



Isle of Man
Government

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Area Plan for the East: Draft Plan Land Supply

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1. Introduction and Settlement Hierarchy

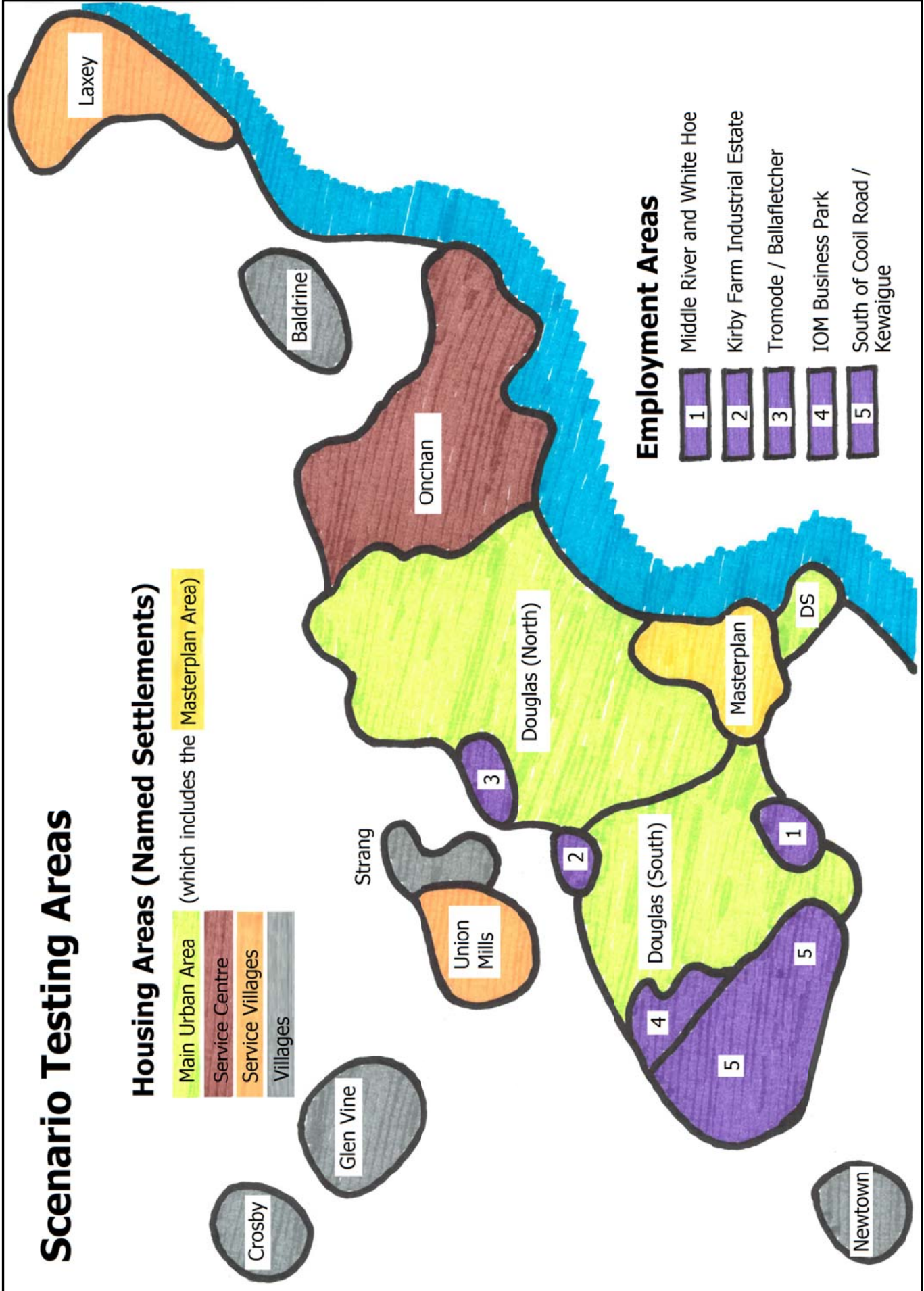
- 1.1 The Strategic Plan was approved by Tynwald in 2016. It sets out the broad level and pattern of development (including a housing target and settlement hierarchy). The Area Plan for the East is intended to provide the detailed policies and allocations to deliver the Strategic Plan.
- 1.2 The Strategic Plan sets out a housing target and an indicative distribution of housing numbers to the settlements set out in the settlement hierarchy.
- 1.3 The Strategic Plan does not include an Employment Land Target, therefore from Employment Land Review evidence base an employment land (manufacturing, distribution/warehousing, out-of-town office) target has been proposed.
- 1.4 In order to 'test' different approaches to the broad pattern of development, 3 scenarios were developed and assessed (using broad Scenario Testing Areas drawn from the Settlement Hierarchy) – the results being published to inform the Preliminary Publicity consultation which took place in 2017. (see map over).
- 1.5 A draft conclusion has now been reached for every potential site – informed by a bottom up assessment of the quality of the site and a top down assessment of required development land to meet the needs of the Strategic Plan projections.
- 1.6 The next step is to consult internally:
 - With the Department for Enterprise - An employment demand and supply note (which sets out how we have identified the employment target, which sites will be proposed for allocation and the extent to which each site will contribute to delivery of the employment land target).
 - With Treasury's Strategic Asset Management Unit - The proposed allocation for the 31 Government Owned Sites which have been considered.
 - With providers of social, green and grey infrastructure – To clarify whether the distribution proposed in the Draft Plan highlights any concerns – drawing on the previous scenario testing work (this is to be based on the net yields for housing and employment plus two larger employment sites for other uses).
- 1.7 At the same time as the above, the Department of Infrastructure (Highways division) will be asked to carry out detailed modelling of the potential site allocations.

Scenario Testing Areas

Housing Areas (Named Settlements)

Main Urban Area (which includes the Masterplan Area)

- Service Centre
- Service Villages
- Villages



Employment Areas

- 1 Middle River and White Hoe
- 2 Kirby Farm Industrial Estate
- 3 Tromode / Ballafletcher
- 4 IOM Business Park
- 5 South of Cooil Road / Kewaigue

2. Potential Development Sites and Assumptions

2.1 254 potential development sites have been considered:

- 34 for Employment uses
- 191 for Housing uses
- 24 for Mixed uses
- 5 for Other uses

2.2 One site has been deemed withdrawn due to lack of information (no map). 37 Sites have been classed as Category 1 in the Site Assessment Framework (no detailed assessment required – wash over reflecting surrounding land use). Therefore, 216 have been considered in more detail.

2.3 However, the following sites had multiple options and this has necessitated 17 additional assessments:

- BE005 (2 options)
- BE006 (4 options)
- DM013 (2 options)
- GH014 (4 options)
- GM001 (4 options)
- MH027 (2 options)
- MM002 (2 options)
- OH002 (2 options)
- OM002 (2 options)
- SH007 (3 options)

2.4 There have therefore been 233 assessments of the 216 sites. The conclusions for the 216 sites are:

- Over 65 sites have been identified as Countryside sites and so not proposed for allocation (although some are being considered as potential Groups of Houses in the Countryside); and
- Over 70 sites, largely within the existing settlement boundaries or adjacent to them have been proposed for allocations.

Assumptions

2.5 In calculating the potential net 'yield' of sites the following assumptions have been made.

Table 1: Potential Development Site Yield Calculation Assumptions

Issue	Top Down Assumptions
<p>Developable Area: A net developable area needs to be calculated for each site (to discount strategic landscaping areas, larger roads etc.)</p>	<ul style="list-style-type: none"> • If under 3 ha then assume 100% (unless constrained site in which case reduced %) • If 3 – 10 ha assume then assume 80% • If over 10 ha then assume 70%
<p>Probability of Development: Not every site that is allocated will be brought forward (around 84% of planning approvals in the East are implemented). Even if sites are commenced, they may not be built out in the plan period (especially if larger sites)</p>	<ul style="list-style-type: none"> • If Strategic Reserve then assume 0% • If employment and developable area under 0.35 ha then assume 0% • If Housing, Employment or Mixed Use and under 3 ha (but more than 0.3 if employment) then assumed 80% • If Housing, Employment or Mixed Use and 3 – 10 ha assume then assume 70% • If Housing, Employment or Mixed Use and over 10 ha then assume 60% • If existing use which would need to cease have assumed 0% (unless clear evidence may do so) • If significant delivery concerns then assume 10%
<p>For housing sites - % of Site Developed for Housing: Areas of site may be developed for other uses, for example neighbourhood shopping areas.</p>	<ul style="list-style-type: none"> • If a Mixed Use Site assume 50% • If under 3 ha then assume 100% • If 3 – 10 ha then assume 90% • If over 10 ha then assume 80%
<p>For housing sites - Housing Density: As set out in the SAF, not all housing developments are at the same density (<i>Note: Net Housing density includes housing and directly associated uses and excludes major distributor roads, primary schools, open spaces serving a wider area and significant landscape buffer strips</i>)</p>	<ul style="list-style-type: none"> • Within Douglas Masterplan Area (or close to) assume 100 dph • Douglas North or Douglas South, within ESB and under 3 ha assume 40 dph • Onchan assume 28 dph • Not in above assume 20 dph
<p>For employment sites – does the proposed use contribute to a use which has been included in the calculation of the demand figures (e.g. Car Show Rooms not a relevant ‘type’ of employment, a Technology Park is a relevant type of employment but would result in increased demand over and above that set out in ELR)</p>	<ul style="list-style-type: none"> • % Employment use is shown as 0 if not responding to ELR.

