



**Isle of Man**  
**Government**

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# **Preliminary Publicity for the Area Plan for the North and West**

## **Site Identification Report Paper No. PP2**

Consultation period 16th April 2021 to 25th June 2021

**Cabinet Office**

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## **1. Introduction**

### **Purpose of this Report**

- 1.1 This Report forms part of the Preliminary Publicity documents for the Area Plan for the North and West. It summarises the results of the Call for Sites exercise and explains how the process of identifying additional sites for assessment has been undertaken.

### **Main outputs of the Call for Sites exercise**

- 1.2 The main output from the Call for Sites work is a long-list of possible proposal sites (see Appendix 1: "All Sites Table") which have been digitally plotted on an "All-Sites Map". This list and associated mapping will form the basis of further, more rigorous site assessment using a defined "Site Assessment Framework" (see Paper PP4). Sites may go on to be considered suitable for inclusion in the Draft Plan as a specifically numbered allocated site, some may be identified as 'Strategic Reserves' and some may simply be recognised as having a particular land use within or even outside identified settlement boundaries. Inevitably, some sites will not be suitable for development and will be excluded from the Draft Plan.

## **2. How sites have been identified**

### **Call for Sites Launch**

- 2.1 On 31<sup>st</sup> May 2019, the Cabinet Office launched a 'Call for Sites' exercise for The Area Plan for the North and West. The original deadline for submissions was 29<sup>th</sup> November 2019 but this was extended to the 28<sup>th</sup> February 2020. This provided an opportunity for landowners, developers and other interested parties to put forward sites for consideration whether that be for built development or for other purposes.
- 2.2 The publicity which took place as part of the launch (and again as part of the confirmation of the time extension) included the following actions:
- Public Notice (Isle of Man Courier) – and circulated to the DEFA Planning & Building Control's general 'contacts list'
  - News Release
  - Letters to MHKs, MLCs and Local Authorities
  - Letters to those on Cabinet Office's contacts list for the North and West (those who had registered an interest previously)
  - Memo to Chief Executives of all Government Departments
  - Updating the Planning Policy Webpage
- 2.3 As part of the Call, the following information was made available:
- The Call for Sites Response Form;
  - An Explanatory Note which set out the background to the project;
  - Maps showing the geographical scope of the Plan, and
  - Draft Settlement Boundary Maps.
- 2.4 The Explanatory Note highlighted that:
- The Department welcomed sites being put forward for uses other than simply housing or employment uses e.g. community facilities, mixed use or open space etc.; and
  - The Department was open to suggestions to re-examine the suitability of all extant land designations<sup>1</sup> on current plans meaning that land zonings wouldn't automatically be rolled forward.

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<sup>1</sup> Existing land designations as stated in current Local/Development Plans.

## Site submissions using the 'Response Form'

- 2.5 **166 full submissions** were received in response to the Call for Sites exercise representing **169 Sites. 115 sites** are located in the north, approximating to circa 750 hectares of land identified. **54 sites** are located in the west, approximating to circa 150 hectares of land identified. A total of 850 hectares (approx.) of land has been suggested for various purposes within the Area Plan boundary. This does not mean that anywhere near that amount of land is required however.
- 2.6 The majority of the sites were suggested as being suitable for residential. Other suggestions included open space, mixed use, employment and some specific uses. Some submissions included masterplans for a specific area, with numerous sites included, involving a range of land uses. Other submissions related to different land uses for a particular site.
- 2.7 Table 1 sets out a summary of submissions received for each Local Authority Area and gives an indication of size and suggested uses.
- 2.8 Table 1 simply represents the number of submissions and sites that were received in response to the Call for Sites. It does not represent the Department's final view on any sites that merit review.
- 2.9 Of the sites submitted, 78% were proposed for predominantly residential land use. 2% are proposed for employment, 6% are proposed for mixed use and 11% are proposed for Open Space. 35 sites are owned by a developer and 20 sites are under option to a developer.
- 2.10 The "All Sites Table" forms Appendix 1 to this report, and an "All Sites" Map forms part of the consultation.

## Summary of Site Submissions through the Call for Sites Exercise

169 Sites were submitted through the Call for Sites Exercise.

In some cases more than 1 'option' was proposed for a site (i.e. alternative boundaries were submitted or the site was proposed for more than one mutually exclusive use).

Of these submitted sites, 115 sites are located in the north and 54 sites are located in the west.

Suggested land uses can be broken down as follows:

- 78% of these sites were proposed for housing.
- 2% of these sites are proposed for employment.
- 6% of these sites are proposed for mixed use.
- 11% of these sites are proposed for open space

**Table 1:** Number of submissions and sites per Parish, and indicative size

Local Authority Area (in alphabetical order)	Total number of Call for Site Submissions	Number of Sites Submitted	Suggested Uses/development type Residential 'R', Employment 'E', Open Space 'O', Infrastructure 'I', Mixed use 'M', Minerals 'Min', Civic 'C';		Total Hectares° (where known)
Andreas	13	12	R	11	321
			M	1	
Ballaugh	7	7	R	5	75
			M	2	
Bride	6	6	R	5	51
			E	1	
Garff (Maughold Ward)	25*	29	R	22	29
			E	1	
			O	4	
			M	1	
			Min	1	
German	22	22	R	18	97
			C	2	
			M	1	
			O	1	
			Min	1	
Jurby	12	12	R	11	51
			E	1	
Lezayre	37	36	R	33	113
			E	1	
			O	1	
			M	1	
Michael	8	8	R	7	7
			M	1	
Patrick	12	12	R	6	11
			O	4	
			M	2	
Peel	10**	12	R	5	17
			O	5	
			C	1	
Ramsey	14	13	R	8	76
			O	4	
			M	1	
Total	166	169	R = 131		848
			M = 10		
			E = 4		
			O = 19		
			Min = 2		
			C = 3		

\*Including a Masterplan for Glen Mona

\*\* Including a Masterplan for Peel

° Excluding Sites proposed for Open Space

### **3. Identifying additional sites to those submitted via the Call for Sites**

- 3.1 The Cabinet Office has carried out work to ensure that, as far as reasonably practicable, all land in the North and West which has some potential for development has been identified to undergo basic assessment. This section sets out how these 'additional' sites have been identified.
- 3.2 In light of the Strategic Plan Settlement Hierarchy, this work focussed on sites within and abutting the draft existing settlement boundaries for those places named in the hierarchy. The draft Settlement Boundary Maps (published as part of the Call for Sites) were used to inform this work. These boundaries were identified around the settlements set out above. They are based on the current situation 'on the ground' as of 2021 (i.e. what has been built and excluding allocated but undeveloped land).
- 3.3 Sites have been added to the Call for Sites list as a result of:
- consideration of correspondence received in response to the Call for Sites (named sites only);
  - consulting evidence papers (Residential Land Availability Study 13 and Employment Land Study), and
  - additional desk-based research.
- 3.4 The above methods enabled a number of additional sites to be highlighted which were coded accordingly. No preliminary assessment was undertaken other than to plot/map the site. Where there was a duplication of sites (i.e. highlighted both through the Call for Sites and the above sources) such sites were 'screened out' from being added to the list for they would already be in line for consideration. Again, it was important not to double count or duplicate site details.
- 3.5 New sites which have been identified through this process (i.e. sites which were not identified through the Call for Sites) have been coded and added to the "All-Sites" Table and Map.

### **Land allocated on extant plans where there is uncertainty about future need**

- 3.6 The Area Plan for the North and West will replace the current Development Plans as set out below. It is important to note that the above approach means that existing Local Plan



allocations are not automatically 'rolled forward' but instead are added to the list of sites to be considered.

- Foxdale Local Plan 1999
- St John's Local Plan 1999
- Peel Local Plan 1989
- Kirk Michael Local Plan 1994
- Sulby Local Plan 1999
- Ramsey Local Plan 1998
- Relevant parts of the Planning Scheme (Development Plan) Order 1982

3.7 Consideration has been given to sites adjoining existing settlement limits and allocated in existing plans for specific development, but not developed. A review of the extant Local Plans referenced in paragraph 3.6 (above) have revealed a number of sites currently allocated for residential use, employment use and mixed use. These sites will be included as part of the overall assessment process for inclusion within the Area Plan for the North and West.

## **Call for Sites - Observations and General Points**

### **Sites Mentioned 'by name only' in Call for Sites Responses**

3.8 A small number of responses listed possible sites for consideration in the Area Plan for the North and West i.e. they were identified by name only, outside of the format of a Response Form. A number of government owned sites were suggested in this manner, relating to Mineral Reserves. These sites have been referenced as Mineral Safeguarded Areas on the all Sites Map but will not be subject to the same Site Assessment Process. It's possible that they may come forward for development within the plan period or they may not. Such development is location dependent and will need proper and full consideration through the planning application process. These areas and any associated buffer zones will also be identified on the Constraints Maps. Mineral Reserve sites that have been submitted through the Call for Sites Exercise and proposed for mineral use will be treated in a similar manner.

### **Changing circumstances**

3.9 Any Government Department which requires land to be identified for particular purposes or realises specific issues need to be addressed in the draft plan which have not already been

mentioned such as energy infrastructure needs, the processing of waste, the need for special industry or other social, green or grey infrastructure should feed into the Draft Plan by liaising with Cabinet Office during the consultation process.

### **Site ownership**

- 3.10 It should be noted that in some cases sites have been put forward for consideration which are not owned by the proposer.

