



**Isle of Man  
Government**

*Reiltys Ellan Vannin*

## Cabinet Office



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## **The Draft Area Plan for the East**

Modifications to the Draft Plan  
following the Public Inquiry

Paper 8: All Sites List

**Published 14<sup>th</sup> February 2020**

# All-Sites List

Highlighted to show: specific sites, strategic reserves and sites to be coloured on maps by background 'wash'

Wash
Allocated
Strategic Reserve

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
BE001	Ballalough, Richmond Hill, Braddan	1.19	Countryside	
BE002a	Land South of Cooil Road	9.3	Abutting ESB	
BE002b	Land South of Cooil Road	14.93	Abutting ESB	
BE003	Part of Bulhenny, Richmond Hill, Braddan	5.55	Countryside	
BE004	Kirby Farm Industrial Estate	1.82	Within ESB	
BE005	Land on South side of Cooil Road	2.27	Abutting ESB	
BE006	Land South of Cooil Road and North of New Castletown Road, Douglas	13.48	Abutting ESB	
BE009	Clybane	8.76	Abutting ESB	
BE010	Land at Middle Farm, Braddan	6.9	Abutting ESB	
BE011	IOM Business Park (ELR-Designated Braddan 1B)	0.47	Within ESB	
BE012	IOM Business Park	1.57	Within ESB	
BE013	IOM Business Park	0.42	Within ESB	
BE014	IOM Business Park	0.34	Within ESB	
BE015	IOM Business Park (ELR-Designated Braddan 1D)	0.59	Within ESB	
BE016	Tromode/Ballafletcher (CO Suggestion)	1.3	Within ESB	
BE017	Tromode/Ballafletcher (ELR-Designated Braddan 5A+B+C)	1.52	Within ESB	
BE018	Kirby Farm Industrial Estate (ELR-Not Designated Braddan 12)	1	Within ESB	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
BE019	South Cooil Road (Car Show Room)	3.39	Abutting ESB	
BE020	Ballafletcher (Vehicle Test Centre)	0.92	Within ESB	
BE021	IOM Business Park (CO suggestion)	0.9	Within ESB	
BE022	Kirby Farm (Plot)	0.1	Within ESB	
BE023	Union Mills Industrial Estate (Derelict Building)	0.38	Within ESB	
BE024	Middle Farm	1.58	Countryside (Adjacent)	
BE025	Land Adjacent Tromode Estate, Braddan	4.08	Abutting ESB	
BH001	Trollaby Lane, Union Mills	1.82	Countryside (Adjacent)	
BH002	Formerly Part of Southampton Farm, Port Soderick	3.78	Countryside	
BH003	Formerly Part of Southampton Farm, Port Soderick	3.76	Countryside	
BH004	Ellenbrook Farm	2.31	Countryside (Adjacent)	
BH005	Head Road, Douglas	7.52	Abutting ESB	
BH006	Mount Rule Road West Baldwin	1.70	Countryside	
BH007	Mount Rule, Braddan	2.73	Countryside	
BH010	West Baldwin	3.76	Countryside	
BH011	Mount Rule, Braddan	7.18	Countryside	
BH012	Mount Rule, Braddan	1.19	Countryside	
BH013	West Baldwin	2.00	Countryside	
BH014	Quines Hill, Braddan	1.41	Countryside	
BH015	Woodstock and Fairway, Vicarage Road, Braddan	0.48	Abutting ESB	15
BH016	Field, Oak Hill, Port Soderick	2.40	Countryside	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
BH017	Fields at Port Soderick	15.15	Countryside	
BH018	Land at Ballalough Farms, Union Mills	13.26	Countryside	
BH019	Hilltop Nurseries, Vicarage Road, Douglas	0.62	Abutting ESB	0
BH020	The Downs, Union Mills, Braddan	3.14	Abutting ESB	
BH021	Field at Ballaveare Farm, Old Castletown Road, Port Soderick	1.15	Countryside	
BH022	Field off Colooneys Road, Braddan	1.70	Countryside (Adjacent)	
BH023	Field off Cronk Bane, Port Soderick	0.16	Countryside	
BH024	Field in Ballamona Estate, Port Soderick	13.96	Countryside	
BH025	Field off Marine Drive, Port Soderick	1.97	Countryside	
BH026	Field off Richmond Hill, Braddan	5.37	Countryside	
BH027	Field off Colooney's Lane, Braddan	1.34	Countryside	
BH028	Hilltop Nurseries, Mount Rule, Vicarage Road, Douglas	1.92	Countryside	
BH030	Land South of Ballafletcher Road, Braddan	2.32	Abutting ESB	See DBH002
BH031	Camlork, Braddan	5.73	Abutting ESB	50
BH032	Land North of Coronation Terrace, Strang	11.50	Abutting ESB	
BH033	Land at Mount Rule, Braddan	1.50	Countryside	
BH034	Mannin Infirmary Site	1.46	Within ESB	23
BH035	Ivy Cottages	0.16	Within ESB	
BH037	Land to the North of Old Castletown Road and between sites BE010 and DH008	24.61	Abutting ESB	
BH038	Field 524262, Mount Rule	1.09	Countryside	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
BH039	Land in front of Bridge House	0.10	Countryside	
BH040	Marbeg, Old Castletown Road, Port Soderick	1.62	Countryside	
BH041	Oak Hill, Port Soderick	5.67	Countryside	
BH042	Land Abutting Peel Road	0.50	Override	
BH043	Former Farmhouse, Snugborough Farm	0.22	Within ESB	
BH044	BH044 (Late) No Site Assessment Report Prepared	2.30	Countryside	
BH045	Parcel of land south of Quines Hill, Santon field 524048	1.13	Countryside	
BM001	Farmhills, Douglas	N/A	Within ESB	
BM002	Mount Rule, Braddan	3.95	Countryside	
BM003	Hospital	49.72	Abutting ESB	
BM004	Spring Valley Trading Estate, Cooil Road, Braddan	7.72	Within ESB	
BM005	Ellenbrook Farm	0.46	Countryside (Adjacent)	
BM006	Land adjacent Vicarage Road, Braddan	10.70	Abutting ESB	100
BM007	Land adjacent Lhergy Cripperty Road, Union Mills	3.20	Abutting ESB	
BM008	Land at Castleward	68.00	Abutting ESB	
BO001	Land adjacent Vicarage Road, Braddan	5.90	Abutting ESB	
DBH001	Land North of Braddan Primary School, Braddan Road, Braddan	2.65	Override	
DBH002	Land Off Braddan Road, Braddan	30.23	Abutting ESB	300