3. Housing Supply

Residual Target

- 3.1 An annual Residential Land Availability Study (RLAS) is carried out which records planning approvals for residential development and records the take-up of those approvals (i.e. whether they have been implemented).
- 3.2 Although the Plan Period runs on financial years (1st April - 31st March) the RLAS study period covers 1st July – 30th June. However, it is considered that this makes negligible difference to the overall results. Due to the time taken to produce the study, there is a lag-time and so the latest study to be published is RLAS Update 10 which covers the period up to the end of June 2017 and so represents the first six years of the 15 year Plan Period set out in the Strategic Plan.
- 3.3 In light of the above, the data within RLAS10 has been used in relation to the period 1st July 2011 – 30th June 2017. Planning Approvals (including conversions) have been identified within this time period which, based on the information within RLAS10, are either completed or have commenced and have less than 3 plots remaining¹ (see appendix 1).
- 3.4 These planning approvals are counted as dwellings that have already been built in within the plan period and so reduce the number of units which need to be provided over the remainder of the plan period (see table 2).

Table 2: Dwellings that have been built since 2011 (RLAS Update 10)

Local Authority Area	Dwellings completed/ started on site
Braddan	10
Douglas	139
Garff (Laxey and Lonan)	29
Marown	4
Onchan	12
Santon	2
TOTAL	196

- 3.5 Therefore, the **residual housing need is 2,244** units based on:-

- the Strategic Plan identifies a need in the East of 2,440 units; and
- 196 units have been completed or commenced.

¹ Although Site Identification Report considered a number of sources including the RLAS, such sites were excluded from identification as Potential Development Sites which are either completed or completed or have commenced and have less than 3 plots remaining

Potential Development Sites

3.6 Potential sites to accommodate 4,762 dwellings have been identified, with potentially **2,408 within the Plan Period**.

3.7 It should be noted that of the 2,408:

- 658 Housing units on the Category 1 and 2 Potential Development Sites would be on brownfield sites (this is due to the deliverability concerns associated with some sites and also that some brownfield sites will contain a significant element of non-residential development – e.g. the Lord Street site).
- 2,130 would be outside areas identified as at risk of flooding.
- 964 would be within Existing Settlement Boundaries.

Table 3: Housing Land Supply

	Cat. 1 PDS	Cat. 1 PDS (Adjusted)	Cat 2. PDS within ESB	Cat 2. PDS within ESB (Adjusted)	Cat 2. PDS outside ESB	Cat 2. PDS outside ESB (Adjusted)	Total Supply	Total Supply (adjusted)	Strategic Plan Settlement Target (Indicative)	Target (Based on 2,244)	Difference
Douglas (Masterplan Area)	8	6	567	388	0	0	575	394	17%	381	13
Douglas (North)	71	57	504	279	1655	805	2230	1141	34%	763	378
Douglas (South)	60	48	90	72	168	101	318	221	17%	381	-160
Onchan	7	6	30	24	359	140	396	170	16.90%	379	-209
Union Mills	0	0	4	4	230	138	234	142	3.50%	79	63
Laxey	16	13	4	3	104	60	124	76	3.50%	79	-3
Baldrine	0	0	7	6	216	114	223	120	1.60%	36	84
Crosby	0	0	0	0	370	49	370	49	1.60%	36	13
Newtown	0	0	0	0	50	35	50	35	1.60%	36	-1
Strang	0	0	29	23	129	0	158	23	1.60%	36	-13
Glen Vine	27	21	18	14	3	2	48	37	1.60%	36	1
TOTAL	189	151	1253	813	3284	1444	4726	2408	100%	2244	164
<i>Douglas Total</i>								<i>1756</i>	<i>68%</i>	1526	230

Note: The unadjusted figures include the capacity of Strategic Reserve Sites.

Additional Supply

3.8 The Existing Housing Supply comprises:

- dwellings (excluding conversions) that have planning approval, have not yet been built and fall below the threshold to be considered as Potential Development Sites; and
- a projection for future conversions over the remainder of the plan period.

3.9 Based on the information set out in the remainder of this section, additional flexibility has been identified in terms of a potential 'existing supply' which could comprise:

- 71 remaining approvals on sites not considered as Potential Development Sites (as too small) 84% of which might be expected to be implemented, giving a net figure of 60.
- based on past trends, the possibility of 138 forecast conversions in the East (changes of use to residential).

3.10 RLAS10 includes a projected figure for windfalls from 2017 to 2026 (based on a mean average of the preceding 4 years). Windfall is defined as, "A development on land not specifically identified for housing, for example, on land designated for light industry or for office use". Given the plan provides an opportunity to review the designation of land (and 're-zone' non-housing land for housing), and also to avoid double-counting with any 'remaining approvals' identified within this Chapter, the windfall projection is not included in the existing supply figures.

Dwellings (excluding conversions) that have planning approval have not yet been built and fall below the threshold to be considered as Potential Development Sites

3.11 The Site Identification Report considered a number of sources including RLAS8. However, the following types of approvals were excluded from the Site Identification Report and so can be counted as part of the Existing Housing Supply:

- planning approvals which are not yet taken up (based on RLAS10) and were for less than 3 net additional units; and
- planning approvals which are not yet taken up (based on RLAS10) and are outside of areas allocated in existing development plans for development or identified as predominantly residential (existing) (or equivalent).

3.12 Table 4 shows the planning approvals as per above². Sites which have been approved since July 2011 and since expired are not included. This gives an estimate of the number of units 'in the pipeline'. The capacity of sites has been calculated based on net contributions (e.g. the demolition of a dwelling to create 2 dwellings would be a net increase of 1). It is noted that there may be other sites which come forward during the remainder of the plan period for redevelopment or 'backland' development. No projection is made for these and so they would contribute additional supply.

² See appendix 1 for details. In the interests of clarity and fullness, sites which are allocations, have unimplemented approvals but have not been identified in the Site Identification Report are shown in appendix 1. These sites are shown with 0 'yield' if approvals pre-date July 2011 or have expired. Sites which have been shown in the RLAS and have not yet been implemented and have been identified as Potential Development Sites are also shown in Appendix 1 but with 0 yield.

- 3.13 Conversions which (other than hotels/guesthouses) are not included in Table 2 because an estimate figure for future conversions (other than hotels/guesthouses) is made for the remainder of the plan period (see below). Therefore, to include planning approvals for unimplemented conversions (which are not hotels/guesthouses) would be double-counting.
- 3.14 The results of this exercise are summarised in the table below. RLAS Update 10 identifies an average take-up rate in the East of 85%. Therefore of the 71 remaining approvals it is assumed that 60 are taken up (this is the 'Adjusted Figure' is included in the Table 4).

