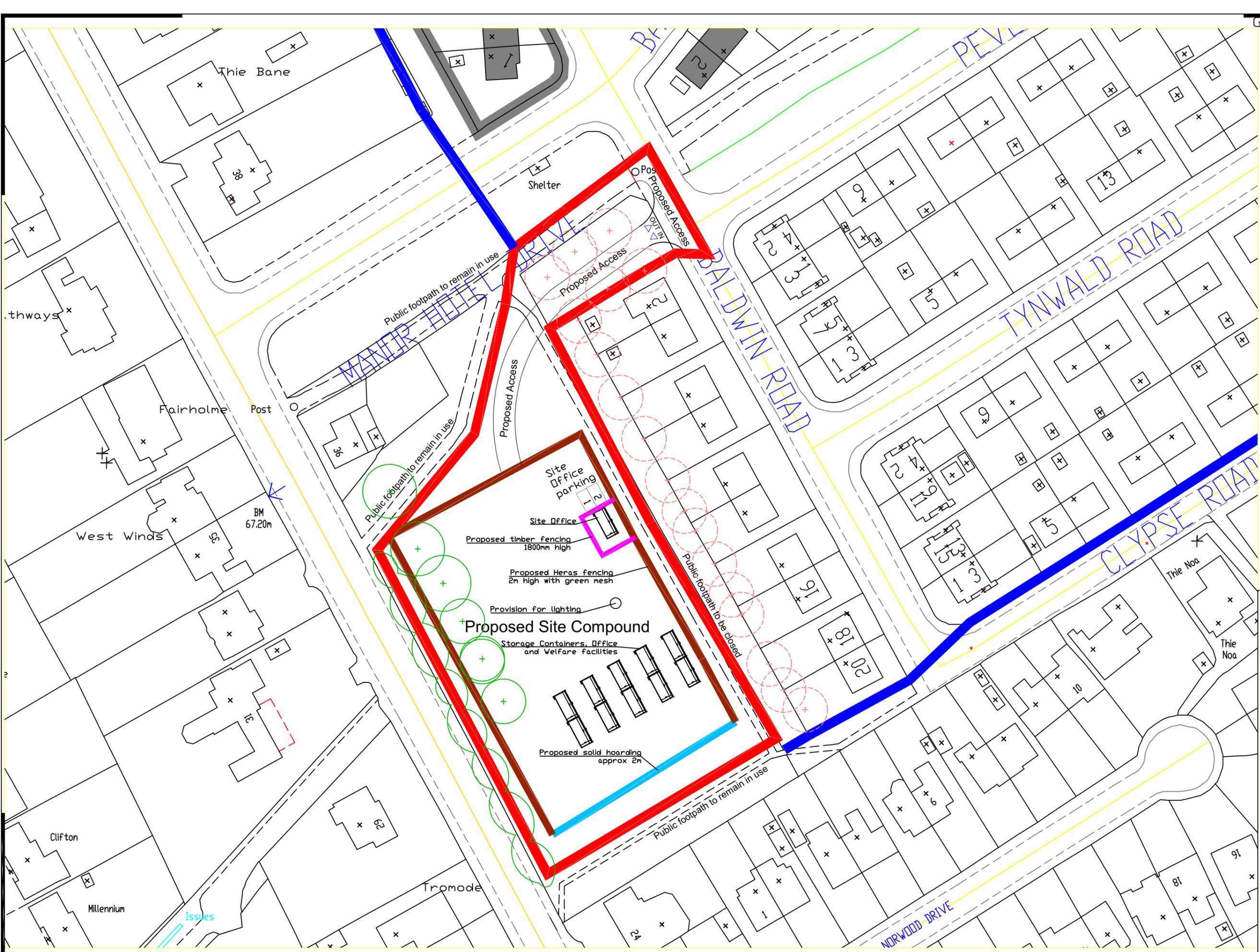
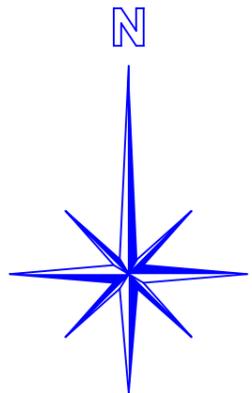
Title: Location Plan