### **Suggested sites which have no clear intended use**

- 3.11 Where sites have been identified as worthy of consideration but without specifying a land use, the Cabinet Office has proposed a land use, having regard to existing and surrounding land uses (and any relevant evidence papers).

### **Sites suggested as being in need of protection**

- 3.12 In some cases respondents have suggested land should be protected from development. Where the site has not been identified as a potential development site, this is noted. In some instances, sites proposed by an individual to be protected from development may also have been proposed by a separate individual for future development. In this instance, the site will be assessed under the site assessment framework. This stage is intended to identify sites for consideration rather than prejudge the outcome of that consideration.

### **Site Numbering**

- 3.13 Where sites cross roads, former railway lines or are detached from other parts of the site, these have in some cases been labelled as 'a, b, c' etc. to help in describing elements of the site. This may be useful later on in the plan making process and does not represent any judgement about the merits of the site as a whole at this point.

### **Evidence Papers**

#### **Residential Land Availability Study**

- 3.14 The Residential Land Availability Study 13 (RLAS 13) forms an up to date and comprehensive list of potential residential sites. The study is regularly reviewed. Sites listed in RLAS 13 that have not already been submitted as part of the Call for Sites Exercise have been identified and

included within the All Sites Table, to allow for these sites to be assessed for suitability against other submitted sites. The results of this search are set out in Appendix 3: Table Detailing Sites Proposed by the Cabinet Office.

### **Employment Land Review**

- 3.15 The Employment Land Study 2014 and subsequent Review dated 2017 (ELR) sets out a list of potential employment sites. Sites listed within the ELR that have not already been submitted as part of the Call for Sites Exercise have been identified and included within the All Sites Table, to allow for these sites to be assessed for suitability against other submitted sites. The results of this search are set out in Appendix 3: Table Detailing Sites Proposed by the Cabinet Office.
- 3.16 Appendix 3 excludes mixed-use sites. However it is noted that mixed-use and/or town centre allocations could contribute towards meeting demand for office space, which falls within an employment use class.

### **Additional Desk Based Research**

- 3.17 A desk top study has also been undertaken to identify a number of potential development sites within existing settlement boundaries. These sites are typically previously developed sites within the urban fabric that are currently not in use but have the potential to be re-developed in the future. Where these sites have not come forward via any other means they are set out in Appendix 3: Table Detailing Sites Proposed by the Cabinet Office.

## Overall Summary of Suggested Sites

1. **169 Sites** were submitted through the Call for Sites Exercise.
2. **21 named sites** (i.e. no maps) were submitted, by DEFA and the MUA.
3. This means there are **190 submitted sites** in total (see Appendix 2 for a complete list of submitted sites).
4. **40 additional sites** were identified by the Department, with reference to RLAS data, ELR data and desk top study (see Appendices 3).
5. **230 sites** are proposed for consideration within the Area Plan for the North and West.

## **4. Exclusions**

### **Groups of Houses in the Countryside**

- 4.1 The Strategic Plan identifies that Groups of Houses in the Countryside can be explored for their development potential. There are a number of suggested sites which are not, based on initial assessment, in accordance with the Strategic Plan settlement hierarchy (e.g. these are often sites proposed for housing which are isolated from existing settlements). Such sites will generally fail the first step of the Site Assessment Framework which is used to filter out sites on the grounds of sustainability. The plan process could go on to investigate some rural sites to see if they meet certain criteria of being 'groups'.
- 4.2 The East Plan did not allocate any Groups of Houses in the Countryside on sustainability grounds and the level of development land needed for the North and West is considerably lower than the East. The issue is further explained in the Main Publicity Document (PP1) but in summary it is not the intention to identify potential groups of houses in the countryside with a view to allocating additional land for rural housing.

### **Recent Planning Approvals**

- 4.3 It should be noted that larger sites with planning approval are not automatically identified for allocation in the Area Plan for the North and West. This is because:
- Planning Approvals are not always implemented;
  - The process and considerations for allocations in a Development Plan are different to the determination of a Planning Application; and
  - Planning Approvals have a relatively short period for implementation, whereas a Development Plan allocation lasts until the plan is replaced.

## 5. Site Coding and Mapping

- 5.1 A key part of the preparation of any Development Plan is mapping. Every site has been coded and this code will remain associated with the site throughout the plan making process. All sites have been digitally mapped allowing individual large scale maps/aerial photographs to be produced as well as an All-Sites Map which shows where those sites are across the plan area.
- 5.2 To make it easy to identify sites, each site has been given a code. The code system is as follows:
- A letter indicating the Local Authority Area (A = Andreas, B = Ballaugh, BD = Bride, G = Garff, GM = German, J = Jurby, L = Lezayre, M = Michael, R = Ramsey, P = Peel and PT = Patrick);
  - A letter indicating the type of development (E = Employment, R = Housing, M = Mixed Use, O = Open Space/Special Use, Min = Minerals Site and C = Civic); and
  - A three digit number representing the type of development in each Local Authority area (so the third housing site to be identified in Ramsey would be RH003).
- 5.3 Where more than one option is proposed for a site (for example Option 1 - the entire site and Option 2 – part of the site) the mapped site will be the larger area i.e only Option 1. Option 2 would be coded but not mapped to avoid double counting. Where different uses are proposed for the same site (i.e. Option 1 - to develop for housing and Option 2 - to develop for employment) again, each use will be given a code but the site only mapped once.

## 6. Appendices

### Appendix 1: All Sites Table – Full List

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
AM001	Andreas Airfield (disused) Andreas IM7 4JB	Andreas	211.27	Mixed Use (which includes a number of different but compatible uses)
AR001	Field No 124297 Ballalough, Andreas Adjacent to IM7 4HS	Andreas	2.17	Predominantly Residential
AR002	Plot of land off The Burmah Road Andreas Road IM7 4JA	Andreas	1.7	Predominantly Residential
AR003	Field at top of Ardonan Lane and Ballayocky Lane	Andreas	0.49	Predominantly Residential
AR004	Fields 124281, 124282 & 124283 Oatlands Farm, Oatlands Road, Andreas	Andreas	4.57	Predominantly Residential
AR005	Ballasteen Farm Andreas	Andreas	87.21	Predominantly Residential
AR006	Waste Ground adjacent to Cronk Aalin, Andreas	Andreas	0.18	Predominantly Residential
AR007	Lawson's Croft The Lhen Andreas Isle of Man IM7 3EH	Andreas	0.48	Predominantly Residential

<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
AR008	Field 124711, Balleigh Farm, Andreas	Andreas	2.43	Predominantly Residential
AR009	Larivane Bride Road/ Smeale Road Kirk Andreas Near Ramsey	Andreas	5.38	Predominantly Residential
AR010	Field 121304 and 124298 Smeale Road Andreas	Andreas	5.07	Predominantly Residential
AR011	Fields 121381, 121382 & 124280, Bride Road, Andreas.	Andreas	1.61	Existing Residential
AR012	Field 124737, Balleigh Farm, Andreas	Andreas	0.76	Predominantly Residential
AR013	Land at Ballalough Estate, Andreas.	Andreas	0.36	Existing Residential
BDMIN001	Point of Ayre Quarry Cranstal Bride IM7 4BS	Bride	46.58	Employment
BDR001	WINDSOR VIEW WEST KIMMERAGH ROAD BRIDE	Bride	1.55	Predominantly Residential
BDR002	Ballaskilley, Lhen Road, Bride, Isle of Man	Bride	1.82	Predominantly Residential
BDR003	Inglewood Lambhill Road Bride Isle of Man	Bride	0.37	Predominantly Residential
BDR004	Ballabrunne Dogmills Bride IM7 4AB	Bride	0.54	Predominantly Residential



<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
BDR005	Former Ayre Mowers site Adjacent to Thie Ain Main Road Bride IM7 4AT	Bride	0.1	Predominantly Residential
BDR006	Field 110618, Ballakilly Farm, Bride.	Bride	1.35	Allocated as Proposed Residential, Existing Woodland and AHLVCSS
BM001	Alpine House Alpine Corner Ballaugh Isle of Man IM7 5EX	Ballaugh	0.79	Mixed Use (which includes a number of different but compatible uses)
BR001	Cronkould Farm Main Road Ballaugh Isle of Man IM7 5ED	Ballaugh	53.91	Predominantly Residential/ Employment/Mixed Use/Open Space/Education
BR002	Orchard/land adj Stoneleigh Glen Road Ballaugh IM7 5JE	Ballaugh	0.16	Predominantly Residential
BR003	Field 224243 Rear of st Mary's Meadow Station Road Ballaugh	Ballaugh	2.42	Predominantly Residential
BR004	Cronk Ballaugh	Ballaugh	1.96	Predominantly Residential
BR005	Part of field 224247, to the rear of Riverside, Station Road, Ballaugh.	Ballaugh	0.42	Existing Residential and AHLVCSS
BR006	Land to south of Main Road, Ballaugh	Ballaugh	6.51	Predominantly Residential
BR007	Fields Nos 224254 And 224255, Off Station Road, Ballaugh.	Ballaugh	0.42	Allocated as Proposed Residential