Table 4: Existing Housing Supply (approvals) in the East (RLAS Update 8)

Local Authority Area	Dwellings approved but not started	Adjusted
Braddan	-2	-2
Douglas	45	38
Garff (Laxey and Lonan)	15	13
Marown	5	4
Onchan	7	6
Santon	1	1
TOTAL	71	60

Projected Conversions

- 3.15 RLAS10 includes a projection for conversions from 2017 – 2026. This is based on a mean average of the conversion figures of previous years divided by the remaining number of years in the plan period. Given the significant number of conversions from hotel/guesthouse to residential, these are excluded from the figures used to calculate the average of the last four years as it was felt that this trend may not continue and so would distort the figures. This gives a total of 194 conversions from 2017 – 2026 within the East. If the completed conversions since 2011 (see appendix 1) are used to generate the mean (6 year total divided by 6 to give 1 year average multiplied by 9 – the remaining years in the plan period) this gives the conversion projections for each Local Authority Area as set out in the Table 5, a total of 138.
- 3.16 If this figure is used to calculate total supply as part of the area plan, the yield of any Housing or Mixed Use Potential Development Sites which are conversions (other than hotels/guesthouses) rather than new build would need to be discounted. Proposals which involve an existing building being demolished prior to construction are not counted as conversions. However, if the existing building were residential, a net yield will be used which allows for the loss of existing units.

Table 5: Conversions

Local Authority Area	Projection 2017 - 2026 (9 Years)
Braddan	12
Douglas	99
Garff (Laxey and Lonan)	8
Marown	5
Onchan	12
Santon	2
TOTAL	138

4. Employment Land Demand and Supply

4.1 The approach has been informed by the Employment Land Review (2015), Supplement (2017), Site Assessment Work, and Scenario Testing (initially published as part of the Preliminary Publicity in 2017). The important elements of the approach are summarised below:

- The Employment Land Review calculates the demand for employment land (manufacturing, distribution & warehousing and out of town office) from 2014 – 2026 and produces a combined figure for the East and South of 11.24 hectares.
- Significant allocations already exist in the Area Plan for the South, however much of the demand is around Douglas and so it is proposed to allow for 75% of demand to be met within the Area Plan for the East (8.43 hectares)
- This figure does not allow for choice or churn and therefore an element of over-allocation is required, 50% is proposed, giving a figure of **12.65 hectares**

4.2 In determining whether a site contributes towards meeting this demand, the following points should be noted (in addition to the broad assumptions set out in section 2 previously):

- The demand figure runs from 2014, therefore development which has taken place since 2014 'counts' towards meeting the demand.
- The ELR sets out demand figures for office, manufacturing and warehousing/distribution, therefore only development of sites for these uses 'counts' towards meeting the ELR demand. The use of employment land for other uses (leisure car showrooms, waste etc.), therefore sites allocated specifically for such uses should not be counted towards meeting the 12.65 hectares demand figure.

4.3 The following sites have been identified as being developed since 2014, giving a total of 2.88 hectares and a **residual target of 9.77 hectares**.

Table 6: Employment Development Since 2014

Site	Area
BE011	0.47
BE015	0.59
BE021	0.9
BE022	0.1
BE016	0.5 (Part of site)
DE005	0.16
DE008	0.16 (Part of Site)
Total	2.88

4.3 The assumptions behind the employment land supply require further refining, including the proportion of sites which are Strategic Reserves, however work to date suggests a **total potential development of 49.78 hectares, with 13.69 potentially within the plan period**.

- 4.4 The plan period figure does not include a proposed Technology Park (in STA1) which would have a gross site area of 5.23 hectares and be proposed within the Plan. It should also be noted that there has been no review of potential capacity at Snugborough Industrial Estate as the ELR (2015) states that, "The estate is fully developed". However, it is acknowledged that there may be some potential for development within this area, which could provide further flexibility.

Table 7: Employment Land Supply

Scenario Testing Area	Cat 1 PDS	Cat 1 PDS (Adjusted)	Cat 2 PDS within ESB	Cat 2 PDS within ESB (Adjusted)	Cat 2 PDS outside ESB	Cat 2 PDS outside ESB (Adjusted)	Total Supply	Total Supply (Adjusted)
1. Middle River and White Hoe	0.45	0	4.83	2.54	0	0	5.28	2.54
2. Kirby Farm Industrial Estate	0	0	2.82	2.26	0	0	2.82	2.26
3. Tromode and Ballafletcher	0	0	2.32	1.86	0	0	2.32	1.86
4. IOM Business Park	0.34	0	1.57	1.26	0	0	1.91	1.26
5. South of Cooil Road/Kewaigue	0	0	0	0	36.56	5.21	36.56	5.21
Other Areas	0.04	0	0.85	0.3	0	0	0.89	0.3
TOTAL	0.83	0	12.39	8.21	36.56	5.21	49.78	13.42

Notes:

The unadjusted figures include the capacity of Strategic Reserve Sites.

Appendix 1: Analysis of the Residential Land Availability Study

Braddan, 1st July 2011 to 30th June 2017

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the Braddan Local Plan 1991							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/00995/B	Erection of 2 dwellings to replace existing dwelling. Brambley Cottage, 11 Cronk Road, Union Mills	2012-2013	2	U/C	Loss of 1. See later app. 14/00352/B (see 2013-2014 data).	1	
14/00352/B	Erection of two detached dwellings with integral garages to replace existing dwelling. Brambley Cottage 11 Cronk Road, Union Mills.	2013-2014	0	U/C	Amendments to previous app. 12/00995/B (2012-2013 data).	0	
16/01199/B	Erection of a detached dwelling with associated landscaping and parking.	2016-2017	1				1
17/00105/B	Erection of dwelling and detached garage	2016-2017	1				1

2011-2017. Conversions							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
11/01085/B	Convert disused residential care facility to 3 houses	2011-2012	5	U/C	The properties were originally 4 dwellings, which were converted	5	
11/01721/B	Create car park, improve access & change use of	2011-2012	0	Not started			0 (Conversion)
12/01038/B	Conversion of existing barn to a dwelling. Barn, Cronkbane Farm, Port Soderick	2012-2013	1	Complete		1	
12/01286/B	Conversion of existing dwelling into 2 apartments. Speke Farm, Richmond Hill	2012-2013	2	Started	Loss of 1	1	
13/00486/C	Change of use from staff accommodation to a residential dwelling. The Barn, Speke Farm, Richmond Hill	2012-2013	1	Taken up		1	
13/00376/B	Conversion of existing out building into a dwelling. Riversdale, Strang Road, Union Mills.	2013-2014	1	Not started			0 (Conversion)
15/01131/B	Alterations and erection of attached garage with living space above to approved renovation and extension of existing barn to form a dwelling. The Barn Ballig Farm West Baldwin Isle Of Man IM4 SEU	2015 - 2016	1		Older permissions on site, but site not included in RLA8 therefore latest permission recorded as new site		0 (Conversion)

2011-2017. New builds in the countryside							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/91030/B	Demolition of existing outbuilding and erection of a detached agricultural workers dwelling. Outbuilding, Ballashamrock Farm, Port Soderick Glen.	2013-2014	1	Started	'Open Space (agricultural)'	1	
Building Control Demolition Notice 13/00025/BCD	Demolition of all buildings, ancillary structures that form the farm house and surround complex of sheds and barns. Ballavargher Farm	2013-2014	0	Not started	Loss of 1.		-1
Building Control Demolition Notice 13/00026/BCD	Demolition of a row of four terraced properties. 1-4 Ivy cottages, Old Castletown Road	2013-2014	0	Not started	Loss of 4. The MUA has provided an update informing that the properties are unlikely to be replaced.		-4

2011-2017. New dwellings approved on land at Mount Murray since 2001 (recorded as 'Other')							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
17/00104/C	1 Hawthorn Villas Mount Murray Douglas Isle Of Man	2016-2017	1				1

TOTAL

10

-2

Douglas, 31st July 2011 to 30th June 2017

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the Douglas Local Plan 1998 (including 'Low Density Housing in Parkland' and 'Mixed Use' sites)							
<i>Application Number</i>	<i>Description</i>	<i>Year</i>	<i>Number of dwellings</i>	<i>Status</i>	<i>Notes</i>	<i>Numbers for inclusion (completion)</i>	<i>Numbers for inclusion (potential sites)</i>
05/01616/B (31), 10/00700/B (36)	36 units. Lower Pulrose (Phases 5 & 6)	2011-2012	36	Complete	Loss of 24	12	
07/02159/A, 11/00435/B	Erection of a 4 apartment block. 34 Castlemona Avenue	2011-2012	4	Not started			0 (DH029)
07/02160/B	Erection of block of 6 apts. to replace building. Motorcycle showroom, 11 Castlemona Avenue	2007-2008	0	Approval expired			0 (DH030)
07/02169/B, 14/00615/B	Redevelopment of site to provide 53 residential apts. Former Manx Petroleum Depot & adjoining scrubland, South Quay	2008-2009	53	Not started.	Permission extended to 31.03.19		0 (DH019)
08/00221/B	Construction of building to provide 33 apartments. Factory And Premises, 40 South Quay	2011-2012	33	Not started	Approved at Appeal in December 2011		0 (DH019)
11/00620/A	AiP for 2 dwellings. Land at Montreux Court	2011-2012	0	AiP expired 12.08.13			0
11/00967/A	AiP for dwelling. Land adjacent to Holly Cottage, The Crofts, Ballaughton Meadows	2011-2012	1	Complete	See later app. 13/00129/REM for full approval (2012-2013 data)	1	
11/01082/B	Dwelling. Plot 21, Pinehurst Glen	2011-2012	1	Not started	<i>Site Ref. 3 on RLA table</i>		0 (DH018)
11/01161/A	AiP for dwelling. Plot to rear of Greenmantle, Dreeym Beary	2011-2012	0	AiP expired 05.10.13			0