By: TS Date: 28/02/25

Scale: 1:2000 No: APL 101 Rev: -

534009  
534502 534502  
534010

-  Existing trees and hedging
-  Trees to be removed.
-  Existing hedging to remain



## Douglas City Council

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Housing & Property Department

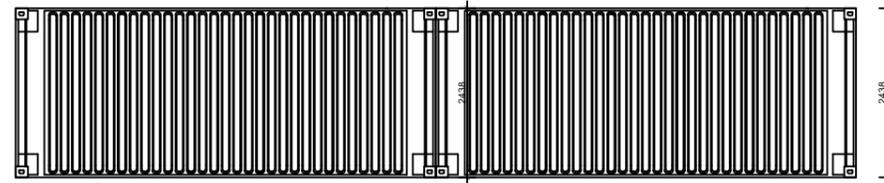
The City Hall, Ridgeway Street,  
Douglas, Isle of Man, IM99 1AD  
Tel: 01624 696300 Fax: 01624 696400

Project: Proposed Site Compound  
Willaston Estate  
Douglas

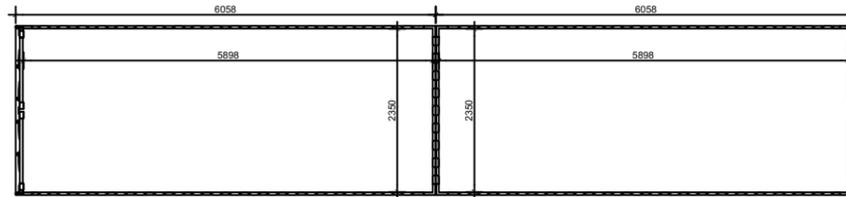
Title: Proposed Site Plan

By: vz Date: 10/02/25  
Scale: 1:750 No: APL 102 Rev: -

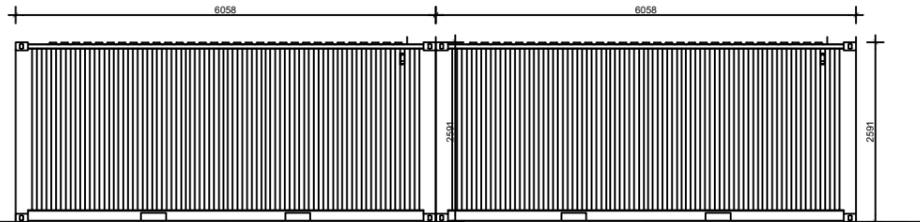
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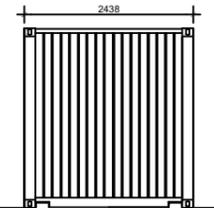
Roof plan