<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
BR008	Land at Ballaterson Road, Ballaugh, Isle of Man	Ballaugh	7.22	Predominantly Residential
BR009	Part of Field No.s 224317 & 224319, Ballaugh, Isle of Man	Ballaugh	1.92	Predominantly Residential
GE001	Field 621984 between A2 and Manx Electric Railway Line, Glen Mona	Garff	1.01	Employment.
GM001	Field no. 624703, Upper Ballasloe Margher-e-Breck Lane Quakers Road Maughold	Garff	1.14	Mixed Use (which includes a number of different but compatible uses)
GMC001	Site B Field 315146, Douglas Road, Peel (South side beyond the borders of Peel and East of existing cemetery)	German	0.77	Other - Cemetery
GMC002	Field 311902 (Site A), Douglas Road Peel	German	1.68	Other - Cemetery
GMin001	Dreemskerry Quarry, Maughold. IM7 1EF	Garff	4	Minerals
Gmin002	Dhoon Quarry, The Dhoon, Isle of Man	Garff	Not known	Minerals Site
GMin003	Dreemskerry Quarry, Maughold	Garff	Not known	Minerals Site

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
GMMin001	Ballaharra St.Johns German IM4 3RB	German	30	Minerals Site
GMM002	Tynwald Inn, Peel Road/Station Road, St. John's	German	0.23	Mixed Use (which includes a number of different but compatible uses)
GMMin001	Ballahara Quarry, St. Johns	German	Not known	Minerals Site
GMMin002	Poortown Quarry, Poortown Road, St. Johns.	German	Not known	Minerals Site
GMO001	Car Park accessed from Station Road, St. Johns	German	Not known	Open Space
GMO002 (GMR003)	Fields 314312, 310990, 310993, 310995, 314313, 314314, 310992, 310994, 314318, 314320, 314317, 314316, 314315, 310991 and 310943 and adjoining headland next to Peveril Road, Peel.	Peel	26.08	Open Space/ Special Use (school etc)
GMR001	Plot of land located between Mac's and Allanson's Nurseries Peel Road St. Johns Isle of Man	German	2.64	Predominantly Residential
GMR002	"Alpines" Curragh Road St Johns IM4 3LN	German	0.38	Predominantly Residential
GMR003 (GMO002)	Field 311905 Douglas Road Peel Isle of Man	German	2.55	Predominantly Residential/Mixed Use.
GMR004	Field 311902 Douglas Road Peel Isle of Man	German	0.79	Predominantly Residential/ Mixed Use

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
GMR005	Watsons Nurseries Main Road Greeba ISLE OF MAN IM4 3LG	German	7.09	Predominantly Residential
GMR006	Dreem Faaie Nursery St Johns Isle of Man Im4 3LS	German	2.25	Predominantly Residential/Mixed Use.
GMR007	Fields 314766 and 314775, south of Peel Road, St. Johns.	German	1.34	None proposed.
GMR008	Field Numbers adjacent to western settlement boundary of Peel, as follows:-  311964 311965 311966 311967 311997 311998 311999 312003 and small Tholtan	German	15.33	Predominantly Residential
GMR009	Land adjacent to Ballagyr Lane Peel and existing developments	German	10.64	Predominantly Residential
GMR010	Whitestrاند Lhergy Dhoo nr Peel IM5 2AE	German	0.29	Predominantly Residential
GMR011	Sunset Lakes Peel	German	1.40	Extension to existing leisure uses
GMR012	Site at Ballacraigne St. Johns	German	5.50	Predominantly Residential
GMR013	A3 Island Marquees Ltd Ballagyr Store Ballaagyr Lane Peel IM5 1AD	German	0.47	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
GMR014	Field 316086, Land south of Ramsey Road, Peel	German	2.58	Predominantly Residential
GMR015	Land at Balladoyne St. Johns	German	1.47	Predominantly Residential
GMR016	LAND OFF STATION ROAD ST JOHN'S	German	0.70	Predominantly Residential
GMR017	Land north of Ramsey Road, Peel	German	3.90	Predominantly Residential
GMR018	Land at Kennaa Road St Johns Isle of Man  Field Numbers: 314877, 315168, 313157, 313158, 314889 Please see attached Location Plan (page 22 of Preliminary Transport Assessment document) and Site Plan	German	5.15	Predominantly Residential
GMC001	Field 311881, Accessed via Glenfaba Road, Peel	German	Not known	Civic (Sewage Treatment Works)
GO001	Dreemskerry Quarry IM7 1BE	Garff	6ha	Open Space
GO002	Field 621790, opposite Ballagorey Chapel, Glen Mona	Garff	Not known	Open Space
GO003	Field to the south of Dhoon Church Main Road Glen Mona IM7 1HD	Garff	0.59	Open Space/ Special Use (school etc)

<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
GR001	Dreemskerry Quarry IM7 1BE	Garff	2.01	Residential Land
GR002	Land off Maughold Road Maughold	Garff	2.66	Predominantly Residential
GR003	Field B - Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.98	Predominantly Residential
GR004	part of field 624412 Booilushag Estate Maughold Isle of Man	Garff	0.6	Predominantly Residential
GR006	Field C Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.26	Predominantly Residential
GR021	Field 621884, adjacent to Dhoon School, Glen Mona	Garff	Not known	Predominantly Residential
GR008	Field 624091, opposite the Pink House, Maughold	Garff	0.2	Predominantly Residential
GR009	Field 624507 between A2 and Manx Electric Railway Line, Glen Mona.	Garff	0.85	Predominantly Residential
GR010	Field No. 620452 Jacks Lane Maughold	Garff	1.32	Predominantly Residential
GR011	Field 621790 and part of field 624440 to the west of Hillside Cottage, Glen Mona	Garff	2.27	Predominantly Residential
GR012	Elgin Jacks Lane Maughold Isle of Man IM7 1AW	Garff	0.33	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
GR013	Field 621788 to the north of Hillside Cottage, A2, Glen Mona.	Garff	2.81	Predominantly Residential
GR014	Site A in the Ballajora area, Maughold	Garff	0.5	Predominantly Residential
GR015	Ballasaig Farm, Maughold IM7 1BJ  Site field numbers 624389 (site 1 - approx 1 acres of this field dedicated to site 1); site 2 field number 620625	Garff	0.25	Predominantly Residential
GR016	Site B in the Ballajora area, Maughold	Garff	0.5	Predominantly Residential
GR017	Kerrowdhoon Dhoon Loop Road Maughold IM7 1HN	Garff	0.98	Predominantly Residential
GR018	Romes Crossing Ballajora Maughold	Garff	0.11	Predominantly Residential
GR019	Ballajora Crossing Maughold	Garff	0.24	Predominantly Residential
GR020	Herdmans Croft Ballajora Maughold IM7 1EC	Garff	0.4	Predominantly Residential
GR021	Field to the south of Dhoon Church Main Road Glen Mona IM7 1HD	Garff	Variable	Open Space/ Special Use (school etc)
GR022	Glen Mona Hotel and Country Pub (part of overflow car park) Glen Mona Loop Road Maughold	Garff	0.1	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
GR023	Field 621254 Cardle Veg	Garff	0.8	Predominantly Residential
GR024	Land Between Holly Bank And No 9 Ballagorry Drive, Glen Mona, Ramsey.	Garff	0.4	Allocated as Residential
GR025	Ballasaig Farm, Maughold Im7 1bj  Site field numbers 624389 (site 1 - approx 1 acres of this field dedicated to site 1); site 2 field number 620625	Garff	1.47	Predominantly Residential
JE001	Jurby Industrial Estate (various sections of overall industrial estate)	Jurby	15.13	Employment
JE002	Ballateare Farm Jurby Coast Road Jurby	Jurby	1.3	Employment.
JR001	Vacant plot adjacent to Sandygate House Clenagh Road Ramsey Isle of Man IM7 3AF	Jurby	0.07	Predominantly Residential
JR002	Close Clarke Rhendhoo Road Jurby IM7 3BT (Inc Field no 211431)	Jurby	0.5	Predominantly Residential
JR003	Ballachrink Jurby East Jurby	Jurby	18.2	Predominantly Residential
JR004	Brianswood Farm Ballavarran Road Jurby IM7 3AX	Jurby	11.3	Predominantly Residential
JR005	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	3.09	Predominantly Residential



Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
JR006	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	0.07	Predominantly Residential
JR007	Field ( unnumbered) at Jurby west between church view cottage & studio house at juncton of A10 Jurby Coast Road wth B5 Ballavarran Road.	Jurby	0.42	Predominantly Residential
JR008	The Water Tower Jurby IM7 3AJ	Jurby	0.37	Predominantly Residential
JR009	Land at Ballagaraghyn Farm Bretney Road Jurby Isle of Man	Jurby	8.29	Predominantly Residential
JR010	Palm Court, Coast Road, Jurby	Jurby	0.4	Predominantly Residential
JR011	Land at Jurby Airfield, north of Ballamenagh Road, Jurby	Jurby	10.58	Jurby Airfield (disused camp).
JR012	Fields 214287, 214286, 210401, 210403 and 210451, Ballagarraghyn Farm, Bretney Road, Jurby.	Jurby	15.66	Allcoated as Proposed Residential
JR013	Field number 214201 off A14 Jurby Isle of Man	Jurby	7.02	Predominantly Residential
LE001	Gob e Volley Quarry Main Road Sulby IM7 2HR	Lezayre	0.46	Employment/Mixed Use (which includes a number of different but compatible uses)
LE002	Kella Mill, Sulby	Lezayre	0.92	Employment

