



# Watercourse Management in the Isle of Man

A guide to the rights and responsibilities  
of riparian ownership

Watercourses enhance our lives in so many ways and yet they can also pose a threat of flooding. They need to be respected, protected and improved for our benefit and for future generations. That is why there are legal safeguards that we all need to comply with.

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# 1 Introduction

## Watercourses

A watercourse is a river, stream, brook, ditch, cut, culvert, dyke, sluice or a land drain or passage through which water flows (a primary watercourse), and a lake, pond or other area of water flowing into a primary watercourse. Watercourses do not include sewers or highway drains.

The term 'main river', used in the repealed Land Drainage Act 1934, converts to a 'designated watercourse' under the Flood Risk Management Act 2013, and any other rivers and watercourses convert to non-designated watercourses. To avoid any doubt, a reference to a watercourse generally is a reference to both a designated and a non-designated watercourse.

If a watercourse runs through or next to your land you are a 'riparian landowner' and you will have responsibility for managing the watercourse. This guide is for you.

The word riparian refers to anything relating to or situated on the banks of a river.

Your rights as a riparian landowner have been established in common law for many years, but they may be affected by other laws. You may need permission for some activities from a third party, such as Manx Utilities\* or the Department of Environment, Food and Agriculture (DEFA).

This guide explains:

- your rights and responsibilities as a riparian landowner under common law.
- the roles of your flood risk management authority; Manx Utilities, and other organisations you may need to work with.
- who is responsible for flood risk management and flood defences, and what that means in practice.
- how you can work with Manx Utilities and other organisations to protect and improve the natural environment of our rivers and streams.

Manx Utilities has powers and responsibilities to manage flood risk and works with other agencies to improve the river environment in the Isle of Man. We can also give you advice and guidance on managing your watercourse.

\*Manx Utilities is the business trading name of the Manx Utilities Authority

## 2 The role of Manx Utilities

Manx Utilities is the Island's flood risk management authority and is responsible for, and must generally supervise, all matters relating to flood risk management as defined by the Flood Risk Management Act 2013.

Protecting the river environment and managing flood risk is part of our job. This means that some of our duties and powers affect riparian owners. You should contact us if you would like more information on matters relating to flooding from watercourses and the sea.

### Powers

Manx Utilities has extensive powers to do works in order to manage flood risk, whenever we consider that to be necessary. Designation is explained below. In terms of non-designated facilities these powers are restricted to circumstances posing a serious flood risk.

Powers include:

- constructing, maintaining and improving flood risk management assets, for example flood banks, and works on watercourses to manage water levels and make sure flood water can flow freely.
- dredging the river. Manx Utilities can dispose of the material on the banks of the watercourse or on a width of land (of no more than 5 metres) adjoining the watercourse.
- provide and operate 'flood warning systems', including river and rain gauges.
- making byelaws.
- the statutory right to enter land that it does not own. See section 8 for more detail.

Manx Utilities can serve notice on you if you have not maintained a watercourse on your land, and the proper flow of water is impeded or it is increasing flood risk.

### Designation

Manx Utilities can, by order, designate a feature on your land as a flood risk management asset. Before making an order, Manx Utilities must consult the persons and bodies considered likely to be affected by the order.