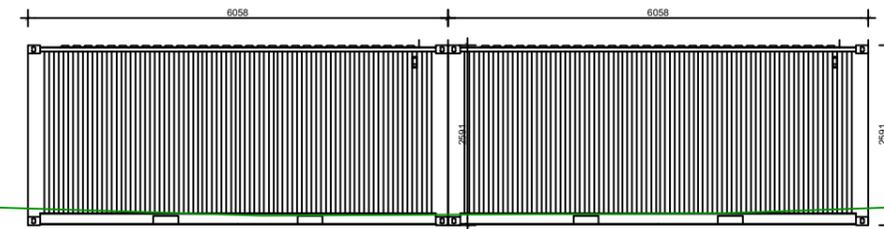
Floor Plan



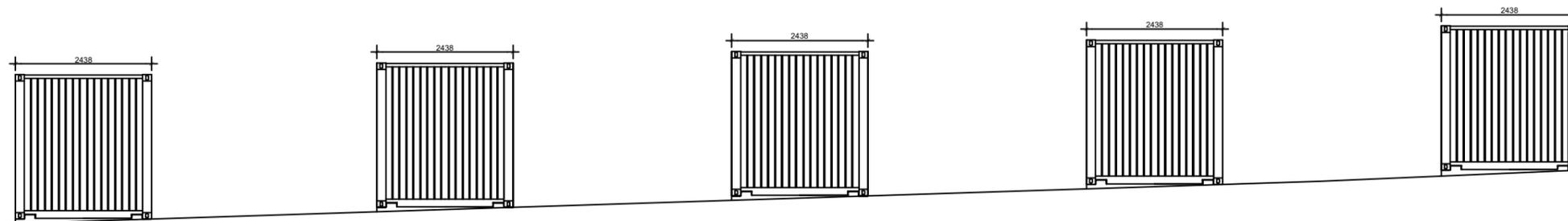
Elevation 1



Elevation 2



Road Elevation



Long Elevation

Douglas City Council

M:\General\TBox & Cover Sheets\Title box.pcx

Housing & Property Department

The City Hall, Ridgeway Street,  
Douglas, Isle of Man, IM99 1AD  
Tel: 01624 696300 Fax: 01624 696400

Project: Proposed Site Compound  
Willaston Estate  
Douglas

Title: Proposed Plans and Elevations

By:  Date: 10/02/25

Scale: 1:100 No: APL 103 Rev: -

[Redacted]  
**Sent:** Monday, January 13, 2025 9:38:23 am

**To:** [Redacted] [Redacted]

**Subject:** RE: Willaston Site Compound Site

Good morning [Redacted].

The piece of land you are looking to use as a site compound has relatively limited features for biodiversity internally, with the main features of interest being the boundary trees and hedges.

We wouldn't have an issue with the area being used as a site compound as long as measures are put in place for the protection of the trees and hedges – use of only the centre of the site, with installation of protective fencing, exclusion areas, as well as responsible low level construction lighting. You may wish to speak to Forestry or an Arb consultancy about requirements for root protection areas. We would like to see details of this with the application, or we would request a condition for this on approval.

I'm assuming that you will need to remove a small section of hedge to access the area, which again we would have no objection to provided that it is replaced once construction finishes. We would like to see details of the replacement hedging with the application.

We would also recommend that this removal is undertaken out of bird nesting season (March – August inclusive).

Best wishes

[Redacted]

[Redacted]

[ecopolicy@gov.im](mailto:ecopolicy@gov.im) Website: [www.gov.im/defa](http://www.gov.im/defa)



## The Town and Country Planning Act 1999 The Town and Country Planning (Development Procedure) Order 2019 Application for Planning Approval

### Site Address

Street Address \*

Recreation Ground off

Address line 2

Ballanard Road / Barrule Road

Address line 3

Willaston Estate

Town/City \*

Douglas

Postcode

### Local Authority District

Local Authority District \*

Douglas

### Type of Application

Please state the type of application: \* (Choose one as appropriate)

Full approval for operational development (e.g. involving building or engineering works)

### Type of Application

Is this Application Retrospective? \*

No

### Applicant Address

Is the applicant's address the same as the site address? \*

No

### Applicant Details

## Applicant Details

Please provide the Applicant's Name and/or the applying Company Name.

Name

Title

Mr

First name(s)

/

Surname

Company name

Douglas City Council

Street address \*

Town Hall

Address line 2

Ridgeway Street

Address line 3

Town/City \*

Douglas

Postcode

IM99 1AD

Telephone number \*

Mobile number

Email \*

## Applicants Interest

Is the applicant the owner of the site? \*

Yes

## Agent Details

Are you an agent acting on behalf of the applicant? \*

No

## Description of the Proposed Development

## Description of the Proposed Development

Please state clearly what you propose to do \*

PLANNING APPLICATION FOR A TEMPORARY STORAGE COMPOUND LOCATED OFF BALLANARD ROAD / BARRULE ROAD, WILLASTON, DOUGLAS.