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
DE001	Middle River Industrial Estate	1.66	Within ESB	
DE002	Kewaigue, Douglas	2.85	Within ESB	
DE004	Sangster's Field	5.31	Within ESB	
DE005	Tromode (ELR-Designated Onchan 1B)	0.16	Within ESB	
DE006	White Hoe (ELR-Designated Douglas 1B)	0.29	Within ESB	
DE007	White Hoe (ELR-Not Designated Douglas 12)	1.49	Within ESB	
DE008	White Hoe (ELR-Not Designated Douglas 12)	0.32	Within ESB	
DE009	Fire Station, Peel Road	0.47	Within ESB	
DE011	Hills Meadow	0.04	Within ESB	
DH001	Westmoreland Road, Douglas	2.46	Within ESB	39
DH002	Johnny Wattersons Lane, Douglas	7.00	Abutting ESB	600
DH003	Former Brickworks, Ballanard Road, Douglas	0.43	Abutting ESB	0
DH004	31 - 39 South Quay Douglas	0.24	Within ESB	30
DH005	Windsor Terrace, Douglas	0.30	Within ESB	
DH006	Laureston Manor, Douglas	0.16	Within ESB	
DH007	Laureston Manor, Douglas	0.09	Within ESB	
DH008	Ellenbrook Estate	5.41	Abutting ESB	60
DH009	Balanard Road, adj. Castle Green	7.48	Abutting ESB	
DH010	Shee Dy Ve, Ballanard Road, Douglas	0.06	Countryside (Adjacent)	
DH011	Land at Ballanard Woods	9.27	Within ESB	40
DH012	Anagh Coar Lane	0.11	Within ESB	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
DH013	Off Anagh Coar Road	0.13	Within ESB	
DH015	Corner of Anna Cur Lane	0.45	Within ESB	
DH016	Land adj. Anna Cur House	0.60	Within ESB	10
DH017	Field 524767, Saddle Road	0.32	Within ESB	
DH018	Pinehurst Glen	1.16	Within ESB	
DH019	South Quay	0.58	Within ESB	86
DH020	Westmoreland Road, Douglas	0.54	Within ESB	
DH021	South Quay	0.09	Within ESB	7
DH022	Corner of Circular Road and Peel Road	0.79	Within ESB	63
DH023	Demesne Road	0.49	Within ESB	
DH025	Fairfield Junior School	0.28	Within ESB	9
DH026	Masterplan SG1	0.29	Within ESB	
DH027	Masterplan SG3	0.13	Within ESB	
DH028	Stanley House, Douglas Head	0.08	Within ESB	
DH029	34 Castlemona Avenue	0.01	Within ESB	
DH030	Motorcycle showroom, 11 Castlemona	0.02	Within ESB	
DH031	Block 1, Oakhill	0.22	Within ESB	
DH032	Land between Belmont Hill & Ballakermeen Avenue, Belmont Hill	0.92	Within ESB	
DH033	Vine Villa, 8 Derby Square.	0.08	Within ESB	
DH034	28-30 Derby Square.	0.06	Within ESB	
DH035	Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane	0.15	Within ESB	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
DH036	Tennis Road	0.20	Within ESB	
DH037	Lower Duke's Lane	0.54	Within ESB	6
DH038	Brunswick Gardens	2.18	Within ESB	
DH039	Park Rd School & Bowling Green PH	0.84	Within ESB	27
DH041	Somerset Rd	0.34	Within ESB	
DH042	Land at Albany Road and Sartfell Road	0.25	Within ESB	8
DH043	Reayrt Ny Baie, Albert Terr.	0.09	Within ESB	
DH044	Rotherwood	0.14	Within ESB	
DH046	Victoria Road Prison and Edale (including Eastcliffe)	1.39	Within ESB	44
DH048	Glenside	1.21	Within ESB	
DH049	Old Rugby Pitch (Glencrutchery Road Playing Fields)	5.04	Within ESB	
DH050	Victoria Road	0.36	Within ESB	
DH053	Land to the East of Ballanard Rd.	0.62	Within ESB	
DH054	Manor Hotel	0.49	Within ESB	
DH055	Land at Parkfield bounded by Glencrutchery Road to the SE and Ballanard Rd to the SW	1.11	Within ESB	
DH056	Demesne Road / Orry Street, Douglas	0.06	Within ESB	
DH057	The area to the East of Ballanard Road and the West of submission DM001	14.80	Abutting ESB	See DH002
DH057	The area to the East of Ballanard Road and the West of submission DM001	23.54	Abutting ESB	See DH002
DH058	Cronkbourne Cricket Club	2.35	Within ESB	
DH059	Gymns FC	2.48	Within ESB	



Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
DM001	Land North West of Johnny Watterson Lane	13.32	Abutting ESB	See DH002
DM002	Land at Lake Road, Douglas	1.15	Within ESB	41
DM003	Loch Promenade - Masterplan SS2	0.42	Within ESB	17
DM004	Lord Street / Parade Street - Masterplan QS1 and 2	0.52	Within ESB	21
DM005	Hanover St. School	0.12	Within ESB	
DM006	Customs House	0.09	Within ESB	
DM007	Masterplan TF1 and TF2	1.94	Within ESB	10
DM008	Masterplan TF3 and TF6	0.83	Within ESB	33
DM009	Masterplan MG1 - 4	1.08	Within ESB	
DM012	Summerland	1.45	Within ESB	7
DM013	Little Switzerland	2.20	Within ESB	22
DM014	The Milestone, Peel Road, Douglas	1.22	Within ESB	6
GH001	Ramsey Road	1.78	Abutting ESB	
GH002	Clay Head Road, Baldrine	0.58	Countryside	
GH003	Ballaragh Road, Lonan	0.24	Countryside	
GH004	Ballaragh Road, Lonan	0.21	Countryside	
GH005	Ballaragh Road, Lonan	0.36	Countryside	
GH006	Ballaragh Road, Lonan	0.27	Countryside	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
GH007	Ballaragh Road, Lonan	0.54	Countryside	
GH008	Ballabluff, Pinfold Hill, Laxey	0.32	Abutting ESB	
GH009	Baldhoon Road, Laxey	0.95	Abutting ESB	
GH010	Adjacent to Drumain Farm, Ballaragh Road, Lonan	0.34	Countryside	
GH011	Land at Ballacollister, Laxey	2.15	Abutting ESB	
GH013	Field off Baldrine Road, Baldrine	2.20	Abutting ESB	10
GH014	Field off Baldrine Road, Baldrine	4.90	Abutting ESB	
GH015	Upper Garden, Briar Dale, south Cape, Laxey	0.22	Abutting ESB	
GH017	Various Fields	2.91	Countryside	
GH018	Glen Road	0.08	Within ESB	
GH019	Gretch Vane Farm	0.32	Abutting ESB	
GH020	Adj. to Ard Reayrt	1.68	Abutting ESB	
GH021	North of Ramsey Road	0.29	Within ESB	
GH022	Cliffside & End Café, The Promenade	0.07	Within ESB	
GH023	Former Prince's Motors Site, adjacent to MER line & A2 Ramsey Road	0.18	Within ESB	
GH024	New Inn, New Road	0.19	Within ESB	
GH025	35 New Road And Adjacent Land.	0.07	Within ESB	
GH026	Adj. to Highfield Drive	1.24	Abutting ESB	
GH027	East of A2	3.80	Abutting ESB	
GH028	Field 614730 Chapel Lane Baldrine Isle Of Man	0.39	Abutting ESB	
GH029	Clay Head Road	0.37	Within ESB	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
GH031	Land off Church Road, Laxey	4.37	Abutting ESB	
GH036	The Paddocks, Ramsey Road	0.80	Countryside	
GH037	Plot on Ballacollister Road	0.1	Within ESB	
GH038	Site between Ballacollister Road, Rencell Hill and Axenfel Lane	0.82	Abutting ESB	
GH039	Site adjacent access lane, off Fairy Cottage lane, Pinfold Hill, Laxey.	0.95	Abutting ESB	
GH040	Land in front of Baldrine Park	1.21	Abutting ESB	
GM001	Field off Baldrine Road, Baldrine	5.88	Abutting ESB	
ME001	Close Veg Glen, Darragh Road, Glen Vine	0.29	Within ESB	
ME002	Ellerslie Depot, Crosby	1.45	Abutting ESB	
MH001	Ballagloney Close, Crosby	4.52	Abutting ESB	
MH002	Ballagarey, Glen Vine	3.61	Abutting ESB	
MH003	Close Jaing Beg, Old Church Road, Crosby	2.60	Abutting ESB	
MH004	Land at Braaid	10.92	Countryside	