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
LR037	The Meadow, St. Judes	Lezayre	0.6	Residential Land
LR038	Field A - Crossag Farm House Crossag Lane Ramsey IM8 2TB	Lezayre	0.8	Predominantly Residential
LO001	Field 135243 Jurby Road, Lezayre	Lezayre	3.6	Open Space
LR001	Ballacarbery Andreas Road Ramsey Isle of Man	Lezayre	15.67	Predominantly Residential
LR002	Field 134088 (field between Creg Malin and Fergus Lee), Jurby Road	Lezayre	1.31	Predominantly Residential/Employment
LR003	Gara Aalin Main Road Sulby Isle of Man IM72HR	Lezayre	0.09	Predominantly Residential
LR004	Land to the rear and west of Ballacowell	Lezayre	11.7	Predominantly Residential
LR005	Kella Farm St Judes Road Sulby IM7 2ET	Lezayre	7.8	Predominantly Residential/Mixed Use/Open Space.
LR006	Clarke Villa The Dhoor Lezayre IM7 4ED	Lezayre	0.58	Predominantly Residential
LR007	Land off Sulby Glen Road and Claddagh Road (Field 134370), Sulby IM7 2HR	Lezayre	1.47	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
LR008	Vacant land adjacent to Bolivia Cottage and Clark Villa, Reference Plot 1 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.66	Predominantly Residential
LR009	Vacant land adjacent to Bolivia Mount cottage Reference Plot 2 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.8	Predominantly Residential
LR010	Starkey Land West, Sheeoil Jurby Road, Lezayre IM7 2EA	Lezayre	0.23	Predominantly Residential
LR011	Field 131177 Location and Site plan in 1 PDF scan attached.	Lezayre	1.68	Predominantly Residential
LR012	Cronk Aust The Dhoor Andreas Road Lezayre Isle of Man IM7 4EF	Lezayre	1.4	Predominantly Residential
LR013	Glenduff Farm Lezayre Road Lezayre IM7 2AT	Lezayre	1.8	Predominantly Residential
LR014	Aust Veg Aust Lane Aust Ramsey IM74EG	Lezayre	0.15	Predominantly Residential
LR015	Westhill Farm Jurby Road Lezayre	Lezayre	32.08	Predominantly Residential
LR016	The Showfield Lezayre Road Glen Auldyn Lezayre Isle of Man	Lezayre	9.86	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
LR017	Field south of Jurby Road at Cronk Mayn	Lezayre	0.29	Predominantly Residential
LR018	Garey House Glen Tramman Lezayre Ramsey IM7 2AP	Lezayre	1.5	Predominantly Residential
LR019	Land at St Stephen's Meadow Sulby Isle of Man	Lezayre	0.07	Predominantly Residential
LR020	LAND OFF A3 SULBY  FIELD NO. 134330	Lezayre	3.79	Predominantly Residential/Mixed Use.
LR021	LAND OFF A17 AND ST JUDES ROAD SULBY  FIELD NO. 135272	Lezayre	3.72	Predominantly Residential
LR022	LAND OFF WEST KELLA ROAD SULBY  FIELD NO. 135084	Lezayre	1.43	Predominantly Residential
LR023	LAND OFF WEST KELLA ROAD SULBY  FIELD NO. 131533	Lezayre	0.37	Predominantly Residential
LR024	Land at Yn Claddagh, Sulby, Isle of Man	Lezayre	0.34	Predominantly Residential
LR025	Former Grain Silo Site, Ballamanaugh Farm, Sulby, Isle of Man	Lezayre	0.11	Predominantly Residential
LR026	Land North of Tramman, Ballamanaugh Farm, Sulby, Isle of Man	Lezayre	0.38	Predominantly Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
LR027	Land to the West of Kella Close (including part of field no. 134335), Sulby, Isle of Man	Lezayre	1.57	Predominantly Residential
LR029	Land East of Clanagh Road, Sulby, Isle of Man	Lezayre	0.29	Predominantly Residential
LR030	Land East of St. Stephen's Meadow, Sulby, Isle of Man	Lezayre	2.13	Predominantly Residential
LR031	Land North of Sulby Straight, Sulby, Isle of Man	Lezayre	6.63	Predominantly Residential
LR032	Carrick Sulby Glen Road Sulby IM7 2AZ	Lezayre	0.66	Predominantly Residential
LR033	Land To The Rear Of Kella Mills, Main Road, Sulby	Lezayre	Not known	Allocated as Residential
LR034	Land adjacent to Ballabrooie Housing Estate, Sulby	Lezayre	0.21	Allocated as Residential
LR035	Land Adjacent To Ginger Hall, Ballamanagh Road, Sulby.	Lezayre	0.53	Allocated as Residential
LR036	Land at Lane End (Ramsey Golf Course) Crossags Lane Glen Auldyn Lezayre	Lezayre	0.23	Predominantly Residential
ME001	Kelly Industrial Estate, off Main Road, Kirk Michael	Michael	0.3	Employment
MM001	Kelly's Industrial Estate Kirk Michael IM6 1ET	Michael	0.88	Mixed Use (which includes a number of different but compatible uses)

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
MR001	Field 230996, Cooil Shelagh Farm, Douglas Road, Kirk Michael	Michael	0.5	Predominantly Residential
MR002	Fields 234353-234459 Bordering Douglas Road, Kirk Michael, IM6 1AU	Michael	2.21	Predominantly Residential
MR003	Part of field No 234224 Plot 2 Ballarhenny Farm, Orrisdale Kirk Michael IM6 2HJ	Michael	0.33	Predominantly Residential
MR004	Part of field No 234224 Plot 1 Ballarhenny Farm, Orrisdale Kirk Michael IM6 2HJ	Michael	0.39	Predominantly Residential
MR005	Berk Peel Road Kirk Michael IM6 1AP	Michael	0.27	Predominantly Residential
MR006	Field 230451 adjacent to Overdale, Bayr ny Balliera, Kirk Michael	Michael	0.32	Predominantly Residential
MR007	Fields 230794 and 234268 associated with Cass A Lhergy, Main Road, Kirk Michael	Michael	1.84	Predominantly Residential
MR008	Part Field's 234267, 234456, 234555 & 230578, Parts Of Adjacent Gardens, School Grounds & Adjacent Highway, Main Road Playground, Part Public Car Park & Verge/hedge Of Slieau Curn Park, Kirk Michael.	Michael	6.56	Allocated as Residential
MR009	Field 230473, Kirk Michael	Michael	0.56	Allocated as Residential

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
MR010	Fields to the rear of Beachfield Road and Cooil Avenue, Kirk Michael.	Michael	0.96	Allocated as Residential
PC001 (PR007)	St. German's Cathedral (Part A and Part B) Derby Road, Peel, Isle of Man IM5 1HH	Peel	1.25	Civic/Place of Worship.
PE001	Site off Glenfaba Road, Peel	Peel	1.21	Predominantly Industrial
PE002	Field 311788, adjacent to brickworks entrance, Glenfaba Road, Peel.	Peel	0.74	Allocated as Predominantly Industrial
PE003	Land West of Glenfaba Road (between Glenfaba Road and River Neb).	Peel	6.74	Employment
PE004	Industrial Estate off Ramsey Road (known as Middle Cooill Ushtey Industrial Estate or Edward Lourdes Business Park)	Peel	1.38	Employment
PO001	Fields 311785, 311787, 311835 and 315179 between Glenfaba Road and the former railway line	Peel	7.49	Open Space/ Special Use (school etc)
PO002	Peel Head, Peel	Peel	78.95	Open Space/ Special Use (school etc)
PO003	Playing Field and Fields 314325 and 314321 off Peveril Road, Peel.	Peel	17.85	Open Space/ Special Use (school etc)
PO005	Field 311715 adjoining Lheany Voar, Ballaquane Road, Peel.	Peel	1.55	Open Space/ Special Use (school etc)
PO006	field 314538 South of Ballatessan Meadow Peel	Peel	10.69	Open Space/Special Use.

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
PR001	Olive Court and the Edward Loades Buildings Ramsey Road, Peel, IM5 1RH	Peel	1.38	Predominantly Residential
PR002	Land at Ballaterson, Glenfaba Road, Peel including Fields 311843, 311884, 314538, 314542 & 314543	Peel	8.37	Predominantly Residential
PR003	Field no. 311715, Land at Ballaquane Road Peel	Peel	1.56	Predominantly Residential
PR004	Fields 311843, 311884, 314538, 314539, and 314542, accessed off Glenfaba Road, Peel.	Peel	10.69	Allocated as Predominantly Residential
PR006	Thie-My-Chree, Tynwald Road, Peel	Peel	0.13	Allocated as Predominantly Residential
PR007 (PC001)	field 311702 Lyndale Avenue	Peel	0.31	Predominantly Residential
PR008	Fields 314332, 314333, 314334, 314335 and 314336 adjacent to Lheany Voar, Ballaquane Road, Peel	Peel	1.82	Allocated as Predominantly Residential
PR010	Fields 314333, 314334, 314335, 314336 and adjacent agricultural machinery yard, accessed off Oak Road, Peel.	Peel	1.82	Allocated as Predominantly Residential
PR011	Field 314327, adjacent to Peveril Road, Peel	Peel	0.38	Allocated as Predominantly Residential
PR012	Land north east of Mourne View Road, Peel. Field 314320 falls within Peel Parish.  Field 316006 falls partly within Peel Parish and German Parish.	Peel	4.17	Predominantly Residential