Please state the existing use of the site (e.g. residential, office, retail etc) \*

Recreational

Please state the proposed use of the site \*

Site Compound

Is the Development within a Conservation Area \*

No

## Description of the Proposed Development

Does the proposed development create additional industrial, residential, retail or office floor space \*

No

## Description of the Proposed Development

Is the application exempt from a fee under the current fees order? \*

Yes

## Description of the Proposed Development

If Yes, please state the registered charity number or the Section of the current fees order under which you are exempt from paying a fee \*

Local Authority

## Proposed Works to a Registered Building

Does the proposed development include any works to a Registered Building? \*

No

## Pedestrian and Vehicle Access, Roads and Rights of Way (this includes footpaths)

Please note: If you answer Yes to any of the questions below, please ensure the site plan demonstrates the access created and that any visibility splays are clearly defined and to scale.

Would the proposed development involve the creation of, or alteration to, a vehicular or pedestrian access to any public highway (this includes footpaths)? \*

Yes

Have you consulted the Highway Services? \*

No

Please confirm the existing number of parking spaces within the site

0

## Pedestrian and Vehicle Access, Roads and Rights of Way (this includes footpaths)

Please confirm the proposed number of parking spaces within the site

## Site Levels

Please note: If you answer Yes to this question please provide a drawing to clearly demonstrate the change in site levels, including spot levels and/or site sections.

Does your proposal involve a change in site levels? \*

## New or Amended Services

Please specify whether the proposal will result in new or amended services:

Does the proposal require new or amended Gas, Electricity, Water or Telecommunication services? \*

## Drainage and Foul Sewage

Please note: If a septic tank/Biodisc system is being proposed, please provide evidence of its location on the site plan and ensure that its placement is acceptable under the appropriate Building Regulations. See guidance notes on our website here.

How will rainwater run off from roofs and paved surfaces, be disposed of?

How will foul sewage from the proposed development be disposed of?

## Trees and Hedges

Please note: If you answer Yes to either of the questions below you MUST provide additional tree related information appropriate to the proposed development as detailed in the Guidance document, 'Trees and the planning process - Part 1' available on our website here. You must also provide details of any trees which are to be 'lopped' or 'felled' as a result of the proposal.

Are there any trees on or within 15m of the proposed development site with a stem diameter of 75mm or more, measured at 1.5m above ground level? \*

Are there any large shrubs or hedges on the proposed development site? \*

## Watercourse Proximity

Please note: If you answer Yes to the following question you are advised to contact the Department's Fisheries Directorate for further guidance.

## Watercourse Proximity

Is the proposed development within 9 metres of any watercourse (river, ditch or otherwise)? \*

Is the development within an area of flood risk? \* See guidance on our website here.

## Pre-Application Advice

Have you consulted the Department prior to making this submission? \*

## Pre-Application Advice

Please state the Officer's name \*

 (  )

Date of the consultation \*

## Building Regulations

Are you making a concurrent application for Building Regulations Approval? \*

## Further Information

Please provide details of any supporting information uploaded with your application or other details that you would like the Planning Officer to take into account.

Please find a Planning application which consists of the following supporting documents:-  
 · Planning application form;  
 · Location Plan – drawing number APL-101;  
 · Site Plan as Proposed – drawing number APL-102;  
 · Plans and Elevations– drawing number APL-103;  
 · Site photographs as existing ( taken March 2025 ).  
 Consultation with DEFA.

## Declaration

The Department of Environment, Food & Agriculture (DEFA) is a controller for the purposes of the Data Protection Act 2018 and related legislation and requires the information supplied by this application in the public interest to comply with obligations under the Town and Country Planning Act 1999 and its subordinate Orders and Regulations. Your personal information will be held by DEFA for the purposes of processing this application and to ensure compliance with the provisions of the Town & Country Planning Act 1999. All applications made under these obligations are available online with most personal contact detail redacted. Any hard copy, where we hold it, will retain all detail. Your application will be published via our viewing platforms as is required by statute. It will also be shared with DOI Highways, the Local Authority and (where relevant) Manx National Heritage. Where necessary we will share your contact detail as part of the consultation with the DEFA Environmental Protection Unit and Manx Utilities. Details under these applications are retained indefinitely in order to maintain the application register as required under the Town and Country Planning Act 1999. Contact detail will be removed 7 years after a decision becomes final. Full details of how and why DEFA P&BC processes your personal information are contained in our P&BC Privacy Notice available on our website. If you would like further information on how your

## Declaration

personal information is processed and your rights please contact the Department's Data Protection Officer on 686781 or by email at DPO-DEFA@gov.im.