MH005	Clanna Road	0.48	Countryside	
MH008	Field off Glen Vine Road, Glen Vine	0.56	Countryside	
MH009	Eyreton Farm, Crosby	2.86	Abutting ESB	
MH010	Eyreton Farm, Crosby	9.06	Countryside (Adjacent)	
MH012	Field, Ballavitchell Road, Crosby	1.45	Countryside	
MH013	Site off Eyreton Road, Crosby	0.28	Abutting ESB	
MH014	Eyreton Farm, Crosby	2.63	Abutting ESB	
MH016	Ballavitchel Road, Crosby	2.69	Countryside	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
MH017	Lower Ballakelly Farm, Mount Rule	1.90	Countryside	
MH018	Ballabeg, Main Road, Glen Vine	0.70	Within ESB	
MH019	Rear Of 9 And 10 Glen Darragh Gardens,	0.25	Within ESB	
MH020	Off Glen Vine Drive	0.39	Within ESB	
MH021	Part of Ballaglonney Farm, Crosby (Under Construction)	1.77	Abutting ESB	
MH023	Site of Former Ballagarey Nursery Field Adjacent to Greeba Avenue (including part of garden to 7 Greeba Avenue, Sunhill)	0.90	Within ESB	
MH024	Land at the Braaid	0.40	Countryside	
MH026	Land Behind Bridge House	1.10	Countryside	
MH027	Fields adjacent to Garey Glass, Peel Road, Greeba	3.04	Countryside	
MH028	Paddock Adjacent to Peel Road and Ballagarey Lodge	0.15	Abutting ESB	
MH029	Land South of A1, Glen Vine	1.02	Abutting ESB	
MH030	Fields at Lower Ballaharry, Crosby Marown.	7.28	Abutting ESB	
MM001	Land at Ballaglonney Farm, Crosby	21.77	Abutting ESB	
MM002	Land at Ballafreer Farm	29.53	Abutting ESB	
MO001	Field off Glen Darragh Road, Glen Vine	3.36	Countryside	
OH001	Hillberry Grandstand, Ballacottier Road	0.03	Countryside	
OH002	Bibaloe Moar Farm, Onchan	47.72	Countryside	
OH003	Tennis Courts, Belgravia Road, Onchan	0.39	Within ESB	
OH004	Ashley Road, Onchan	10.19	Abutting ESB	
OH005	Ballacottier Road, Onchan	6.86	Countryside	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
OH006	Field, Abbeylands, Onchan	2.51	Countryside	
OH007	King Edward Bay Golf Course, Onchan	54.6	Abutting ESB	
OH008	Ballakilmartin Farm, Onchan	33.83	Countryside	
OH009	Former Howstrake Holiday Camp, Onchan	3.61	Countryside (Adjacent)	
OH010	1&2 Clype Moar Ctgs, Clype Moar Road, Onchan	1.20	Countryside	
OH011	Land at Ballachrink	9.90	Abutting ESB	140
OH012	Blackberry Lane, Onchan	1.87	Within ESB	
OH013	Adjacent La Serene, Ballacottier Road, Little Mill, Onchan	5.15	Countryside	
OH014	Far End & land adjoining, King Edward Road	0.62	Within ESB	
OH015	Bemahague, access off Heywood Drive	0.34	Within ESB	
OH016	Former Follies Cabaret Restaurant. Harbour Road	0.45	Within ESB	15
OH017	West of Summerhill	2.78	Within ESB	
OH018	Governor's Road	0.08	Within ESB	
OH019	Off Strathallan Road	1.10	Within ESB	
OH020	Furman Road	0.17	Within ESB	
OH024	Part of Field 534085 Bibaloe Beg Farm	0.60	Countryside	
OH025	Field No 534135, Little Mill Road, Onchan	1.41	Countryside	
OH026	Land at the Creg ny Baa	30.00	Countryside	
OH027	Land at Little Mill Road, Onchan	0.80	Countryside	
OM001	Clype Farm	120.12	Countryside	
OE001/OM002	School Road, Onchan	8.04	Within ESB	