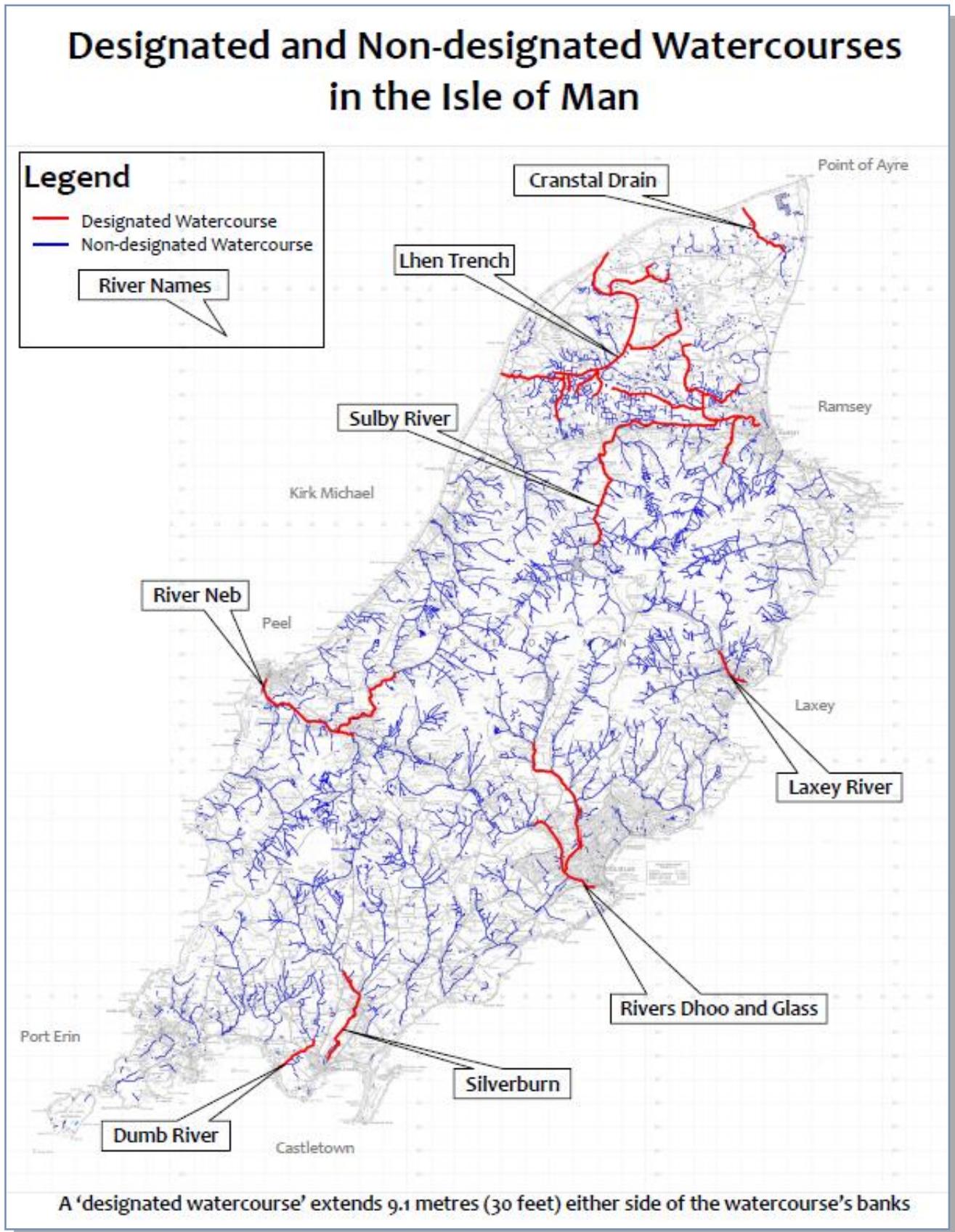
Figure 1 shows all designated and non-designated watercourses on the Island. Designated watercourses and FRM works are maintained by Manx Utilities due to their importance in terms of flood risk management. Features and structures that have been designated as an asset cannot be altered, removed or replaced without the written consent of Manx Utilities.

Designated watercourse corridors extend 9.1m either side of each bank. The landowner will still be responsible for the land in question and will continue to be able to use it in the normal way. However, they will require written consent from Manx Utilities to carry out development e.g. erecting structures or buildings, or to create an obstruction that may affect maintenance or access within the 9.1m corridor.

### Duties

As well as having a general supervisory duty relating to all flood risk management matters, in performing our functions, Manx Utilities has the general duty to consider the desirability of protecting and conserving land, buildings, sites and objects of national, architectural, archaeological or historic interest; conserving and enhancing the Island's natural beauty and amenity, and conserving wildlife, flora and fauna.