11/01198/B	Dwelling. Harold Tower, Fort Anne Road	2011-2012	1	Complete	A previous app. 08/01951/B was not included, as the approved dwelling was conditioned as ancillary. PA 11/01198/B is not conditioned as such and is therefore classed as a separate dwelling	1	
12/00409/B and 15/00856/B	Dwelling. Land to rear of Bay View, 38 Victoria Road	2011-2012	1	Not started			1
08/01297/A	Approval in Principle for 10 dwellings. Land between Belmont Hill & Ballakermeen Avenue	2012-2013	0	AiP expired 22.10.14	Replaces expired 07/02387/B for 19 dwellings (2001-2012 data)		0 (DH032)
12/00112/B, 12/00950/B	Dwelling. Land at Cronk Liauyr	2012-2013	1	Complete		1	
12/00664/B	38 sheltered housing apartments. Upper Pulrose (Phase 10)	2012-2013	38	Complete	Loss of 35 units already approved for Phase 10 under PA 10/00480/A (2001-2012 data)	0	
12/00771/A	AiP for dwelling. Land adjoining Clarecourt, Marathon Road	2012-2013	1	Not started (AiP only)	See later app. Approved 05.08.14		1
12/00806/B, 13/00110/B	Dwelling. 4 Montreux Court	2012-2013	0	U/C	Amendments to PA's 06/01458/B, 08/01128/B & 10/01865/B (2001-2012 data)	0	
12/00836/B	Pair of semi-detached dwellings. Plots 51 & 52 Elderberry Rise	2012-2013	2	U/C		2	
12/00837/B	Dwelling. Plot 58 Elderberry Rise	2012-2013	1	Not Started			1
12/00848/A	AiP for dwelling. Plot 13 Hillberry Green	2012-2013	0	AiP expired 24.07.14	Replaces expired 01/02436/B & 05/02090/A (2001-2012 data)		0
12/01124/B	3 apartments. Site of former no. 2 Princes Street	2012-2013	3	Complete	2 Princes Street was demolished in the 1990's, so no loss of units	3	
13/00129/REM	Reserved Matters for dwelling. Land adjacent to Holly Cottage, The Crofts, Ballaughton Meadows	2012-2013	0	Complete	Full approval to AiP 11/00967/A (2001-2012 data)	0	

13/00304/B	Dwelling. Land to rear of 16 & 16A Marathon Road, Victoria Road	2012-2013	1	Complete		1	
13/00390/B	Demolition of existing buildings & erection of 8 dwellings. Pulrose Farmhouse & No.s 1 & 2 Pulrose Farm Cottages, New Castletown Road	2012-2013	8	6 Complete	Loss of 3	3	
13/00499/B	Erection of two dwellings to replace existing dwelling. 158 Woodbourne Road.	2013-2014	2	Not started	Loss of 1. Approved at appeal.		1
13/00646/B	Erection of dwelling to replace disused storage building. Outbuilding, Farmhill Farm, Farmhill Lane.	2013-2014	0	Not started	Amendments to previous app. 09/00561/B (2009-2010 data).		0
13/00655/A	Approval in principle for erection of a dwelling. Land Adjacent To Elmwood, Somerset Road.	2013-2014	1	Not started (AiP Only)			1
13/91217/A and 15/00515/B	Approval in principle for erection of two detached dwellings. Land at Manor View.	2013-2014	2	Not started (AiP Only)			2
13/91226/B 13/01227/CON	Demolition of existing buildings and construction of four duplex apartments. Vine Villa, 8 Derby Square.	2013-2014	4	Not started	Loss of 1.		0 (DH033)
14/00053/A and 15/01357/REM	Approval in principle for the erection of a dwelling to replace existing stables. Land And Stables Adjacent To Stovell, Tromode Road.	2013-2014	1	Not started (AiP Only)			1

13/91152/B	Demolition of existing garage building and erection of a block of seven apartments. 28-30 Derby Square.	2013-2014	7	Not started			0 (DH034)
14/01370/A	AiP to demolish existing property and erect three	2014-2015	3	Not Started. AiP only.	Loss of 1. <i>Appeal in progress.</i>		2
14/00688/B and 15/01013/B	Erection of a dwelling. Land At Clarecourt, Marathon Road.	2014-2015	1	Not Started			1
14/00390/B	Demolition of existing commercial buildings and erection of two town houses. 2 - 4 Derby Square.	2014-2015	0	Complete	Amendments to 09/01624/B (2009-2010 data)	0	
15/00402/A	AiP for erection of a detached dwelling. Land To Rear Of Wendover, St Ninians Road.	2014-2015	1	Not Started. AiP only.			1
15/00222/A	AiP for erection of two detached dwellings. Land At Montreux Court.	2014-2015	2	Not Started. AiP only.			2
15/01172/A	Approval in principle for erection of a dwelling, Land In The Grounds Of Rotherwood Belmont Road Douglas Isle Of Man IM1 4NR	2015-2016	1	Not started			1
14/01034/B	Erection of a block of eight apartments with landscaping and parking to replace existing buildings, Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane Douglas Isle Of Man IM2 4AX	2015-2016	8	Not started			0 (DH035)
15/00536/B	Erection of two detached dwellings with integral garages, Land At Junction Of The Castleward Green And Ballanard Road Douglas Isle Of Man	2015-2016	2	Completed		2	0
15/00756/B	Erection of two dwellings, 9 And 15 Orry Street Douglas Isle Of Man	2015-2016	2	Not started	Same site as 11/00011 (which expired). Loss of 1.		2

15/01041/A	Approval in principle for erection of a dwelling addressing means of access, Land Adjacent To WDS Limited Millmount Douglas Isle Of Man IM2 1HD	2015-2016	1	Not started			1
15/00724/A	Approval in principle for erection of two dwellings to replace existing dwelling, addressing siting and means of access, Millmount House Millmount Douglas Isle Of Man IM2 1HD	2015-2016	2	Not started	Loss of 1		2
16/00011/BCD	60 & 62 Snaefell Road	2015-2016	0	Not started	Loss of 2		-2
16/00236/B	Erection of a detached dwelling with integral garage and associated	2016-17	1	Not started			1
16/00227/B	Erection of five terraced dwellings with parking to rear of properties and associated landscaping	2016-17	5	Not started			0 (DH036)
16/00237/B	Erection of a detached dwelling with associated landscaping	2016-17	1	Not started			1
16/00620/A	Approval in principle for the erection of a dwelling	2016-17	1	Not started			1
16/00775/B	Erection of forty one sheltered apartments, ancillary features, associated parking and police office provision	2016-17	41	Not started	Sheltered apartments, so not counted		0
2011-2017. New dwellings approved on land designated as other than residential on the Douglas Local Plan 1998							
<i>Application Number</i>	<i>Description</i>	<i>Year</i>	<i>Number of dwellings</i>	<i>Status</i>	<i>Notes</i>		<i>Numbers for inclusion</i>
04/01417/A, 11/00551/A	AiP for a residential development to replace	2011-2012	No numbers given	AiP expired 17.10.13	"Light Industrial"		0 (DH021)
11/00724/A	AiP to re-develop site for residential purposes.	2011-2012	No numbers given	Not started (AiP only)	"Light Industrial". Approval valid to 22.12.13. PA 11/00723/A also		0 (DH022)
13/00163/B	Residential development. Villiers site, Loch Promenade	2012-2013	0	Not started	"Predominantly Offices". Amendments to 04/00418/B (2001-2012 data)		0 (DM003)