Statement Should this application be unsupported by adequate and clear site maps and plans outlining all the works proposed, the Department retains the right to reject acceptance and return the application. Note: No works may be commenced until such time as: a) on your receipt of the planning Decision Notice the time period for requesting an appeal has expired and no such appeal has been requested, or b) any Appeal has been completed.

3

To the best of my knowledge and belief, all the information given in this application is true, and the documents provided herewith are accurate

Full Name \*

 /  

Capacity If submitting on behalf of a company, please clearly state your relationship.

Council Officers

Date \*

17/04/2025

## Fee

On submission of this form we shall validate your application and send a confirmation email to you (the applicant). This email will contain a link to our payment site for any payment(s) required to support your application. Failure to pay the correct amount (if applicable) will result in a delay, refer to the relevant fee table(s) for clarification. Where fee(s) are exempt please enter £0. See Relevant 'Fees Order' on our website here.

Confirm the Application for Planning Approval fee payable.

0

## Email confirmation

On submission an email confirmation will be sent using the details below

Forename

 / 

Surname /Company Name \*

Email\*

Telephone

**The Secretary  
The Planning Committee  
Department of Environment, Food and Agriculture  
Planning and Building Control Directorate  
Murray House  
Mount Havelock  
Douglas  
IM1 2SF**

16<sup>th</sup> April 2025

Dear Sirs

**SUBJECT: PLANNING APPLICATION FOR A TEMPORARY STORAGE COMPOUND LOCATED OFF BALLANARD ROAD / BARRULE ROAD, WILLASTON, DOUGLAS**

Please find a Planning application which consists of the following supporting documents:-

- Planning application form
- Location Plan – drawing number APL-101
- Site Plan as Proposed – drawing number APL-102
- Plans and Elevations– drawing number APL-103
- Site photographs as existing (taken March 2025)

The Willaston estate is just over midway through a ten-year multi-million-pound capital housing project of essential external refurbishment work to rejuvenate the appearance of the dwellings, improve weather tightness, living conditions and increase the lifespan of the properties.

There are currently two individual compounds which support the construction works, one is located at the plots of 60-62 Snaefell Road towards the upper section of the Willaston estate and the other is sited at a green common off Barrule Road.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney  
Director of Housing and Property**

The main Compound, located off Barrule Road, has been the principal hub for storage, welfare and office accommodation whereas the site at 60-62 Snaefell Road has been used for storage of materials only. Both compounds have been important facilities, enabling the distribution of materials to several satellite sites within the estate in a manageable, well co-ordinated and coerced manner, reducing site traffic movements. Without the two compounds, the project would have been impacted due to limited storage availability, increasing construction timeframes and consequently, vehicular construction movements across the estate.

The two compounds have been utilised for several years to support the external refurbishment of the Northerly and Westerly areas of the Willaston estate which is nearing completion. It is considered appropriate to therefore relocate the two compounds to create one larger compound off Ballanard Road and Barrule Road as indicated on the accompanying location and site plans. This affords the residents some respite from several years of construction activity.

The existing compound off Barrule Road would be reinstated to recreate the former green common it always was. There is an opportunity to enhance that area further to provide a useable space for the public to enjoy. It is something the Council is considering for the future and may involve some community engagement.

The compound at 60-62 Snaefell Road would remain a secure empty plot for the future construction of two semi-detached houses. Previously, a pair of semi-detached houses were demolished at this site due to structural issues. It has always been the intention to reinstate with replacement houses to replicate the existing surrounding dwelling types. This is a fairly large undertaking and will require capital funding. That process has been initiated and awaits the Department of Infrastructure concurrence to progress.