Figure 1. Designated and Non-designated Watercourses in the Isle of Man



## 3 Your rights and responsibilities

If you own land adjoining a watercourse or with a watercourse running through it, you have certain rights and responsibilities. In legal terms you are a 'riparian landowner'. If you rent the land, you should agree with the owner who will manage these rights and responsibilities.

### Your rights

- If your land boundary is next to a watercourse it is assumed you own the land up to the centre of the watercourse, unless it is owned by someone else.
- If a watercourse runs alongside your garden wall or hedge you should check your property deeds to see if the wall or hedge marks your boundary. If the watercourse marks the boundary, it is assumed you own the land up to the centre of the watercourse.
- If you own land with a watercourse running through or underneath it, it is assumed you own the stretch of watercourse that runs through your land.
- Occasionally a watercourse, especially an artificial one, will be the responsibility of a third party. This should be noted in your deeds.
- Water should flow onto or under your land in its natural quantity and quality. This means that water should not be taken out of a watercourse if it could lead to a lack of water for those who need it downstream. It also means that a person cannot carry out activities that could lead to pollution of the water and therefore reduce the natural water quality within a watercourse. More information on the permissions required to abstract water from a watercourse and what to do if you spot pollution in your local watercourse is included in this booklet, see section 8.
- You have the right to protect your property from flooding, and your land from erosion. However, you must get your plans agreed with Manx Utilities before you start work, see section 6 for more information. You may also need planning approval, so please seek advice from Planning and Building Control.
- You usually have the right to fish in your watercourse using a legal method. All freshwater anglers must hold an angling licence issued by the Department of Environment, Food and Agriculture (DEFA) and must purchase a licence before they fish anywhere on the Island's inland waters. It is important to check what your rights are, because fishing rights can be sold or leased.

**These rights are affected by your duty to other riparian landowners, the community and the environment**

### Your responsibilities

- You must let water flow through your land without any obstruction, pollution or diversion which affects the rights of others. Others also have the right to receive water in its natural quantity and quality as explained in the Your Rights Section, above. You should be aware that all riparian owners have the same rights and responsibilities.
- You must accept flood flows through your land, even if these are caused by inadequate capacity downstream. A landowner has no duty in common law to improve the drainage capacity of a watercourse he/she owns. Although you are responsible for maintaining the banks and bed of the watercourse and the trees and shrubs growing on the banks, unlawful interference affecting the flow of the watercourse may lead to a fine of up to £5,000.
- You should keep the banks clear of anything that could cause an obstruction and increase flood risk, either on your land or downstream if it is washed away. You should also clear any litter and animal carcasses from the channel and banks, even if they did not come from your land. You may need Manx Utilities consent for clearance works (see section 5). If you find an animal carcass please notify DEFA via the fallen stock line; telephone (01624) 687595.

- You should always leave a 9.1 metre development-free edge on the banks next to a designated watercourse. This allows for easy access to the watercourse in case any maintenance or inspection is required. Any development within this area requires written consent from Manx Utilities. Contact us for further information.
- Your property may include a watercourse that runs in a culvert. You have the same responsibilities for the upkeep of the culvert as if it was an open watercourse. See section 9 for more information on culverts.
- You must keep any structures, such as culverts, trash screens, weirs and mill gates, clear of debris. Discuss the maintenance of flood defences, such as walls and embankments, on your property with Manx Utilities. They may be vital for flood protection.
- You should not cause obstructions, temporary or permanent, that would stop fish passing through.
- You have a legal obligation to notify Manx Utilities if you would like to build or alter a structure that acts as an obstruction to a watercourse.
- You must not wilfully or unlawfully interfere with a designated watercourse or FRM works as you will be liable to a maximum penalty of two years imprisonment or a £5,000 fine.
- If you interfere with a non-designated watercourse you could be fined up to £5,000. Contact Manx Utilities if you wish to carry out watercourse works.
- Please help to protect water quality. Do not use riverbanks to dispose of garden or other waste, where it could be washed into the river. This includes grass cuttings, which pollute the water. Under the Water Pollution Act 1993, if you allow a substantial amount of vegetation to be cut or uprooted in any watercourse, or to be cut or uprooted so near to the watercourse that it falls into it, and don't take reasonable steps to remove the vegetation from the water, this is an offence and you could be fined up to £2,500.
- You are responsible for protecting your property from water that seeps through natural or artificial banks.
- You must control invasive plant species such as Japanese Knotweed and Himalayan Balsam. DEFA can advise you on how to manage and control these species.
- Make sure any work you do on a watercourse fits with the natural river system. Work must not damage wildlife and wherever possible you should try and improve the habitat. Speak to DEFA about wildlife and nature conservation.
- Under the Fisheries Act 2012 it is an offence to remove material from any river bed without consent from DEFA and you could be fined up to £5,000. Material includes gravels, cobbles, boulders and soft sediment such as silt but does not include vegetation removed for the purpose of routine drainage management. Contact DEFA Fisheries on (01624) 685857 for advice.
- Your property may include a watercourse that runs in a culvert. You have the same responsibilities for the upkeep of the culvert as if it was an open watercourse.