Building Control Demolition Notice 13/00027/BCD	Demolition of one small detached brick built bungalow, two semi detached properties. 1-3 White Hoe Cottages Old Castletown Road.	2013-2014	0	Not started	Loss of 3. The MUA has provided an update informing that the cottages are unlikely to be replaced.		0
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2011-2017. Conversions (excluding hotels/guest houses)

<i>Application Number</i>	<i>Description</i>	<i>Year</i>	<i>Number of dwellings</i>	<i>Status</i>	<i>Notes</i>	<i>Numbers for inclusion (completion)</i>	<i>Numbers for inclusion (potential sites)</i>
09/00048/C (+2), 09/01641/C (-2), 11/00492/B (+4)	Apartments. 9 Mona Terrace	2008-2009 (+2) 2009-2010 (-2) 2011-2012 (+4)	4	Complete	The building now has 10 units in total	4	
11/00423/B	Convert ground floor apartment into 2 & convert 1st & 2nd floor store rooms to apartment (Retrospective). 15 Demesne Road	2011-2012	3	Complete	Loss of 1. Approved at Appeal. There would be a total of 6 apartments in the building	2	
11/00749/B	Convert dwelling to 4 flats. 132 Bucks Road	2011-2012	4	Not started	Loss of 1		0 (Conversion)
11/00895/B	Convert dwelling into 4 apartments. 1 Belmont Terrace	2011-2012	4	Started	Loss of 1	3	
11/01081/B	Subdivision of existing shop with flat to create separate shop unit with 2 flats. 8 Windsor Road	2011-2012	2	Complete	Loss of 1	1	
11/01092/B	Change of use of existing dwelling to provide 2 residential / tourist apartments. 5 Strathallan Crescent	2011-2012	2	Complete	Loss of 1	1	
11/01763/B	Convert 2 existing first floor apartments to a restaurant. 43 Loch Promenade (Jaks)	2011-2012	0	Complete	Loss of 2	0	
12/00006/B	Alterations & extension to existing garage block to form a dwelling. Garage, The Priory, Belmont Road	2011-2012	1	U/C		1	
12/00483/B	Convert dwelling to 3 apartments. 42 Woodbourne Road	2011-2012	0	Not taken up	Superseded by later app. 12/01492/B for 2 apartments instead of 3 (2012-2013 data)		0 (Conversion)

12/00529/C	Change of use of first floor apartment from residential to nursery use. Pumpkin Patch Child Care Centre, 13 & 14 Hailwood Court	2011-2012	0	Complete	Loss of 1	-1	
12/00611/B	Convert dwelling to 3 flats. 20 Mona Street	2011-2012	3	Complete	Loss of 1. See later app. 12/00884/B for amendments (2012-2013 data)	2	
12/00764/B	Convert dwelling into 3 apartments. 6 Kingswood Grove	2012-2013	3	Complete	Loss of 1	2	
12/00884/B	Convert dwellings to each provide 3 apartments. 20 & 22 Mona Street	2012-2013	0	Complete	Amendments to PA's 10/01264/B & 12/00611/B (2001-2012 data)	0	
12/01073/C	Change of use from residential to a residential care home. 14 Derby Road	2012-2013	0	Complete	Loss of 1	-1	
12/01180/B	Convert building into 3 apartments. 38 Demesne Road	2012-2013	3	Complete	Loss of 1	2	
12/01184/C	Change of use of former dental practice to 3 dwellings. 1-3 Kensington Road	2012-2013	3	Complete	Retrospective	3	
12/01487/B	Convert ground & first floor into 4 apartments. 14 Empress Drive	2012-2013	4	Complete	Replaces expired 05/01777/B for 3 flats (2001-2012 data)	4	
12/01492/B	Convert & extend existing dwelling into 2 apartments. 42 Woodbourne Road	2012-2013	2	Started	Loss of 1. Replaces earlier app. 12/00483/B for 3 apartments (2001-2012 data)	1	
12/01500/B	Convert existing office accommodation into 3 flats. 33 Hope Street	2012-2013	3	Complete		3	

12/01614/A	Approval in Principle for conversion of former office building to residential accommodation. Kingswood House, 3 Harris Terrace	2012-2013	0	AIP expired 04.04.15			0 (Conversion)
13/00206/B	Convert property into 2 apartments. 26 Castlemona Avenue	2012-2013	2	Started	Loss of 1	1	
13/00231/GB 13/00232/CON	Convert & extend dwelling to provide 3 apartments. 11 Harris Terrace (RB 210)	2012-2013	3	Started	Loss of 1	2	
13/00321/C	Change of use from residential dwelling to consulting room for medical / healthcare professional services. 8 Kensington Road	2012-2013	0	Complete	Loss of 1	-1	
13/00152/B	Conversion of dwelling into four apartments. 118 Bucks Road.	2013-2014	4	Not started	Loss of 1. Approved at appeal.		0 (Conversion)
13/00736/B	Alterations and conversion of dwelling into three apartments. 7 Peel Road.	2013-2014	3	Not started	Loss of 1.		0 (Conversion)
13/00767/B	Demolition of annexe and erection of a dwelling. Rear Of 6 Sydney Street.	2013-2014	0	Complete	Recorded as a conversion, as the unit would be an annexe of an existing building. Amendments to previous approved app. 09/00228/B (2009-2010 data).	1	
13/90961/B	Conversion of joinery workshop into residential	2013-2014	1	Not started	Conversion not acceptable under Building Regulations.		0 (Conversion)
13/91099/B	Conversion of basement and ground floor into two apartments. 46 Loch Promenade.	2013-2014	2	Complete		2	
13/91410/B	Conversion of existing first and second floor office suites into four apartments. City Centre House, 18 - 20 Nelson Street	2013-2014	4	Not started			0 (Conversion)
14/00328/B	Conversion of building to provide four residential dwellings. Former Salisbury Street Methodist Church, Farrant Street.	2013-2014	4	Not started			0 (Conversion)

14/00488/LAW	Application to make lawful the conversion of basement into an apartment. 6 Sherwood Terrace.	2013-2014	1	Complete		1	
14/00489/B	Conversion of dwelling into two apartments. 14 Falcon Street.	2013-2014	2	Not started	Loss of 1.		0 (Conversion)
14/00641/C	Re-instatement of existing single apartment into two apartments. Apartment 8 & 20, Piccadilly Court, Queens Promenade.	2013-2014	1	Complete		1	
14/01243/B	Conversion of existing shop, dwelling and warehouse to offices. 22 - 23 North Quay.	2014-2015	0	Started	Loss of 1.	-1	
14/01238/B	Creation of three apartments from residential dwelling. 80 Derby Road.	2014-2015	3	Complete	Loss of 1.	2	
14/01087/B	Conversion of office building to create first and second floor residential apartments. 19 Peel Road.	2014-2015	2	Started		2	
14/00955/B, 15/00014/B	Conversion of takeaway and living accommodation to a restaurant. 35 Castle Street.	2014-2015	0	Complete	Loss of 2.	-2	
14/00946/B	Conversion of existing office accommodation to an apartment. Clinches Tower Clinches Court.	2014-2015	1	Complete		1	
15/00370/B	Erection of extension to rear elevation and conversion of upper floors into two apartments. 50 Bucks Road.	2014-2015	2	U/C		2	
15/00248/B	Conversion of existing office building into two dwellings. 35 - 36 Derby Square.	2014-2015	2	Started		2	

15/00155/C	Change of use of flats from tourism to residential. 15 Hutchinson Square.	2014-2015	4	Not started	<i>Approved at Appeal.</i>		0 (Conversion)
14/01059/B	Alterations and extension to existing accommodation on first floor and conversion of second and third floors into two apartments. 16 - 18 Castle Street.	2014-2015	2	U/C	Approved at Appeal.	2	
15/00335/LAW	Application for a Certificate of Lawful Development for conversion of dwelling into two apartments, 14 Hawarden Avenue Douglas Isle Of Man IM1 4BS	2015-2016	2	Complete	Loss of 1. Lawful Use Certificate	1	
15/00492/B	Conversion of existing office accommodation into six self-contained apartments, 6 Victoria Street Douglas Isle Of Man IM1 2LH	2015-2016	6	U/C		6	
15/00575/B	Conversion of existing office accommodation on upper floors to an apartment, Manning House Lord Street Douglas Isle Of Man IM1 2BE	2015-2016	1	U/C		1	
15/00653/B	Alteration to existing ground floor apartment and first floor extension over ground floor outlet to create a dwelling, Garthleigh 1 Clifton Terrace Douglas Isle Of Man IM2 3HU	2015-2016	1	Not Started			0 (Conversion)