<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
PC002	Field 315179, Accessed vai Mill Road, Peel	Peel	Not Known	Civic (Sewage Treatment Works)
PC003	Field 311785, Accessed vai Mill Road, Peel	Peel	Not Known	Civic (Sewage Treatment Works)
PC004	Field 311835, Accessed vai Mill Road, Peel	Peel	Not Known	Civic (Sewage Treatment Works)
PC005	Field 311836, Accessed vai Mill Road, Peel	Peel	Not Known	Civic (Sewage Treatment Works)
PTE001	Clock Tower Industrial Estate, Foxdale	Patrick	2.79	Employment
PTM001 (PTR003)	Land at Barrule Farm Foxdale	Patrick	1.1	Mixed Use (which includes a number of different but compatible uses)
PTM002	Former Claypit and The Long Field adjacent to the former claypit (fields 334975, 334976 and part of field 335203) Knockaloe Beg Farm Patrick IM5 3AQ	Patrick	5.95	Mixed Use
PTO001	Patrick Church Glebe Field 3	Patrick	0.31	Open Space/Special Use.
PTO002	Northern Field within Patrick Church Grounds (Field no. 335160), Patrick Church, Patrick.	Patrick	0.27	Open Space/Special Use.
PTO003	Eastern Field within Patrick Church Grounds (Field no. 335161), Patrick Church, Patrick.	Patrick	0.24	Open Space/Special Use.
PTO004	Knockaloe Mooar & Knockaloe Beg farms, Patrick School & Church	Patrick	251.46	Open Space/ Special Use (school etc)

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
PTR001	Land at Ballakerkey Farm Shore Road Glen Maye Isle of Man IM5 3BG Field numbers 330928, 334677, 334678	Patrick	1.77	Predominantly Residential
PTR002	The Scout Hut Main Road Dalby IM5 3BR	Patrick	0.21	Predominantly Residential
PTR003 (PTM001)	Land at Garey Close Mines Road Higher Foxdale	Patrick	0.05	Predominantly Residential
PTR004	Fields 333135, 33500, 334998, 334999 opposite Springfield Terrace and Field 333129 And Adjoining Land, South Of Mines Road, Foxdale.	Patrick	2.89	Allocated as Predominantly Residential
PTR005	Connamoore Glenfaba Patrick IM4 3EX	Patrick	0.03	Predominantly Residential
PTR006	Land at Kooindhooag Higher Foxdale	Patrick	0.97	Predominantly Residential
PTR007	Land opposite Springfield Terrace Foxdale	Patrick	1.63	Predominantly Residential
PTC001	Field 334974, Accessed off Mill Road,	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC002	Glenfaba House, Glenfaba Road	Patrick	Not Known	Civic (Sewage Treatment Works)

<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
PTC003	Field 335238, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC004	Fields 335185 and 335186, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC005	Field 335239, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC006	Field 334927, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC007	Field 330135, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC008	Field 335410, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC009	Field 334936, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC010	Field 335388, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC011	Field 334925, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)
PTC012	Field 334924, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not Known	Civic (Sewage Treatment Works)

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
RE001 (RO004) (RR006)	Vollan Fields	Ramsey	Not Known	Employment
RE002 (RR004)	Lezayre Road/Gardener's Lane	Ramsey	3	Employment
RM001	Gladstone Park Gladstone Way Ramsey	Ramsey	0.97	Predominantly Residential/Mixed Use.
RM002	Former Albert Road School Site, Albert Road, Ramsey	Ramsey	0.39	Mixed Use
RM003	Site adjacent to Collins Lane, West Quay, Ramsey	Ramsey	0.03	Mixed Use
RM004	Site adjacent to Christian Street and West Quay, Ramsey	Ramsey	0.23	Mixed Use
RM005	Two sites on either side of East Street, Ramsey	Ramsey	0.07	Mixed Use
RM006	Former Auction Site, Derby Road, Ramsey	Ramsey	0.22	Mixed Use
RM007 (RR009)	Land At Lower Milntown (Fields 134278, 134279, 134280, and 134264, Off Lezayre Road, Lezayre & Ramsey.	Ramsey	Not Known	Allocated as Mixed Use (Resi and Light Industry)
RR008 (RM008)	Gardeners Lane, Ramsey	Ramsey	Not Known	Mixed Use (which includes a number of different but compatible uses)
RM009	Former Skip Hire Site, Derby Road, Ramsey	Ramsey	0.08	Mixed Use
RO001	Car park adjacent to Parsonage Road, Ramsey	Ramsey	0.11	Open Space/Special Use.
RO002	The Lickney Field, near Parliament Square, Ramsey	Ramsey	Not Known	Open Space/ Special Use (school etc)

Site ID	Site Name	Parish / Local Authority	Site Size (ha)	Proposed Use
RO002	The Leighany Field Off Parliament Square Ramsey	Ramsey	0.64 approx	Open Space/ Special Use (school etc)
RO003	Mooragh Mooragh Promenade, Vollan Crescent & Bride Road Ramsey	Ramsey	22.37	Open Space/ Special Use (school etc)
RO004 (RR006) (RE001)	Vollan Fields (Site I in current Ramsey Local Plan 1998) Bride Road, Ramsey	Ramsey	Not known	Open Space/ Special Use (school etc)
RR001	Orchard area of garden making up Cregmalin garden.	Ramsey	0.04	Predominantly Residential
RR002	The Vollan Land adjacent to Mooragh Promenade Ramsey (between whitestones and no1 Vollan Crescent)	Ramsey	0.42	Predominantly Residential
RR002	Land at Vollan Crescent, Ramsey	Ramsey	0.42	Predominantly Residential
RR004 (RE002)	Field numbers at Ballachrink, Poyll Dooey Road, Ramsey, as below:-  131253 134271 131276 131277 131273 132274 134272 134270	Ramsey	7.22	Predominantly Residential/Employment/Mixed Use/Open Space

<b>Site ID</b>	<b>Site Name</b>	<b>Parish / Local Authority</b>	<b>Site Size (ha)</b>	<b>Proposed Use</b>
RR005	field 134276 and part of field 134273	Ramsey	3.27	Predominantly Residential/Open Space.
RR006 (RO004) (RE001)	Vollan Fields Andreas Road & Bride Road Ramsey	Ramsey	11.22	Predominantly Residential
RR007	Fields 134079 and 131077, Mount Pleasant, Andreas Road, Ramsey.	Ramsey	1.62	Allocated as Residential
RR009 (RM007)	Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289, Land between Sulby River and Lezayre Road, Milntown, Ramsey & Lezayre	Ramsey & Lezayre	30.3	Predominantly Residential/Open Space or Special Uses.

## Appendix 2: Table Detailing Sites Submitted through the Call for Sites

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
AM001	Andreas Airfield (disused) Andreas IM7 4JB	Andreas	211.27	Mixed Use (which includes a number of different but compatible uses)
AR001	Field No 124297 Ballalough, Andreas Adjacent to IM7 4HS	Andreas	2.17	Predominantly Residential
AR002	Plot of land off The Burmah Road Andreas Road IM7 4JA	Andreas	1.7	Predominantly Residential
AR003	Field at top of Ardonan Lane and Ballayocky Lane	Andreas	0.49	Predominantly Residential
AR004	Fields 124281, 124282 & 124283 Oatlands Farm, Oatlands Road, Andreas	Andreas	4.57	Predominantly Residential
AR005	Ballasteen Farm Andreas	Andreas	87.21	Predominantly Residential
AR006	Waste Ground adjacent to Cronk Aalin, Andreas	Andreas	0.18	Predominantly Residential
AR007	Lawson's Croft The Lhen Andreas Isle of Man IM7 3EH	Andreas	0.48	Predominantly Residential
AR008	Field 124711, Balleigh Farm, Andreas	Andreas	2.43	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
AR009	Larivane Bride Road/ Smeale Road Kirk Andreas Near Ramsey	Andreas	5.38	Predominantly Residential
AR010	Field 121304 and 124298 Smeale Road Andreas	Andreas	5.07	Predominantly Residential
AR012	Field 124737, Balleigh Farm, Andreas	Andreas	0.76	Predominantly Residential
BDMIN001	Point of Ayre Quarry Cranstal Bride IM7 4BS	Bride	46.58	Employment
BDR001	WINDSOR VIEW WEST KIMMERAGH ROAD BRIDE	Bride	1.55	Predominantly Residential
BDR002	Ballaskilley, Lhen Road, Bride, Isle of Man	Bride	1.82	Predominantly Residential
BDR003	Inglewood Lambhill Road Bride Isle of Man	Bride	0.37	Predominantly Residential
BDR004	Ballabrunne Dogmills Bride IM7 4AB	Bride	0.54	Predominantly Residential
BDR005	Former Ayre Mowers site Adjacent to Thie Ain Main Road Bride IM7 4AT	Bride	0.1	Predominantly Residential



Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
BM001	Alpine House Alpine Corner Ballaugh Isle of Man IM7 5EX	Ballaugh	0.79	Mixed Use (which includes a number of different but compatible uses)
BR001	Cronkould Farm Main Road Ballaugh Isle of Man IM7 5ED	Ballaugh	53.91	Predominantly Residential/ Employment/Mixed Use/Open Space/Education
BR002	Orchard/land adj Stoneleigh Glen Road Ballaugh IM7 5JE	Ballaugh	0.16	Predominantly Residential
BR003	Field 224243 Rear of st Mary's Meadow Station Road Ballaugh	Ballaugh	2.42	Predominantly Residential
BR004	Cronk Ballaugh	Ballaugh	1.96	Predominantly Residential
BR006	Land to south of Main Road, Ballaugh	Ballaugh	6.51	Predominantly Residential
BR008	Land at Ballaterson Road, Ballaugh, Isle of Man	Ballaugh	7.22	Predominantly Residential
BR009	Part of Field No.s 224317 & 224319, Ballaugh, Isle of Man	Ballaugh	1.92	Predominantly Residential
GE001	Field 621984 between A2 and Manx Electric Railway Line, Glen Mona	Garff	1.01	Employment.
GM001	Field no. 624703, Upper Ballasloe Margher-e-Breck Lane Quakers Road Maughold	Garff	1.14	Mixed Use (which includes a number of different but compatible uses)