If you are not sure what you have to do and/or are new to living near a watercourse, ask Manx Utilities for advice.

If you see any activity that could damage the environment or increase flood risk, please report it to Manx Utilities as soon as possible.

#### **Legal action**

If you do not carry out your responsibilities, you could face legal action resulting in a maximum fine of £5,000, and in some cases, up to two years imprisonment.

## 4 Understanding flood risk

Flooding is a situation where land not normally covered by water becomes covered by water. It does not matter what caused the flood or whether there were a combination of causes.

Examples of possible flood causes include heavy rainfall, inland water overflowing, the banks of a watercourse being breached, a dam overflowing or being breached, wave overtopping or tidal storm surges, groundwater\* and surface run-off and the capacity of a sewer being exceeded. Land and property near watercourses and the sea could be at risk from flooding.

Changes in our climate, resulting in more intense storms and wetter winters, will increase the risk of flooding. It will never be possible to prevent flooding completely but we can all manage flood risk to reduce the likelihood of flooding and its impact.

Manx Utilities has various maps showing the extent of flooding from rivers and the sea in the Isle of Man. Examples are available online at [www.manxutilities.im](http://www.manxutilities.im) or from the Manx Utilities flood risk management engineers, contact (01624) 687687 for more information.



For updates of flood status you should telephone the Isle of Man Floodline on (01624) 686100 for recorded local flood risk information, or visit [www.gov.im/floodwatch/](http://www.gov.im/floodwatch/). For further information on flooding and advice on how to prepare for a flood, how to reduce the impact of flooding and what to do when it floods, visit the Manx Utilities website [www.manxutilities.im](http://www.manxutilities.im). The Scottish Environment Protection Agency (SEPA) website; [www.sepa.org.uk/flooding](http://www.sepa.org.uk/flooding) is also a good source of flooding advice and information.

**\*Groundwater** - all water below the surface of the ground and in direct contact with the ground or subsoil.

### **Rivers can be dangerous**

Water may look harmless, but it can hide deep pools and strong flows. Water can be deep and powerful, especially near weirs and sluices. Always be aware of the risk of possible injury or even death when around water.

## 5 Flood risk management

As a riparian owner you also have a responsibility to manage your own flood risk.

Flood Risk Management (FRM) is risk management in the context of flood risk. For example, land drainage, and defending land against flooding (from any source and relating to any flood risk).

Manx Utilities manages the risk of flooding from designated watercourses and other assets for which we have responsibility, or elsewhere if it is in the public interest to do so.

Flood risk management activities include:

- managing flood risk from various sources including river and coastal systems, surface runoff and groundwater;
- constructing and managing flood defences, where appropriate;
- maintaining watercourses and flood defences.

We work together with other government agencies to reduce the impact of floods through:

- influencing land use planning, what is built and where;
- controlling works carried out in rivers and watercourses through the consenting regime;
- flood warning including weather forecasting and tidal flood prediction;
- appropriate flood emergency responses;
- highway drainage and sewerage network maintenance, temporary flood protection.