15/00650/B	Alterations to ground floor car workshop including part conversion of existing storage rooms to an apartment and conversion of existing first floor office space to an apartment, Mylchreest Motors Riverside Court Millmount Douglas Isle Of Man IM2 1HD	2015-2016	2	Complete		2	
15/01047/B	Conversion of existing residential accommodation above retail units into three apartments, 44-46 Broadway Douglas Isle Of Man IM2 4EW	2015-2016	3		Loss of 1		0 (Conversion)
15/01165/C	Change of use from telecommunications centre to residential dwelling, 11 Dalton Street Douglas Isle Of Man IM1 3PQ	2015-2016	1				0 (Conversion)
15/01193/B	Conversion of existing shop with first floor living accommodation into two apartments with on site parking, 19 Allan Street & 21-23 Peveril Street Douglas Isle Of Man IM1 3DQ	2015-2016	1				0 (Conversion)
15/01217/B	Conversion of existing office accommodation into three residential apartments, 35 - 37 Victoria Street Douglas Isle Of Man IM1 2LF	2015-2016	3				0 (Conversion)
15/01289/B	Conversion of existing office into a residential dwelling, 17 Circular Road Douglas Isle Of Man IM1 1AF	2015-2016	1	Complete		1	

16/00059/B	Alterations to existing retail area and creation of a second floor extension to provide a self-contained apartment, Bedco 41 - 43 Bucks Road Douglas Isle Of Man IM1 3DE	2015-2016	1				0 (Conversion)
16/00157/B	Conversion from existing scout and guide headquarters with ground floor apartment into two individual dwellings, Cunningham House 60 - 62 Murrays Road Douglas Isle Of Man IM2 3HN	2015-2016	2	Complete		2	
16/00411/C	Change of use of first floor dental practice to residential accommodation	2016-17	1				0 (Conversion)
16/00437/B	Conversion of existing residential property to provide three residential apartments	2016-17	2				0 (Conversion)
16/00043/GB	Conversion of building to provide ten residential apartments (in association with 16/00044/CON)	2016-17	10	Started		10	
16/00644/LAW	Application to make lawful the use as residential	2016-17	1				0 (Conversion)
16/00672/C	Change of use of dental practice to a residential dwelling	2016-17	1				0 (Conversion)
16/00706/C	Change of use from first floor retail and second floor office to two apartments	2016-17	2				0 (Conversion)
16/00946/B	Conversion and erection of extension to former nursing home to provide thirty four residential apartments	2016-17	34				0 (Conversion)
16/00953/B	Conversion of former offices to provide three apartments	2016-17	3				0 (Conversion)
16/01062/C	Change of use from office to residential.	2016-17	1				0 (Conversion)
16/01074/B	Conversion from office to residential.	2016-17	1	Started		1	

16/01322/B	Conversion of top three floor offices to provide three residential flats	2016-17	3				0 (Conversion)
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2011-2017. Conversions (hotels/guest houses only)

<i>Application Number</i>	<i>Description</i>	<i>Year</i>	<i>Number of dwellings</i>	<i>Status</i>	<i>Notes</i>	<i>Numbers for inclusion (completion)</i>	<i>Numbers for inclusion (potential sites)</i>
11/00572/B, 11/01445/B	Convert former guest house to 5 apartments. 106 Bucks Road	2011-2012	5	Complete		5	
11/01451/B	Convert existing guest house into 9 apartments. Woodside, 14 Mona Drive	2011-2012	9	Complete		9	
12/01507/B	Convert former guest house to 5 apartments. 102 Bucks Road	2012-2013	5	Not started			5
13/00025/B	Convert former guest house to 2 apartments. 19 Castlemona Avenue	2012-2013	2	Complete		2	
13/00070/B	Convert existing boarding house / dormitory to 4 apartments. Marathon House, 2 Drury Terrace	2012-2013	4	Not started			4
13/00074/B	Convert former guest house to 5 apartments. 104 Bucks Road	2012-2013	0	Complete	Amendments to 10/01425/B (2001-2012 data)	0	
13/00577/B	Conversion of hotel to provide six residential apartments. Kenilworth Hotel, 5 Castlemona Terrace, Central Promenade.	2013-2014	6	Started		6	
13/00718/B	Conversion of existing hotel into eight apartments. Nelson Hotel, 11 Mona Drive.	2013-2014	8	Started		8	
13/00896/B	Conversion from tourist accommodation to provide six residential apartments. Manningham Hotel, 1 Castle Drive.	2013-2014	6	Started		6	

14/01313/C	Additional use to include serviced residential apartments, nos 6 and 7. Sefton Apartments Formerly Britannia And Irwell House, Harris Promenade.	2014-2015	2	Not started			2
14/00555/B	Conversion of guest house to provide four self-contained apartments. 22 Hutchinson Square.	2014-2015	4	Started		4	
15/00526/LAW	Application to make lawful the use of building as seven apartments, 26 Christian Road Douglas Isle Of Man IM1 2QN	2015-2016	7	Complete	Loss of 1 dwelling (and several holiday lets). Lawful Use Certificate	7	
16/01163/B	Conversion of existing hotel/guest house to provide nine apartments and office accommodation (Decision dependent on a legal agreement)	2016-17	9				9
16/01186/B	Conversion of former guest house to create four apartments.	2016-17	4	Started		4	
17/00005/B	Conversion of former guest house into four apartments	2016-17	4				4
					TOTAL	139	45

Laxey, 1st January 2011 to 30th June 2017

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Proposed) on the Laxey and Lonan Local Plan 2005

Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
06/01251/A, 06/01754/REM (1), 06/01755/REM (2), 06/01756/REM (3), 09/00783/B (2), 09/02078/B (2), 10/01860/B (3)	3 dwellings. Field 611664, land between Kings Haven and Ballaquirk Lodge, Ballaragh Lodge	2006-2007 (2) 2010-2011 (1)	2	Plots 1 & 2 complete.	"Devp. Area 7" & "AHLCVSS". Site Ref. 5 on RLA table. PA 10/01860/B for plot 3 expired 31.01.15	0	0 (GH021)
07/01587/A	AIP for residential development of 6 dwellings. Land At Ballacollister Field No's. 614589, 612008 & 612011, Ballacollister Road.	2007-2008	0	AIP expired	Mostly "Devp. Area 1" & part "Woodland". Site Ref. 6 on RLA table	0	0
14/00101/B	Alterations and erection of a second floor extension to create a self-contained apartment. Oirr-Ushtey, The Promenade.	2013-2014	1	Complete		1	

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the Laxey and Lonan Local Plan 2005

Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
11/01129/B	Demolition of existing garage & workshop & erection of a dwelling. 25 Mines Road	2011-2012	1	Complete	Replaces PA 08/01611/B for conversion of garage / workshop to dwelling	1	
12/00658/B and 16/00205/B	Dwelling. Land adjacent to Westwood, New Road	2011-2012	1	Not started			1
12/00834/A	AIP for dwelling. Land to rear of Olinda, South Cape	2012-2013	0	Aip expired 21.08.14.	Approval to expired AIP's 06/00561/A & 10/00655/A (2001-2012 data). See later app. 14/00702/A (2014-2015 data)		0
14/00349/B	Replacement of Public House with four detached dwellings. The New Inn New Road.	2014-2015	4	Not started.	Approved at appeal.		0 (GH024)
14/00702/A	AIP for erection of a dwelling with garage. Land To Rear Of Olinda South Cape.	2014-2015	1	Not started Aip only.	Follows expired AIP 12/00834/A, 06/00561/A & 10/00655/A.		1
15/00878/B	Extension to and conversion of detached garage into a dwelling and improvement to vehicular access onto highway Ballashalom Glen Road Laxey	2015 - 2016	1				1
15/00993/B	Erection of three detached dwellings to replace existing single dwelling		2	Not Started			2
15/01240/B	Erection of a dwelling		1	Not Started			1
16/00687/A	Approval in principle for the erection of a detached dwelling with garaging		1	Not Started			1
16/00857/B	Erection of a detached dwelling with garage		1	Not Started			1

2011-2017. New dwellings approved on land designated 'Mixed Use' on the Laxey and Lonan Local Plan 2005

Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
15/00017/A	AIP for demolition of existing Commissioners Offices and replace with a residential development. 35 New Road And Adjacent Land.	2014-2015	Not stated	Not Started AIP only.			0 (GH025)

2011-2017. Conversions

Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/00148/C	Change of use of existing first floor restaurant to residential. Browns Café, Dumbells Terrace	2012-2013	1	Started		1	
14/00765/C	Change of use from tourist accommodation to residential. 1 Glen Roy Cottages, Old Laxey Hill.	2014-2015	1	Taken up		1	
15/00878/B 16/00797/B	Extension to and conversion of detached garage into a dwelling and improvement to vehicular access onto highway Ballashalom Glen Road Laxey Isle Of Man IM4 7AT Erection of a replacement dwelling (amendment to PA 15/00857/B)	2015 - 2016	1		Granted on appeal		0 (Conversion)
16/01210/B	Conversion of property to	2016-17	1	Not Started			0 (Conversion)

2016-2017. New builds in the countryside

Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
17/00002/B	Construction of a	2016-17	0	Not Started			

Laxey Total

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Lonan, 1st January 2011 to 30th June 2017

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Proposed) on the Laxey and Lonan Local Plan 2005							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/01476/B and 15/00579/B	Dwelling. Field 614729, Baldrine Road, Baldrine	2012-2013	1	U/C	"Devp. Area 10"	1	0
12/01595/B	5 dwellings. Plots 22 to 26, Reayrt Ny Gionney, Adjacent to All Saints Park	2012-2013	0	U/C	"Devp. Area 17". Site Ref. 2 on RLA table. Amendments to 5 dwellings approved under 10/00354/B (2001-2012 data)	5	
12/01609/B	Dwelling. Field 614733, Baldrine Road, Baldrine	2012-2013	1	Not Started	"Devp. Area 10"		1

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the Laxey and Lonan Local Plan 2005							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
11/00538/B	3 dwellings. Field 612835, Clay Head Close, Baldrine	2011-2012	3	U/C	"Devp. Area 11"	3	
11/01647/B	Dwelling. Site between The Lhea & Granane, Pinfold Hill	2011-2012	1	U/C		1	
12/01433/B	Dwelling. Land between Inverty & Westdene, Croit E Quill Road	2012-2013	0	Complete	Amendment to earlier apps. 07/00259/A, 10/01428/B & 11/00952/B (2001-2012 data)	0	
13/91346/A and 15/01081/B	Approval in principle for the erection of a detached dwelling. Land Adjacent To Westdene, Croit E Quill Road.	2013-2014	1	Not started. AIP only.	Approved at appeal.		1
14/00454/B	Erection of a dwelling. Plot 2 At The Spinney, Baldrine Hill, Baldrine.	2013-2014	0	U/C	Amendments to previous app. 10/01130/B (2010-2011).	1	
15/00127/B	Erection of a dwelling with integral garage. Land At Maybank, The Crescent Baldrine.	2014-2015	1	Not started			1
15/00256/B	Erection of a detached dwelling with associated parking and access. Land Adjacent To Lingmell Highfield Drive Baldrine Isle Of Man.	2015 - 2016	1	U/C		1	
15/00752/B	Erection of eight dwellings with public open space	2015 - 2016	8	U/C		8	0 (PDS)
15/00857/B	Erection of a replacement dwelling	2015 - 2016	0		Replacement on one for one basis		0
15/00668/B	Erection of a replacement dwelling	2015 - 2016	0		Replacement on one for one basis		0
15/00590/B	Demolition of existing outbuilding and erection of a detached dwelling with integral garage	2015 - 2016	0		Counted in RLAS 8		0
15/01081/B	Erection of a detached dwelling Land At Eilan Vannin Laxey Road Baldrine	2015 - 2016	1	U/C		1	
16/00960/B	Approval in principle for the erection of a dwelling addressing matters for means of access		1	Not Started			1
16/01008/A	Site Adjacent To Drumain Farm Ballaragh Road Lonan		2	Not Started			2
16/01076/B	Approval in principle for the development of seven dwellings, with means of access to be approved		7	Not Started			0 (GH026)

2015-2017. New builds in the countryside							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
15/00579/B	Erection of a dwelling with garage and parking	2015 - 2016	1	Complete		1	

2011-2017. Conversions							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/01296/B	Convert existing barn & outbuildings to a dwelling. Ballamenagh Beg Farm, Ballamenagh Road	2012-2013	1	Not started			0 (Conversion)
13/91341/B	Conversion of an existing barn into a residential dwelling house. Barn Thie Eirinagh, Ballaragh Road.	2013-2014	1	Started		1	
14/00048/C	Change of use from tourist accommodation to a residential dwelling. Hilltop, Croit E Quill Road.	2013-2014	1	Taken up		1	
14/00804/B	Conversion and erection of extension to existing out building to provide a separate dwelling. Baldrine Manor, Ballagawne Road Baldrine.	2014-2015	1	Started		1	
14/00809/B	Conversion of existing outbuildings into a dwelling. Barns, Ballaragh Old Farmhouse, Ballaragh.	2014-2015	1	Not started			0 (Conversion)

2011- 2017. New dwellings approved on land designated 'Predominantly Residential' (Proposed) on the 1982 Development Plan							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
11/00474/A	AIP for 2 dwellings. Field 321270, Glen Vine Park, Glen Vine.	2011-2012	0	Aip expired 09.03.14	Later application		0
15/00224/A	AIP for erection of two dwellings addressing siting and means of access. Field 321270, Glen Vine Park, Glen Vine.	2014-2015	2	Not started. Aip only.	Follows expired AIP 11/00474/A (2011-2012 data)		
15/00775/A	Approval in principle for the construction of 28 dwellings and provision of retail space addressing siting and means of access. Fields 320653 & 324324 Part Of Ballaglonney Farm Crosby Isle Of Man	2015 - 2016	28	U/C	Approved on appeal		0 (MH021)
15/00701/B	Demolition of existing dwelling and erection of a replacement detached dwelling	2015 - 2016	0	Not Started	Replacement on one for one basis		0

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the 1982 Development Plan							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/00612/A	Approval in principle for erection of a dwelling. Garden Of 1 King Orry Close, Glen Vine.	2013-2014	1	Not started (AIP Only)			1
14/00075/A, 15/00054/REM	Approval in principle for erection of a dwelling. Site Adjacent To 6 King Orry's Place, Opposite 6 Alexander Road, Alexander Road, Glen Vine.	2013-2014	1	Not started (AIP Only)			1
14/01218/A	AIP for erection of seven detached dwellings. Ballabeg, Main Road, Glen Vine.	2014-2015	3	Not started. Aip only.	Follows PA 11/01260/REM for 4 dwellings (Loss of 1). Net gain of 3 dwellings.		3
14/01026/B	Erection of a dwelling. Land At 1 King Orry Close, Glen Vine.	2014-2015	0	Not started.	Follows AIP 13/00612/A (2013-2014 data)		0
16/01316/A	Approval in principle to construct 7 detached dwellings with garages (including details of internal site layout, means of access	2016-17	7	Not Started			0 (MH018)

2011-2017. New dwellings approved on land designated as other than residential on the 1982 Development Plan							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/00434/B	3 dwellings. Gardens at rear of 9 & 10 Glen Darragh Gardens, Glen Vine	2011-2012	3	Later application (14/00841)	"Market Garden". Windfall		0 (MH019)
14/00841/B	Erection of three detached dwellings. Gardens At Rear Of 9 And 10 Glen Darragh Gardens, Glen Vine	2014-2015	3	Not started.			0 (MH019)

2011-2017. Conversions							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/00301/B	Creation of a residential dwelling from existing ancillary accommodation. Annie's Cottage Barn, West Baldwin	2012-2013	1	Not started			0 (Conversion)
13/00862/B	Amalgamation of ancillary living accommodation to create a single dwelling. Rhynefield, West Baldwin.	2013-2014	0	Complete	Loss of 1.	0	
13/91186/B	Restoration and extension to existing building to create a dwelling. Ballacotch Farm Cottage, Braaid.	2013-2014	0		Amendments to previous app. 11/00958/B (2010-2011 data).	0	
14/00229/B	Conversion and extension of existing barn to provide a detached residential dwelling. Barn, Bawshen Farm, Ballavitchel Road, Crosby.	2013-2014	0	Started	Amendments to previous app. 10/00063/B (2009-2010 data).	1	
14/00730/C	Change of use of existing tourist accommodation to residential. Stuggadhoo Cottage, St Marks Road, Braaid.	2013-2014	1	Taken up		1	
14/01251/B	Conversion of redundant farm buildings to provide residential accommodation. Outbuildings & Part Field 324566, Ballalough Farm, West Baldwin.	2014-2015	1	Started		1	