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GMC001	Site B Field 315146, Douglas Road, Peel (south side beyond the borders of Peel and East of existing cemetery)	German	0.77	Other - Cemetery
GMC002	Field 311902 (Site A), Douglas Road Peel	German	1.68	Other - Cemetery
GMin001	Dreemskerry Quarry, Maughold. IM7 1EF	Garff	4	Minerals
Gmin002	Dhoon Quarry, The Dhoon, Isle of Man	Garff	Not known	Minerals Site
GMin003	Dreemskerry Quarry, Maughold	Garff	Not known	Minerals Site
GMMin001	Ballaharra St.Johns German IM4 3RB	German	30	Minerals
GMM002	Tynwald Inn, Peel Road/Station Road, St. John's	German	0.23	Mixed Use (which includes a number of different but compatible uses)
GMMin001	Ballahara Quarry, St. Johns	German	Not known	Minerals Site
GMMin002	Poortown Quarry, Poortown Road, St. Johns.	German	Not known	Minerals Site
GMO002 (GMR003)	Fields 314312, 310990, 310993, 310995, 314313, 314314, 310992, 310994, 314318, 314320, 314317, 314316, 314315, 310991 and 310943 and adjoining headland next to Peveril Road, Peel.	Peel	26.08	Open Space/ Special Use (school etc)

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GMR001	Plot of land located between Mac's and Allanson's Nurseries Peel Road St. Johns Isle of Man	German	2.64	Predominantly Residential
GMR002	"Alpines" Curragh Road St Johns IM4 3LN	German	0.38	Predominantly Residential
GMR003 (GMO002)	Field 311905 Douglas Road Peel Isle of Man	German	2.55	Predominantly Residential/Mixed Use.
GMR004	Field 311902 Douglas Road Peel Isle of Man	German	0.79	Predominantly Residential/ Mixed Use
GMR005	Watsons Nurseries Main Road Greeba ISLE OF MAN IM4 3LG	German	7.09	Predominantly Residential
GMR006	Dreem Faaie Nursery St Johns Isle of Man Im4 3LS	German	2.25	Predominantly Residential/Mixed Use.
GMR007	Fields 314766 and 314775, south of Peel Road, St. Johns.	German	1.34	None proposed.
GMR008	Field Numbers adjacent to western settlement boundary of Peel, as follows:-  311964 311965 311966 311967 311997 311998 311999 312003 and small Tholtan	German	15.33	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GMR009	Land adjacent to Ballagyr Lane Peel and existing developments	German	10.64	Predominantly Residential
GMR010	Whitestrand Lhergy Dhoo nr Peel IM5 2AE	German	0.29	Predominantly Residential
GMR011	Sunset Lakes Peel	German	1.40	Extension to existing leisure uses
GMR012	Site at Ballacraigne St. Johns	German	5.50	Predominantly Residential
GMR013	A3 Island Marquees Ltd Ballagyr Store Ballaagyr Lane Peel IM5 1AD	German	0.47	Predominantly Residential
GMR014	Field 316086, Land south of Ramsey Road, Peel	German	2.58	Predominantly Residential
GMR015	Land at Balladoyne St. Johns	German	1.47	Predominantly Residential
GMR016	LAND OFF STATION ROAD ST JOHN'S	German	0.70	Predominantly Residential
GMR017	Land north of Ramsey Road, Peel	German	3.90	Predominantly Residential
GMR018	Land at Kennaa Road St Johns Isle of Man  Field Numbers: 314877, 315168, 313157, 313158, 314889 Please see attached Location Plan (page 22 of Preliminary Transport Assessment document) and Site Plan	German	5.15	Predominantly Residential
GMC001	Field 311881, Accessed via Glenfaba Road, Peel	German	Not known	Civic (Sewage Treatment Works)

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GO001	Dreemskerry Quarry IM7 1BE	Garff	6ha	Open Space
GO002	Field 621790, opposite Ballagorey Chapel, Glen Mona	Garff	Not known	Open Space
GO003	Field to the south of Dhoon Church Main Road Glen Mona IM7 1HD	Garff	0.59	Open Space/ Special Use (school etc)
GR001	Dreemskerry Quarry IM7 1BE	Garff	2.01	Residential Land
GR002	Land off Maughold Road Maughold	Garff	2.66	Predominantly Residential
GR003	Field B - Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.98	Predominantly Residential
GR004	part of field 624412 Booilushag Estate Maughold Isle of Man	Garff	0.6	Predominantly Residential
GR006	Field C Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.26	Predominantly Residential
GR021	Field 621884, adjacent to Dhoon School, Glen Mona	Garff	Not known	Predominantly Residential
GR008	Field 624091, opposite the Pink House, Maughold	Garff	0.2	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GR009	Field 624507 between A2 and Manx Electric Railway Line, Glen Mona.	Garff	0.85	Predominantly Residential
GR010	Field No. 620452 Jacks Lane Maughold	Garff	1.32	Predominantly Residential
GR011	Field 621790 and part of field 624440 to the west of Hillside Cottage, Glen Mona	Garff	2.27	Predominantly Residential
GR012	Elgin Jacks Lane Maughold Isle of Man IM7 1AW	Garff	0.33	Predominantly Residential
GR013	Field 621788 to the north of Hillside Cottage, A2, Glen Mona.	Garff	2.81	Predominantly Residential
GR014	Site A in the Ballajora area, Maughold	Garff	0.5	Predominantly Residential
GR015	Ballasaig Farm, Maughold IM7 1BJ  Site field numbers 624389 (site 1 - approx 1 acres of this field dedicated to site 1); site 2 field number 620625	Garff	0.25	Predominantly Residential
GR016	Site B in the Ballajora area, Maughold	Garff	0.5	Predominantly Residential
GR017	Kerrowdhoon Dhoon Loop Road Maughold IM7 1HN	Garff	0.98	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
GR018	Romes Crossing Ballajora Maughold	Garff	0.11	Predominantly Residential
GR019	Ballajora Crossing Maughold	Garff	0.24	Predominantly Residential
GR020	Herdmans Croft Ballajora Maughold IM7 1EC	Garff	0.4	Predominantly Residential
GR021	Field to the south of Dhoon Church Main Road Glen Mona IM7 1HD	Garff	Variable	Open Space/ Special Use (school etc)
GR022	Glen Mona Hotel and Country Pub (part of overflow car park) Glen Mona Loop Road Maughold	Garff	0.1	Predominantly Residential
GR023	Field 621254 Cardle Veg	Garff	0.8	Predominantly Residential
GR025	Ballasaig Farm, Maughold Im7 1bj  Site field numbers 624389 (site 1 - approx 1 acres of this field dedicated to site 1); site 2 field number 620625	Garff	1.47	Predominantly Residential
JE002	Ballateare Farm Jurby Coast Road Jurby	Jurby	1.3	Employment.

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
JR001	Vacant plot adjacent to Sandygate House Clenagh Road Ramsey Isle of Man IM7 3AF	Jurby	0.07	Predominantly Residential
JR002	Close Clarke Rhendhoo Road Jurby IM7 3BT (Inc Field no 211431)	Jurby	0.5	Predominantly Residential
JR003	Ballachrink Jurby East Jurby	Jurby	18.2	Predominantly Residential
JR004	Brianswood Farm Ballavarran Road Jurby IM7 3AX	Jurby	11.3	Predominantly Residential
JR005	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	3.09	Predominantly Residential
JR006	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	0.07	Predominantly Residential
JR007	Field (unnumbered) at Jurby west between church view cottage & studio house at junction of A10 Jurby Coast Road with B5 Ballavarran Road.	Jurby	0.42	Predominantly Residential
JR008	The Water Tower Jurby IM7 3AJ	Jurby	0.37	Predominantly Residential
JR009	Land at Ballagaraghyn Farm Bretney Road Jurby Isle of Man	Jurby	8.29	Predominantly Residential



Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
JR010	Palm Court, Coast Road, Jurby	Jurby	0.4	Predominantly Residential
JR013	Field number 214201 off A14 Jurby Isle of Man	Jurby	7.02	Predominantly Residential
LE001	Gob e Volley Quarry Main Road Sulby IM7 2HR	Lezayre	0.46	Employment/Mixed Use (which includes a number of different but compatible uses)
LR037	The Meadow, St. Jude's	Lezayre	0.6	Residential Land
LR038	Field A - Crossag Farm House Crossag Lane Ramsey IM8 2TB	Lezayre	0.8	Predominantly Residential
LO001	Field 135243 Jurby Road, Lezayre	Lezayre	3.6	Open Space
LR001	Ballacarbery Andreas Road Ramsey Isle of Man	Lezayre	15.67	Predominantly Residential
LR002	Field 134088 (field between Creg Malin and Fergus Lee), Jurby Road	Lezayre	1.31	Predominantly Residential/Employment
LR003	Gara Aalin Main Road Sulby Isle of Man IM72HR	Lezayre	0.09	Predominantly Residential
LR004	Land to the rear and west of Ballacowell	Lezayre	11.7	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
LR005	Kella Farm St Judes Road Sulby IM7 2ET	Lezayre	7.8	Predominantly Residential/Mixed Use/Open Space.
LR006	Clarke Villa The Dhoor Lezayre IM7 4ED	Lezayre	0.58	Predominantly Residential
LR007	Land off Sulby Glen Road and Claddagh Road (Field 134370), Sulby IM7 2HR	Lezayre	1.47	Predominantly Residential
LR008	Vacant land adjacent to Bolivia Cottage and Clark Villa, Reference Plot 1 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.66	Predominantly Residential
LR009	Vacant land adjacent to Bolivia Mount cottage Reference Plot 2 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.8	Predominantly Residential
LR010	Starkey Land West, Sheeoil Jurby Road, Lezayre IM7 2EA	Lezayre	0.23	Predominantly Residential
LR011	Field 131177 Location and Site plan in 1 PDF scan attached.	Lezayre	1.68	Predominantly Residential
LR012	Cronk Aust The Dhoor Andreas Road Lezayre Isle of Man IM7 4EF	Lezayre	1.4	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
LR013	Glenduff Farm Lezayre Road Lezayre IM7 2AT	Lezayre	1.8	Predominantly Residential
LR014	Aust Veg Aust Lane Aust Ramsey IM74EG	Lezayre	0.15	Predominantly Residential
LR015	Westhill Farm Jurby Road Lezayre	Lezayre	32.08	Predominantly Residential
LR016	The Showfield Lezayre Road Glen Auldyn Lezayre Isle of Man	Lezayre	9.86	Predominantly Residential
LR017	Field south of Jurby Road at Cronk Mayn	Lezayre	0.29	Predominantly Residential
LR018	Garey House Glen Tramman Lezayre Ramsey IM7 2AP	Lezayre	1.5	Predominantly Residential
LR019	Land at St Stephen's Meadow Sulby Isle of Man	Lezayre	0.07	Predominantly Residential
LR020	LAND OFF A3 SULBY FIELD NO. 134330	Lezayre	3.79	Predominantly Residential/Mixed Use.
LR021	LAND OFF A17 AND ST JUDES ROAD SULBY FIELD NO. 135272	Lezayre	3.72	Predominantly Residential
LR022	LAND OFF WEST KELLA ROAD SULBY FIELD NO. 135084	Lezayre	1.43	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
LR023	LAND OFF WEST KELLA ROAD SULBY FIELD NO. 131533	Lezayre	0.37	Predominantly Residential
LR024	Land at Yn Claddagh, Sulby, Isle of Man	Lezayre	0.34	Predominantly Residential
LR025	Former Grain Silo Site, Ballamanaugh Farm, Sulby, Isle of Man	Lezayre	0.11	Predominantly Residential
LR026	Land North of Tramman, Ballamanaugh Farm, Sulby, Isle of Man	Lezayre	0.38	Predominantly Residential
LR027	Land to the West of Kella Close (including part of field no. 134335), Sulby, Isle of Man	Lezayre	1.57	Predominantly Residential
LR029	Land East of Clanagh Road, Sulby, Isle of Man	Lezayre	0.29	Predominantly Residential
LR030	Land East of St. Stephen's Meadow, Sulby, Isle of Man	Lezayre	2.13	Predominantly Residential
LR031	Land North of Sulby Straight, Sulby, Isle of Man	Lezayre	6.63	Predominantly Residential
LR032	Carrick Sulby Glen Road Sulby IM7 2AZ	Lezayre	0.66	Predominantly Residential
LR036	Land at Lane End (Ramsey Golf Course) Crossags Lane Glen Auldyn Lezayre	Lezayre	0.23	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
MM001	Kelly's Industrial Estate Kirk Michael IM6 1ET	Michael	0.88	Mixed Use (which includes a number of different but compatible uses)
MR001	Field 230996, Cooil Shelagh Farm, Douglas Road, Kirk Michael	Michael	0.5	Predominantly Residential
MR002	Fields 234353-234459 Bordering Douglas Road, Kirk Michael, IM6 1AU	Michael	2.21	Predominantly Residential
MR003	Part of field No 234224 Plot 2 Ballarhenny Farm, Orrisdale Kirk Michael IM6 2HJ	Michael	0.33	Predominantly Residential
MR004	Part of field No 234224 Plot 1 Ballarhenny Farm, Orrisdale Kirk Michael IM6 2HJ	Michael	0.39	Predominantly Residential
MR005	Berk Peel Road Kirk Michael IM6 1AP	Michael	0.27	Predominantly Residential
MR006	Field 230451 adjacent to Overdale, Bayr ny Balliera, Kirk Michael	Michael	0.32	Predominantly Residential
MR007	Fields 230794 and 234268 associated with Cass A Lhergy, Main Road, Kirk Michael	Michael	1.84	Predominantly Residential
PC001 (PR007)	St. German's Cathedral (Part A and Part B) Derby Road, Peel, Isle of Man IM5 1HH	Peel	1.25	Civic/Place of Worship.

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
PO001	Fields 311785, 311787, 311835 and 315179 between Glenfaba Road and the former railway line	Peel	7.49	Open Space/ Special Use (school etc)
PO002	Peel Head, Peel	Peel	78.95	Open Space/ Special Use (school etc)
PO003	Playing Field and Fields 314325 and 314321 off Peveril Road, Peel.	Peel	17.85	Open Space/ Special Use (school etc)
PO005	Field 311715 adjoining Lheany Voar, Ballaquane Road, Peel.	Peel	1.55	Open Space/ Special Use (school etc)
PO006	field 314538 South of Ballatessan Meadow Peel	Peel	10.69	Open Space/Special Use.
PR001	Olive Court and the Edward Loades Buildings Ramsey Road, Peel, IM5 1RH	Peel	1.38	Predominantly Residential
PR002	Land at Ballaterson, Glenfaba Road, Peel including Fields 311843, 311884, 314538, 314542 & 314543	Peel	8.37	Predominantly Residential
PR003	Field no. 311715, Land at Ballaquane Road Peel	Peel	1.56	Predominantly Residential
PR007 (PC001)	field 311702 Lyndale Avenue	Peel	0.31	Predominantly Residential
PR012	Land north east of Mourne View Road, Peel. Field 314320 falls within Peel Parish.  Field 316006 falls partly within Peel Parish and German Parish.	Peel	4.17	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
PC002	Field 315179, Accessed via Mill Road, Peel	Peel	Not known	Civic (Sewage Treatment Works)
PC003	Field 311785, Accessed via Mill Road, Peel	Peel	Not known	Civic (Sewage Treatment Works)
PC004	Field 311835, Accessed via Mill Road, Peel	Peel	Not known	Civic (Sewage Treatment Works)
PC005	Field 311836, Accessed via Mill Road, Peel	Peel	Not known	Civic (Sewage Treatment Works)
PTM001 (PTR003)	Land at Barrule Farm Foxdale	Patrick	1.1	Mixed Use (which includes a number of different but compatible uses)
PTM002	Former Claypit and The Long Field adjacent to the former claypit (fields 334975, 334976 and part of field 335203) Knockaloe Beg Farm Patrick IM5 3AQ	Patrick	5.95	Mixed Use
PTO001	Patrick Church Glebe Field 3	Patrick	0.31	Open Space/Special Use.
PTO002	Northern Field within Patrick Church Grounds (Field no. 335160), Patrick Church, Patrick.	Patrick	0.27	Open Space/Special Use.
PTO003	Eastern Field within Patrick Church Grounds (Field no. 335161), Patrick Church, Patrick.	Patrick	0.24	Open Space/Special Use.
PTO004	Knockaloe Mooar & Knockaloe Beg farms, Patrick School & Church	Patrick	251.46	Open Space/ Special Use (school etc)

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
PTR001	Land at Ballakerkey Farm Shore Road Glen Maye Isle of Man IM5 3BG Field numbers 330928, 334677, 334678	Patrick	1.77	Predominantly Residential
PTR002	The Scout Hut Main Road Dalby IM5 3BR	Patrick	0.21	Predominantly Residential
PTR003 (PTM001)	Land at Garey Close Mines Road Higher Foxdale	Patrick	0.05	Predominantly Residential
PTR005	Connamoore Glenfaba Patrick IM4 3EX	Patrick	0.03	Predominantly Residential
PTR006	Land at Kooindhooag Higher Foxdale	Patrick	0.97	Predominantly Residential
PTR007	Land opposite Springfield Terrace Foxdale	Patrick	1.63	Predominantly Residential
PTC001	Field 334974, Accessed off Mill Road,	Patrick	Not known	Civic (Sewage Treatment Works)
PTC002	Glenfaba House, Glenfaba Road	Patrick	Not known	Civic (Sewage Treatment Works)
PTC003	Field 335238, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC004	Fields 335185 and 335186, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)



Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
PTC005	Field 335239, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC006	Field 334927, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC007	Field 330135, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC008	Field 335410, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC009	Field 334936, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC010	Field 335388, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC011	Field 334925, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
PTC012	Field 334924, Knockaloe Beg Farm, Knockaloe Beg	Patrick	Not known	Civic (Sewage Treatment Works)
RM001	Gladstone Park Gladstone Way Ramsey	Ramsey	0.97	Predominantly Residential/Mixed Use.
RM008 (RR008)	Gardeners Lane, Ramsey	Ramsey	Not known	Mixed Use (which includes a number of different but compatible uses)