Flood risk management plans look at flood risk on a large scale. This allows Manx Utilities to examine whether reducing risk in one area might change, or even increase, the risk elsewhere.

Generally it is the watercourse or asset owner's responsibility to manage the flood risk from their assets.

Assets in this context include dams, weirs, bridges, culverts, pipes, sluices, walls embankments, screens etc.

## 6 Flood defence / watercourse consents

The Flood Risk Management Act 2013 requires you to contact Manx Utilities to apply for formal written consent before carrying out works in, over, under or adjacent to any watercourse. You should discuss your plans to work on or near a watercourse with Manx Utilities as early as possible. You may also require planning approval for your works. Contact the Planning and Building Control section of DEFA for advice and information.

Consent required for watercourse works includes:

- constructing or altering a dam, weir etc
- constructing or altering a bridge, culvert, pipe etc that may affect the flow of a watercourse
- diverting a watercourse
- carrying out any other works that may significantly affect the flow of a watercourse (however consent is not required to maintain the condition of a watercourse)

Manx Utilities takes environmental factors into account before authorising work. These include flood risk, wildlife conservation, fisheries, tidal limits and the reshaping of the river and landscape. We will decide whether or not we agree to the works; consent may be given unconditionally, or conditions may be imposed which will be stated in the decision. If a condition is imposed on your application or if it is refused you will be given an appeal notice and can appeal to a tribunal against the decision if you think the condition/refusal is unreasonable.

A consent only covers the impact of the structure on flood risk and the environment:

Manx Utilities does not assess or approve the design of a structure or check whether your plan complies with other legislation, such as health and safety. We do not allow you to carry out works on land or rivers that you do not own. You must have the landowner's permission as well as the consent.

Some sites are important for conservation or have archaeological value. If your work would affect one of these sites, you may need other permissions from the relevant authorities (see section 11).

### Erosion of river banks

Moving water naturally wears away riverbanks causing erosion. Narrowing the river channel, reinforcing the banks in the wrong place and overgrazing the banks can cause more erosion.

The landowner is usually responsible for work to reduce bank erosion. Manx Utilities will generally only get involved where natural erosion threatens a flood defence or critical infrastructure, however, we still need to agree to any bank protection work and riparian owners should apply to Manx Utilities for works consent. We will encourage you to use soft engineering techniques, where possible. This means using natural materials such as woven willow spiling or planting to limit erosion, rather than blockstone or steel sheet piles.

#### **Remedial action**

You must not do any work without consent. If you do, it could be expensive. Manx Utilities can reclaim from you the cost of whatever action they decide is necessary to remove or alter your work. We can also require you to put things right. If you fail to comply with a notice to rectify problems you may face criminal charges.

## 7 Planning approval

In addition to obtaining Manx Utilities consent for works on a watercourse, you may also require planning approval from the Planning and Building Control Division, DEFA. They can advise whether your proposed works will require planning approval, and possibly a flood risk assessment to support your application.

Manx Utilities comments on planning policies and applications on matters we are responsible for, including protecting floodplains from inappropriate development. In respect of planning applications it is the Planning and Building Control Division that considers these comments and determines applications for development within the context of Tynwald approved Planning Policy.

### **Planning and Building Control**

Department of Environment, Food and Agriculture  
First Floor  
Murray House  
Mount Havelock  
Douglas  
Isle of Man  
IM1 2SF



t: +44 1624 685950

e: [planning@gov.im](mailto:planning@gov.im)

w: [www.gov.im/categories/planning-and-building-control](http://www.gov.im/categories/planning-and-building-control)

## 8 Other consents and licences

You may need permission for other activities which affect the water environment.

### Water abstraction

Although there are currently no consents or licences required specifically for the abstraction of water on your own land, under the Water Act 1991, if you divert water supplying or flowing through any Manx Utilities reservoir or raw water catchment, or do anything which would affect the quality or quantity of the water and do not immediately restore the water to its original state this is an offence. Section 6 outlines consent requirements in relation to carrying out watercourse works on your own land.