The location of the proposed temporary compound off Ballanard Road and Barrule Road will utilise a green open space as indicated on the accompanying location and site plans, sometimes used for recreation but more often used as a dog walking and access route to and from Ballanard Road. The majority of the area would be utilised for temporary compound purposes and the public would be redirected to use the appropriate and available footways. Recreation is generally limited on this plot of Council owned land due to wet and muddy ground conditions. There is a much more useable green recreation area at Willaston, located between Barrule Road and the 'Manor Hotel' which also benefits from a children's playground.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney  
Director of Housing and Property**

The location of the proposed compound will strategically serve the remaining external refurbishments located at the Southern and Easterly section of the estate, significantly reducing site traffic movements. The impact upon nearby homes will be limited and generally, the appearance of the compound will be inconspicuous as far as possible with the application of a green mesh to the site hoarding which will act as a security measure and camouflage.

The compound will be operational as follows :-

- Monday – Friday – 7.30am until 6.00pm
- Saturdays – 8am until 1pm

The site will not be operational on Sundays and Isle of Man public bank holidays.

The site will use some flood lighting during working hours of darkness and it will be fully secured during non-operational days and times.

The compound will facilitate daily construction activities to enable the Willaston external refurbishments to achieve completion. The compound will incorporate the following structures :-

- 1 Site office cabin supporting Council staff and a Clerk of Works
- 1 Site office cabin supporting the principal contractor and its sub-contractors
- 1 toilet block
- 8 storage containers

There may be a requirement for two further storage containers in the future depending upon programme of works and sustainable workflows.

Compound activities will include storage of materials, logistical movements of materials to satellite sites around the estate, some mixing and the delivery and collection of skips for disposal of building debris.

The site would be finished with an appropriate aggregate in preparation to receive containers, plant and equipment.

**Coonceil Valley Corpagh Doolish**

**Daniel Looney  
Director of Housing and Property**

The site perimeter would consist of Heras fencing to the North, East and West boundaries, meshed to screen the compound from view. The Southern boundary would consist of solid, painted hoarding to screen the compound from privately owned

homes directly adjacent as indicated on the accompanying site plan. A small section of timber fencing is proposed within the compound to segregate the Council's site office from the principal contractor's compound activities.

A temporary access road is to be formed off Baldwin Road for the ingress and egress of construction vehicles.

The proposed compound is not intended to be permanent and is purely to facilitate completion of the Willaston external refurbishment scheme. It is envisaged that the compound will be required for approximately six years, however, due to uncertainty in this regard, we would ask that consideration is given to the compound remaining in place until the external refurbishments are fully completed.

Upon completion of the external refurbishments, the site would be fully reinstated to replicate its former green open space. This may include some enhancements for public enjoyment in the future.

It is considered that this proposal benefits both the external refurbishment project in terms of logistics and safety whilst also alleviating impact upon the estate and its residents overall, ultimately providing well deserved respite and an improved estate environment.

Whilst it is appreciated that any compound serving construction is not ideal in any residential area, it is also unavoidable. The project is a multi-million-pound capital housing undertaking which is, in general, externally refurbishing twenty-four properties at the same time. To support a project of this scale and nature, a suitable compound facility is fundamental.

The Willaston estate does not afford the luxury of abundant areas to accommodate site compounds. The proposed site is the only alternative area identified as available and suitable. It is also located next to a busy road which is likely to 'drown out' compound noises to a certain extent.

Compound access and egress has been strategically located off Baldwin Road. An alternative access was considered off Ballanard Road, however, this is not appropriate due to the impact it would have upon a busy main highway.

**Coonceil Valley Corpagh Doolish**

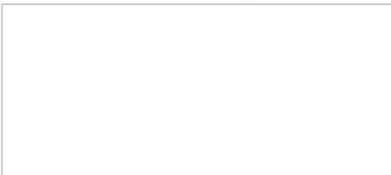
**Daniel Looney  
Director of Housing and Property**

Several trees have been and continue to be felled since the onslaught of several winter storms impacting their stabilities. This has systematically assisted with the creation of an access road, mitigating against any potential tree root damage. The compound area itself does not impact upon any tree root systems. Please refer to the site plan, drawing number APL-102 for information relating to tree removals and those that will remain.