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
RO002	The Lickney Field, near Parliament Square, Ramsey	Ramsey	Not known	Open Space/ Special Use (school etc)
RO002	The Leighany Field Off Parliament Square Ramsey	Ramsey	0.64 approx	Open Space/ Special Use (school etc)
RO003	Mooragh Mooragh Promenade, Vullan Crescent & Bride Road Ramsey	Ramsey	22.37	Open Space/ Special Use (school etc)
RO004 (RR006) (RE001)	Vullan Fields (Site I in current Ramsey Local Plan 1998) Bride Road, Ramsey	Ramsey	Not known	Open Space/ Special Use (school etc)
RR001	Orchard area of garden making up Cregmalin garden.	Ramsey	0.04	Predominantly Residential
RR002	The Vullan Land adjacent to Mooragh Promenade Ramsey (between whitestones and no1 Vullan Crescent)	Ramsey	0.42	Predominantly Residential
RR002	Land at Vullan Crescent, Ramsey	Ramsey	0.42	Predominantly Residential

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Proposed Use
RR004 (RE002)	Field numbers at Ballachrink, Poyll Dooley Road, Ramsey, as below:-  131253 134271 131276 131277 131273 132274 134272 134270	Ramsey	7.22	Predominantly Residential/Employment/Mixed Use/Open Space
RR005	field 134276 and part of field 134273	Ramsey	3.27	Predominantly Residential/Open Space.
RR006 (RR004) (RE001)	Vollan Fields Andreas Road & Bride Road Ramsey	Ramsey	11.22	Predominantly Residential
RR009 (RM007)	Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289, Land between Sulby River and Lezayre Road, Milntown, Ramsey & Lezayre	Ramsey & Lezayre	30.3	Predominantly Residential/Open Space or Special Uses.

### Appendix 3: Table Detailing Sites Proposed by the Cabinet Office

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Use	Proposed By
<b>RLAS Sites</b>					
AR011	Fields 121381, 121382 & 124280, Bride Road, Andreas.	Andreas	1.61	Existing Residential	Cabinet Office - 1982 Development Plan
AR013	Land at Ballalough Estate, Andreas.	Andreas	0.36	Existing Residential	Cabinet Office - 1982 Development Plan
BDR006	Field 110618, Ballakilly Farm, Bride.	Bride	1.35	Allocated as Proposed Residential, Existing Woodland and AHLVCSS	Cabinet Office - 1982 Development Plan
BR005	Part of field 224247, to the rear of Riverside, Station Road, Ballaugh.	Ballaugh	0.42	Existing Residential and AHLVCSS	Cabinet Office - 1982 Development Plan
BR007	Fields Nos 224254 And 224255, Off Station Road, Ballaugh.	Ballaugh	0.42	Allocated as Proposed Residential	Cabinet Office - 1982 Development Plan
GR024	Land Between Holly Bank And No 9 Ballagorry Drive, Glen Mona, Ramsey.	Garff	0.4	Allocated as Residential	Cabinet Office - 1982 Development Plan
JR011	Land at Jurby Airfield, north of Ballamenagh Road, Jurby	Jurby	10.58	Jurby Airfield (disused camp).	Cabinet Office - 1982 Development Plan
JR012	Fields 214287, 214286, 210401, 210403 and 210451, Ballagarraghyn Farm, Bretney Road, Jurby.	Jurby	15.66	Allocated as Proposed Residential	Cabinet Office - 1982 Development Plan
LR033	Land To The Rear Of Kella Mills, Main Road, Sulby	Lezayre	Not Known	Allocated as Residential	Cabinet Office - Sulby Local Plan 1998
LR034	Land adjacent to Ballabrooie Housing Estate, Sulby	Lezayre	0.21	Allocated as Residential	Cabinet Office - Sulby Local Plan 1998

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Use	Proposed By
LR035	Land Adjacent To Ginger Hall, Ballamanagh Road, Sulby.	Lezayre	0.53	Allocated as Residential	Cabinet Office - Sulby Local Plan 1998
MR008	Part Field's 234267, 234456, 234555 & 230578, Parts Of Adjacent Gardens, School Grounds & Adjacent Highway, Main Road Playground, Part Public Car Park & Verge/hedge Of Slieau Curn Park, Kirk Michael.	Michael	6.56	Allocated as Residential	Cabinet Office - Kirk Michael Local Plan 1992
MR009	Field 230473, Kirk Michael	Michael	0.56	Allocated as Residential	Cabinet Office - Kirk Michael Local Plan 1992
MR010	Fields to the rear of Beachfield Road and Cooil Avenue, Kirk Michael.	Michael	0.96	Allocated as Residential	Cabinet Office - Kirk Michael Local Plan 1992
PR004	Fields 311843, 311884, 314538, 314539, and 314542, accessed off Glenfaba Road, Peel.	Peel	10.69	Allocated as Predominantly Residential	Cabinet Office - Peel Local Plan 1989
PR006	Thie-My-Chree, Tynwald Road, Peel	Peel	0.13	Allocated as Predominantly Residential	Cabinet Office - Peel Local Plan 1989
PR008	Fields 314332, 314333, 314334, 314335 and 314336 adjacent to Lheany Voar, Ballaquane Road, Peel	Peel	1.82	Allocated as Predominantly Residential	Cabinet Office - Peel Local Plan 1989
PR010	Fields 314333, 314334, 314335, 314336 and adjacent agricultural machinery yard, accessed off Oak Road, Peel.	Peel	1.82	Allocated as Predominantly Residential	Cabinet Office - Peel Local Plan 1989
PR011	Field 314327, adjacent to Peveril Road, Peel	Peel	0.38	Allocated as Predominantly Residential	Cabinet Office - Peel Local Plan 1989

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Use	Proposed By
PTR004	Fields 333135, 33500, 334998, 334999 opposite Springfield Terrace and Field 333129 And Adjoining Land, South Of Mines Road, Foxdale.	Patrick	2.89	Allocated as Predominantly Residential	Cabinet Office - Foxdale Local Plan June 1999
RM007 (RR009)	Land At Lower Milntown (Fields 134278, 134279, 134280, and 134264, Off Lezayre Road, Lezayre & Ramsey.	Ramsey	Not Known	Allocated as Mixed Use (Resi and Light Industry)	Cabinet Office - Ramsey Local Plan 1998
RR007	Fields 134079 and 131077, Mount Pleasant, Andreas Road, Ramsey.	Ramsey	1.62	Allocated as Residential	Cabinet Office - Ramsey Local Plan 1998
<b>Employment Sites</b>					
JE001	Jurby Industrial Estate (various sections of overall industrial estate)	Jurby	15.13	Employment	Cabinet Office - 1982 Development Plan
LE002	Kella Mill, Sulby	Lezayre	0.92	Employment	Cabinet Office - Sulby Local Plan 1999
ME001	Kelly Industrial Estate, off Main Road, Kirk Michael	Michael	0.3	Employment	Cabinet Office - Kirk Michael Local Plan 1994
PE001	Site off Glenfaba Road, Peel	Peel	1.21	Predominantly Industrial	Cabinet Office - Desk Top Study
PE002	Field 311788, adjacent to brickworks entrance, Glenfaba Road, Peel.	Peel	0.74	Allocated as Predominantly Industrial	Cabinet Office - Peel Local Plan 1989
PE003	Land West of Glenfaba Road (between Glenfaba Road and River Neb).	Peel	6.74	Employment	Cabinet Office - Peel Local Plan 1989
PE004	Industrial Estate off Ramsey Road (known as Middle Cooill Ushtey Industrial Estate or Edward Lourdes Business Park)	Peel	1.38	Employment	Cabinet Office - Peel Local Plan 1989

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Use	Proposed By
PTE001	Clock Tower Industrial Estate, Foxdale	Patrick	2.79	Employment	Cabinet Office - Foxdale Local Plan 1999
RE001 (RO004) (RR006)	Vollan Fields	Ramsey	Not known	Employment	Cabinet Office - Ramsey Local Plan 1998
RE002 (RR004)	Lezayre Road/Gardener's Lane	Ramsey	3	Employment	Cabinet Office - Ramsey Local Plan 1998

### Desk Top Study Sites

Whilst reviewing the locations of proposed sites, other potential development sites were noticed. These were cross referenced with the other sources (RLA, submissions etc.) and if a duplicate, discounted. The table below therefore shows only those potential sites which have not been identified through another source.

GMO001	Car Park accessed from Station Road, St. Johns	German	Not known	Open Space	Cabinet Office - Desk Top Study
RM002	Former Albert Road School Site, Albert Road, Ramsey	Ramsey	0.39	Mixed Use	Cabinet Office - Desk Top Study
RM003	Site adjacent to Collins Lane, West Quay, Ramsey	Ramsey	0.03	Mixed Use	Cabinet Office - Desk Top Study
RM004	Site adjacent to Christian Street and West Quay, Ramsey	Ramsey	0.23	Mixed Use	Cabinet Office - Desk Top Study
RM005	Two sites on either side of East Street, Ramsey	Ramsey	0.07	Mixed Use	Cabinet Office - Desk Top Study
RM006	Former Auction Site, Derby Road, Ramsey	Ramsey	0.22	Mixed Use	Cabinet Office - Desk Top Study

Site ID	Site Name	Parish/Local Authority	Site Size (ha)	Use	Proposed By
RM009	Former Skip Hire Site, Derby Road, Ramsey	Ramsey	0.08	Mixed Use	Cabinet Office - Desk Top Study
RO001	Car park adjacent to Parsonage Road, Ramsey	Ramsey	0.11	Open Space/Special Use.	Cabinet Office - Desk Top Study