### Pollution

Under the Water Pollution Act 1993 it is an offence to discharge poisonous, noxious or polluting matter into 'controlled waters' (rivers, streams, ponds, lakes and the sea). Any discharge of trade effluent must be licensed by the Environmental Protection Unit, DEFA and an application for a discharge licence should be made in writing to the Department and accompanied with relevant information.

If the water is clean surface runoff, for example, from a roof, road, pathway or clean hard standing area, you do not need a licence. You just need to make sure your discharge stays clean and uncontaminated. Watercourse landowners should make sure that domestic appliances such as dishwashers and washing machines are correctly plumbed and substances such as oils and cement should be stored securely so that they cannot enter watercourses and cause pollution.

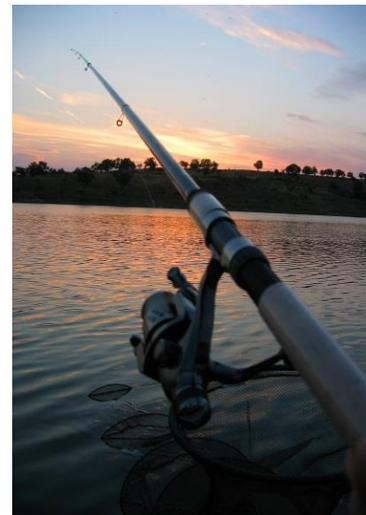
If you are undertaking work which may cause accumulation of material to be released from a dam, weir or sluice you will require consent under section 7 of the Water Pollution Act 1993. This also includes allowing substantial amounts of vegetation that is either uprooted or cut and allowed to fall into any inland waters.

### Fisheries

The Fisheries Directorate within DEFA is responsible for the supervision and protection of inland and sea fisheries and for fostering the establishment and development of such fisheries.

The Fisheries Directorate has powers to ensure free passage of fish within any watercourse, which includes ensuring that structures, sluices and dams within a river system do not cause an obstruction to fish movement.

Under Section 18 of the Fisheries Act 2012, consent must be obtained from DEFA prior to removing material from the bed of any watercourse. Material includes gravels, cobbles, boulders and soft sediment such as silt but does not include vegetation removed for the purpose of routine drainage management.



### Right of entry

Manx Utilities staff may need to come onto your land to carry out flood risk management work. We try to make sure that we always have access to riverbanks, so that we can carry out essential maintenance and other work quickly and safely. We have statutory powers of entry so that we can do our job properly and without delay. Whenever possible we will co-operate with you, but we can obtain a warrant from the courts if you refuse entry to your land.

Prior notice is not required if there is an emergency or, provided heavy equipment is not used, if entry is for the purposes of carrying out maintenance work, inspection of land, taking photographs, carrying out surveys or operating flood warning systems, monitoring equipment or other apparatus on the land.

## **Tree removal**

With few exceptions, a licence is required to fell any live tree with a main stem of >8cm diameter at 1.52m above ground. Some river bank trees are 'Registered' under the Tree Preservation Act 1993 and therefore require a licence for felling or pruning whatever their size. Contact DEFA for further information. Under the Tree Preservation Act 1993; landowners will need to ensure they do not contravene the Act if undertaking any tree works. Seek DEFA advice on licencing requirements prior to any tree work. Further information can be found at: <https://www.gov.im/categories/the-environment-and-greener-living/tree-protection/>

## **Dredging**

Under the Fisheries Act 2012 consent must be sought for dredging. Any Landowners wishing to dredge drainage ditches should contact DEFA in order to avoid committing offences under the Wildlife Act 1990, Section 32 of the Fisheries Act 2012 or the Water Pollution Act 1993.

## 9 Culverts, mills and weirs

### Culverts

A culvert is an artificial construction covering a channel or pipe that prevents the obstruction of a watercourse or drainage path. This is usually done so that the land above the watercourse can be used for other things, for example a driveway or school playground. Culverts do not include sewers.

Manx Utilities discourages the construction of new culverts because they can increase flood risk and damage the environment. We are likely to only allow a culvert to be built if there is no alternative. If you want to build a new culvert or alter an existing one, Manx Utilities must consent to the works. Please contact us for more information.