2011-2017. New builds in the countryside							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/00471/B	Dwelling to replace existing industrial unit & builder's yard. Complete Construction Services Ltd., Willow Lane, Eairy	2012-2013	1	Complete		1	

Onchan, 1st July 2011 to 30th June 2017

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Proposed) on the Onchan Local Plan 2000							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
13/91314/B	Erection of a detached dwelling. Plot 23B Manor Park.	2013-2014	1	Complete	Site Ref. 4 on RLA Table.	1	
14/00475/B	Erection of a dwelling. Plot 23 A, Manor Park.	2013-2014	0	Complete	Site Ref. 4 on RLA Table. Amendments to previous app. 10/00934/B (2010-2011 data).	1	

2011-2017. New dwellings approved on land designated 'Predominantly Residential' (Existing) on the Onchan Local Plan 2000 (including 'Mixed Use' sites)							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/01486/B	Demolish existing dwelling & erect 2 dwellings. 41 Groudle Road	2012-2013	2	Complete	Loss of 1. Replaces earlier expired approval 06/00090/A (2001-2013 data)	1	
12/01644/B	Dwelling. Plot 7, Bay View Road	2012-2013	1	Not started	Replaces earlier expired apps. 04/01070/A, 06/02106/B & 08/01835/B (2001-2012 data)		1
13/00534/B	Demolition of existing property and erection of a building of four apartments. 145 & 147 Royal Avenue.	2013-2014	4	Not started	Loss of 2. Approved at appeal.		2
16/00777/B	Erection of a replacement dwelling with integral garage and associated parking	2016 - 2017	0	Not Started	No net gain		0
16/00836/B	Creation of eight local authority residential units comprising of two four apartment blocks with associated access, parking and landscaping	2016 - 2017	8	Not Started	Previous approvals - 07/01253 and 10/00354		0 (OH28)
16/01050/B	Erection of detached dwelling with integral garage	2016 - 2017	1	Not Started			1
17/00039/B	Alterations and additions to dwelling including erection of replacement detached garage and new stable block in adjacent	2016 - 2017	1	Not Started			1

2011-2017. New dwellings approved on land designated as other than residential on the Onchan Local Plan 2000							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
08/00909/B	24 sheltered housing apartments. Former Follies Cabaret Restaurant Site, Harbour Road	2008-2009	0	Approval Expired 09.04.13	Follies Restaurant demolished, but a later app. 13/00575/B (approved 20.08.14) for 16 units on site, see 2014-2015 data.		0 (OH16)
13/00575/B	Erection of sixteen dwellings. Former Follies Cabaret Restaurant Harbour Road, Onchan.	2014-2015	16	Not started			0 (OH16)
15/00836/A	Approval in principle for the erection of a residential dwelling with ancillary staff and office accommodation addressing siting and means	2015-2016	1	U/C		1	
16/00062/B	Struan Veg. Erection of replacement dwelling	2015-16	0	Complete	approval not counted in 2012 works complete 2016	1	
15/00713/B	Cliff Cottage	2015-16	-1	Complete	Loss of 2 flats	-1	
16/00561/REM	Reserved Matters application for the demolition of existing farmhouse and erection	2016 - 2017	0	Not Started			0
16/00474/B	Erection of two dwellings with garages and field access gates	2016 - 2017	2	Not Started			2

2011-2017. Conversions							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/00887/B	Refurbishment of derelict farmhouse. Ballargey, Abbeylands	2012-2013	0	Complete	Amendments to earlier apps. 02/02135/A, 05/92398/B & 09/00597/B (2001-2012 data)	1	
13/00493/B	Conversion of former police station to four apartments and a maisonette. Former Police Station, 1 & 3 Elm Drive.	2013-2014	5	Complete	Approved at appeal.	5	
13/00531/A	Approval in principle for conversion of existing building into permanent and/or tourist apartments. Groudle Glen Hotel, King Edward Road.	2013-2014	6	Not started (AIP only)	Approved at appeal.		0 (Conversion)
13/00761/B	Conversion of former agricultural building to a dwelling with additional use as tourist accommodation. Outbuilding, Ballakissack Farm, Little Mill Road.	2013-2014	1	Complete		1	
13/91260/C	Change of use of existing tourist accommodation to residential accommodation. Barn Cottage, Bibaloe Beg Road.	2013-2014	1	Complete		1	
16/00630/C	Change of use of existing residential apartment to commercial use including hair and beauty treatment	2016 - 2017	-1	Not Started			0 (Conversion)
16/00785/GB	Conversion of existing office accommodation into a dwelling (in association with 16/00786/CON) Church Road Onchan Isle Of Man	2016 - 2017	1	Not Started			0 (Conversion)
17/00384/B	Change of use of existing vacant residential apartment to use as gymnasium in support of other leisure facilities	2016 - 2017	-1	Not Started			0 (Conversion)
Onchan Total						12	7

Santon, 1st July 2011 to 30th June 2017

2011-2017. New dwellings approved on land at Mount Murray since 2001 (recorded as 'Other')							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
12/00533/B	Dwelling. Plot 23, Murrays Lake Drive, Mount Murray	2011-2012	1	Complete	Open Space on the 1982 Plan, but not a new build in the countryside or a windfall, as site is part of a large development. Many of the other post-2001 units at Mount Murray have been included in the figures for Braddan as "Other"	1	

2011-2017. Conversions							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
11/00153/B	Convert chapel to dwelling. Methodist Chapel, Main Road, Santon	2011-2012	1	Complete	See later app. 13/91032/B (2013-2014 data) for amendments.	1	
11/00929/A and 13/00218/REM	Convert farm building to a dwelling. The Granary, Glentraugh, Harbour Road	2012-2013	1	Started	See later app. 13/00218/REM for full approval (2012-2013 data)	1	
13/91032/B	Conversion of chapel into a residential dwelling, part retrospective. Newtown Chapel, Main Road.	2013-2014	0	Complete	Amendments to previous app. 11/00153/B 2011-2012 data.	0	
15/01124/B	Replace existing with two detached dwellings with associated detached garages including new highway access and estate roadway. Land At Looeagh, Harbourside, Furryes	2015-16	1	Complete	Demolition of 1 existing house and construction of 2 therefore recorded as 1 dwelling (net)	1	
16/00330/B	Removal of agricultural worker's occupancy condition from dwelling approved under PA 93/00945/B	2015-2016	1	Complete		1	
16/00351, 07/02361/A, 12/00397/A	AiP for redevelopment of site to create 1 dwelling with ancillary accommodation. Ballaquiggin Farm, Balnahowe	2015-16	-3	Complete	Previous applications recorded as expired therefore recorded as new permission in 2015-16. Due to demolition of existing buildings net result of development is loss of 3	-3	

2011-2017. New builds in the countryside							
Application Number	Description	Year	Number of dwellings	Status	Notes	Numbers for inclusion (completion)	Numbers for inclusion (potential sites)
07/02361/A, 12/00397/A	AiP for redevelopment of site to create 1 dwelling with ancillary accommodation. Ballaquiggin Farm, Balnahowe	2011-2012	0	Aip Expired 21.05.14	Would have been a net loss of 3 (original farmhouse, newer farmhouse & 2 residential units in barns)		0
12/00643/A	AiP for dwelling. Field 514231, Court Farm, Main Road, Newtown	2012-2013	1	Not started (AiP only)	Approved at Appeal. Full approval 14/00480/REM (2013-2014 data).		1
14/00480/REM, 14/00845/B	Reserved Matters application for the erection of a detached dwelling. Field 514231, Court Farm, Main Road.	2013-2014	0	Not started	Full approval to AiP 12/00643/B (2012-2013 data).		0
15/00902/B	Ashdowne House Ballavale Road Santon Isle Of Man	2015-2016	0	Not started	replacement on one for one basis		0
15/01124/B	Replace existing with two detached dwellings with associated detached garages including new highway access and estate roadway	2015-2016	0	Not started	replacement on one for one basis		0
17/00214/B	Erection of a replacement dwelling	2016-17	0	Not Started	Replacement dwelling		0

Santon Total

2

1



The information in this leaflet can be provided in large print or audio

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