We trust you find the application to be in order, however, if you require any further information, please do not hesitate to contact me.

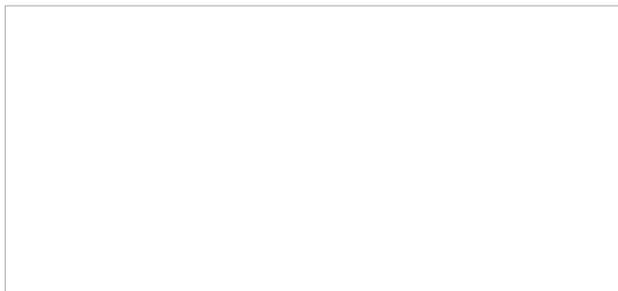
In the best interest of public safety and tenant respite, it would be appreciated if this application could be considered as quickly as possible.

Yours faithfully



**DANIEL LOONEY**  
**Director of Housing and Property**  
**Tel: 01624 696339**  
**E-mail: [DLooney@douglas.gov.im](mailto:DLooney@douglas.gov.im)**

Copy to:



**Coonceil Ard- Valley Ghoolish**

**Daniel Looney  
Director of Housing and Property**

15<sup>th</sup> April 2025

Dear Resident

**SUBJECT : PLANNING APPLICATION FOR A TEMPORARY CONSTRUCTION COMPOUND LOCATED OFF BALLANARD ROAD / BARRULE ROAD, WILLASTON, DOUGLAS**

Further to property visits in the area during the morning of the 7<sup>th</sup> April 2025, I am sorry, there was no answer to enable the proposals to be discussed with you in person on this occasion.

I write to advise that Douglas City Council will be submitting a planning application shortly to utilise its recreation ground located off Ballanard Road and Barrule Road to create a temporary construction site compound, facilitating essential ongoing external refurbishments at Willaston Estate.

The compound will be made as inconspicuous as possible and it should not impact in terms of light or sound pollution.

Compound activities will include storage of materials, logistical movements of materials to satellite sites around the Willaston estate, some mixing and the delivery and collection of skips for disposal of building debris.

The site perimeter would consist of Heras fencing to the North, East and West boundaries, meshed to screen the compound from view. The Southern boundary would consist of solid, painted hoarding to screen the compound from privately owned properties in that area. Details will be available on the Isle of Man Government online planning portal once the submission has been uploaded. Alternatively, please contact  as detailed below to arrange a home visit to view the plans.

Compound ingress and egress has been strategically located off Baldwin Road. An alternative access was considered off Ballanard Road, however, this is not appropriate due to the impact it would have upon a busy main highway and its residents.

The proposed compound will not be permanent and is purely to facilitate completion of the ongoing Willaston external refurbishment scheme, however, it will be required for several years.

The compound will be operational as follows :-

- Monday – Friday – 7.30am until 6.00pm;
- Saturdays – 8am until 1pm.

The site will not be operational on Sundays and Isle of Man public bank holidays.

The site will be fully secured during non-operational days and times.

Upon completion of the external refurbishments, the site would be fully reinstated to replicate its former green open space. This may include some enhancements for public enjoyment in the future.

The project is an ongoing multi-million pound capital housing undertaking which is, in general, externally refurbishing twenty-four properties at the same time. To support a project of this scale and nature, a suitable compound facility is fundamental.

The Willaston Estate does not afford the luxury of abundant areas to accommodate site compounds. The proposed site is the only logical area identified as available and suitable to facilitate forthcoming phases of work to reduce construction movements within the estate as far as possible.

Statutory planning notices will be displayed at the site perimeter in due course once the planning application has been submitted.

Other than some light vehicular construction movements, there will not be any disruptive activity taking place on the site. The actual building sites are dwellings within the estate itself.

If you would like to discuss the proposals, please don't hesitate to contact me.

Thank you for your time.

Yours sincerely

Direct dial

Email

Cc **Director of Housing & Property**

File