If there is a culvert on your land, you generally own it from where it enters to the point it leaves your land. You are responsible for maintaining culverts on your land. Culverts can collapse and cause the ground above to subside if they are not maintained properly. Water cannot flow through blocked culverts, and may back up and cause flooding above ground.

It is not always easy to find culverts, especially if they were built a long time ago. Maps and records may not be accurate or could have been lost or never made in the first place. If you think you have a culvert on your land, but do not know where it is or are worried about its condition, you should arrange for a professional company to do a survey.

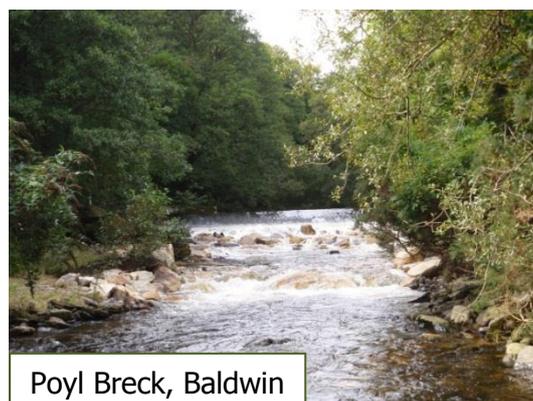
It is your responsibility to let water flow through your land without obstruction, pollution or diversion affecting the rights of others. This means you must clear a blocked culvert on your land or under your property.

#### **Culverts can be dangerous**

Culverts are confined spaces that can contain noxious gases. You risk injury, drowning or becoming trapped by going into a culvert. Only trained, properly equipped people should go inside them.

### Mills and weirs

A river control structure affects river levels and flow, for example a mill dam or weir. If you own one you are legally obliged to maintain and operate the structure properly. In accordance with the Fisheries Act 2012 you will be required to include provision for fish passage when a river control structure is built, rebuilt or refurbished to any extent. You can discuss the maintenance and operation of river control structures with Manx Utilities flood risk management engineers. If you are buying a property with a river control structure, contact them for further information.



## 10 Land management

Some waste materials such as silage effluent, waste milk and slurry can, if released into watercourses, seriously damage the environment and the quality and capacity of the watercourse as well as causing a health risk to the general public.

There is a statutory obligation to avoid water pollution. Land managers are expected to observe The Water Act 1991 and The Water Pollution Act 1993. They should also ensure that water is not polluted when dipping and spraying operations are being carried out, or when applying slurries or manures to the land.

A contravention of the regulations under certain sections of the Water Pollution Act 1993 is an offence, the maximum penalty being imprisonment for up to 6 months, a fine up to £20,000, or both.

Land owners should use techniques to prevent rainwater from carrying off topsoil into the watercourse and leading to a potential pollution incident. Financial support may be available from DEFA to provide adequate storage and safe methods of disposal of waste products.

### **Cross Compliance and the Agricultural Development Scheme**

If you claim Agricultural Development Scheme (formerly Countryside Care Scheme) payments then Cross Compliance rules will apply to you. Cross Compliance includes a set of specific European legal requirements, known as Statutory Management Requirements (SMRs) and standards, based on a legal Framework, which require you to keep your land in Good Agricultural and Environmental Condition (GAEC). Several of these SMRs and GAECs are directly applicable to protecting watercourses and also cover the land around watercourses.

Further information on the Agricultural Development Scheme is available at:  
<http://www.gov.im/categories/business-and-industries/agriculture/agricultural-development-scheme/>

Further information on Cross Compliance Standards for farmers in the Isle of Man is available at:  
<http://www.gov.im/categories/business-and-industries/agriculture/agricultural-development-scheme/cross-compliance-penalties/>

If you need technical advice or assistance about the Agricultural Development Scheme or Cross Compliance, please contact:

#### **Agriculture Directorate**

Department of Environment,  
Food and Agriculture  
Thie Slieau Whallian  
Foxdale Road  
St Johns  
IM4 3AS

t: (01624) 685844

e: [agriculture@gov.im](mailto:agriculture@gov.im)

# 11 The role of other organisations

## Archaeology

If your proposed works may affect archaeological remains, or if you discover archaeological remains on your land during works, you should contact Manx National Heritage. The Manx Museum and National Trust Act 1959 makes it an offence to remove or damage archaeological remains. The Archaeological Officer will be able to advise you further.

