



Castletown Town Commissioners

Town Hall, Farrants Way, Castletown,
Isle of Man, IM9 1NA
Tel+ 44 (0) 1624 825005

Notice is hereby given that the next Public Session of The Commissioners Meeting will be held in the Town Hall Board Room on Thursday 5 March 2026 at 7:00pm.

AGENDA

1. Chairman to open the public session of the Commissioners' Meeting.
 2. Apologies received.
 3. Suspension of Standing Order 10A (1). - Recording of meeting
 4. Declaration by Members and Officers in attendance of any interests in any matter on the agenda.
 5. Approval and signing of the Minutes of the Public Board Meeting held on 2 February 2026 as a correct record. [Standing Order 5(1) (b)].
 6. Any matters arising out of the approved Minutes. [Standing Order 5(1) (d)].
 7. Business required by statute. [Standing Order 5(1) (c)].
 8. Receive and consider minutes, reports and any recommendations presented by the Chairman of each committee of the following committees of the Board:
[Standing Order(1)(e)].
 - (a) Business & Development & Finance & Administration Committee.
 - (b) Infrastructure Committee.
 - (c) Leisure Committee.
 9. Chairman's Report. [Standing Order 5(1) (f)].
 10. Written Questions [Standing Order 5(1) (g)] put by a member to be answered by the Chairman of the Board [Standing Order 8(1)], or the Chairman of a Committee. [Standing Order 8(2)].
 11. Monthly Financial Report for consideration and approval. [Standing Order 5(1) (h)].
 12. Correspondence received. [attached with the agenda, and any urgent correspondence].
 - (a) Planning Approval Notice - Commissioners' Works Depot
 13. To consider Planning Applications, if any.
 14. Notices of Motion. [Standing Order's S(i) and 6].
 15. Chairman to invite questions from any Resident of Castletown attending the meeting.
[Standing Orders 9 and 5(1) (j) apply].

Note: Maximum time for questions from Residents is 20 minutes. [Standing Order 9(6)]
 16. Chairman to close the public session of the Commissioners' Meeting
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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 Castletown Commissioners, Ref **25/90888/B**, for the **Replacement of existing garages with works depot and parking for Castletown Commissioners at Existing Garages Land Off Westhill Avenue Castletown Isle Of Man IM9 1LX.**

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 development hereby approved shall be begun before the expiration of four years from the date of this decision notice.

Reason: To comply with Article 26 of the Town and Country Planning (Development Procedure) Order 2019 and to avoid the accumulation of unimplemented planning approvals.

2. The proposed building shall be built in accordance with the schedule of materials as annotated in drawing 10-03 and those finishes and material shall be retained in perpetuity.

REASON: To ensure a high level of finish and appearance.

3. The building here by approved shall only be used by Castletown Commissioners as their works depot for the benefit of the town.

REASON: To avoid any industrial or commercial operation within a residential area.

4. No external lighting is here by approved, unless a sensitive lighting plan, following best practise as detailed in the Bat Conservation Trust and Institute of Lighting Professionals Guidance Note 8/23 on Bats and Artificial Lighting (2023), has been submitted to the Department and approved in writing.

REASON: To prevent any harm to the Environment

5. Noise levels from any plant, processes or equipment at the proposed industrial development measured at neighbouring residential premises including gardens, between the hours of 0700 - 2000 hrs (day-time) shall not exceed 50 dB LAeq, 1 hour; and noise levels from any plant, processes or equipment at the proposed industrial development measured at the

external facade of neighbouring residential premises, between the hours of 2000 - 0700 hrs (night-time) shall not exceed 45 dB LAeq, 5 minute.

REASON: To safeguard the residential amenity of the neighbouring properties.

6. No items of machinery or any equipment or other goods shall be kept outside of any buildings and all activities (other than those stated within this application) shall be undertaken within the buildings unless otherwise agreed in writing by the Planning Authority.

REASON: To protect the neighbouring amenity and parking areas

7. The buildings shall be used only from Monday to Saturdays inclusive and no business shall be carried out therein on Sundays or Bank Holidays unless otherwise agreed in writing with the Planning Authority or in case of an emergency.

REASON: To safeguard the character of the area

8. Prior to the occupation or use of the building hereby approved, details of a vehicle barrier to the disabled parking spaces opposite the fire doors to the Scout Hall Building, shall be submitted to and approved in writing by the Department. The development shall be undertaken in accordance with those approved details and retained as such thereafter.

REASON: To prevent any vehicle blocking the outward opening fire doors.

9. The development hereby approved shall not be occupied or operated until the vehicle parking and turning areas have been provided in accordance with approved plans and the parking and turning areas shall thereafter be kept available for the parking and turning of vehicles associated with the development.

REASON: In the interests of highway safety.

10. Prior to the development hereby approved being brought into use the petrol and oil interceptors as shown on the approved plans shall be installed and retained as such thereafter.

Reason: to avoid surface water contamination.

This decision relates to drawings and supporting information received on 19th December 2025, referenced;

SC1727/PL/10-00
SC1727/PL/10-01-A
SC1727/PL/10-02-A
SC1727/PL/10-03
SC1727/PL/10-04-A
A629/LS-05

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

The proposed installation would comply with General Policy 2 of the Isle Of Man Strategic Plan 2016.

Date of Issue:
25th February 2026

A MORGAN

**Interim 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

A determination to grant planning approval does not have effect —

- **if an appeal is submitted until the appeal is determined or withdrawn; or**
- **if no appeal is submitted, but there are potential appellants in addition to the applicant, until the time within which an appeal may be submitted has expired (21 days from the date of this notice).**

Development must be carried out in accordance with the approved plans and any attached conditions (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 can only be made by a person who has been accorded rights to do so, must be in writing, include the appropriate fee and be submitted to the Department within 21 days of the date of this Notice.

Guidance on how to appeal is available at gov.im/howtoappeal