### Manx National Heritage

Douglas  
Isle of Man  
IM1 3LY

t: (01624) 648000  
e: [enquiries@mnh.gov.im](mailto:enquiries@mnh.gov.im)

## Nature conservation

You will need permission for works in or near a watercourse from DEFA as well as Manx Utilities if your proposed works:

- are on or may affect a site protected by law, such as an Area of Special Scientific Interest (ASSI) or Special Area of Conservation;
- are on a site which supports a legally protected species, such as bats and orchids or;
- include removal of material from the bed of a watercourse.

DEFA has a duty to promote the conservation of the water environment, the natural beauty of rivers and wetlands, and the wildlife that lives there. It assesses the impacts of any proposal on the whole environment. This means that DEFA will assess the environmental impacts of proposals for any works in or adjacent to rivers. It will discuss how and when the work might be done to protect the environment.

Further advice will be available from:

### Department of Environment, Food and Agriculture

Thie Slieau Whallian  
Foxdale Road  
St Johns  
Isle of Man  
IM4 3AS

t: (01624): 685835  
e: [defa@gov.im](mailto:defa@gov.im)

## Highway drainage

Responsibility for highway drains / drainage lies with the Department of Infrastructure (DoI) in its capacity as the Highway Authority for the Island.

### Department of Infrastructure

Customer Services  
Ellerslie Depot  
Crosby  
Isle of Man  
IM4 2HA

t: (01624) 850000  
e: [infrastructure@gov.im](mailto:infrastructure@gov.im)

## Tidal watercourses

On the Island, under the Territorial Sea (Consequential Provisions) Act 1991, the sea bed below the low watermark is vested in the DoI. The foreshore lies between the ordinary high watermark and low watermark and is managed by the DoI.

## 12 Further information

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

Thie Slieau Whallian  
Foxdale Road  
St Johns  
Isle of Man  
IM4 3AS

t: (01624) 685835

e: [defa@gov.im](mailto:defa@gov.im)

w: [www.gov.im/defa](http://www.gov.im/defa)

### **Department of Infrastructure**

Sea Terminal  
Douglas  
Isle of Man  
IM1 2RF

t: (01624) 850000

t: (01624) 672000 **Emergency (24hr)**

w: [www.gov.im/infrastructure](http://www.gov.im/infrastructure)

### **Manx Utilities Flood Risk Management Engineers**

PO Box 177  
Douglas  
Isle of Man  
IM99 1PS

t: (01624) 687687

e: [enquiries@manxutilities.im](mailto:enquiries@manxutilities.im)

w: [www.manxutilities.im](http://www.manxutilities.im)

### **Planning and Building Control Division, DEFA**

Murray House  
Mount Havelock  
Douglas  
IM1 2SF

t: (01624) 685950

e: [planning@gov.im](mailto:planning@gov.im)

## **Local weather forecasts and flood information**

### **Floodline**

Provides current flood warning  
status for the Island

t: (01624) 686100 (recorded message)

### **Floodwatch**

Information on local flood risk

w: [www.gov.im/floodwatch](http://www.gov.im/floodwatch)

### **Local radio**

Manx Radio (97.2FM or 1368AM)  
Three FM (104 - 106FM)  
Energy FM (91.2 - 105.2FM)

### **Ronaldsway Met Office**

Provides a daily weather forecast

t: 0900 624 3300 (recorded weather forecast)

w: [www.gov.im/weather](http://www.gov.im/weather)

### **WeatherMann**

Speak to a Forecaster

t: 0900 624 3200 (calls are charged at 48p per minute)

### **Road closures**

Find out if roads are closed  
due to flooding

w: [www.gov.im/residents/roadnotifications](http://www.gov.im/residents/roadnotifications)