Site ID	Site Name	Site Size	Type (ESB=existing settlement boundary)	Housing Yields from the Inspector's Report
OO001	Opposite Unity Cottage, Bibaloe Beg Road, Onchan	14.53	Countryside	
SH001	Rheast Lane	0.84	Countryside (Adjacent)	
SH002	Ballavale Road, Santon	0.37	Countryside	
SH004	Sloping Acres, Santon	4.13	Countryside	
SH005	Oatlands, Santon	25.94	Countryside	
SH006	Ballakissack, Moaney Road, Newtown	46.45	Abutting ESB	
SH007	Rear of Lancashire House Site, Main Road Santon	1.60	Within ESB	
SH008	Land to rear of house at Ballavartyn Lodge	1.33	Abutting ESB	
SH009	Field off Rheast Road, Santon	2.41	Countryside (Adjacent)	
SH010	Land at Santon	2.36	Abutting ESB	
SH011	Field off Old Castletown Road, Banehoe, Santon	5.38	Countryside	
SH012	The Sloping Road/Castletown Road, Santon	0.82	Countryside (Adjacent)	
SH013	Land at Newtown	3.48	Abutting ESB	
SH014	Land to the West of New Castletown Road	29.86	Abutting ESB	
SH016	Part Field 514250 Mullinaragher Road Santon	1.60	Countryside	
SH017	Field 514332 at Perk Cottage, Knock Froy Road, Santon	2.90	Countryside	
SM001	Lower Ballagick Farm, Newtown, Santon	14.15	Countryside (Adjacent)	
Late 1	Land at Baldromma	1.54	Countryside (Adjacent)	
Late 2	Land at the property known as Conister, Santon	0.24	Countryside (Adjacent)	
Late 3	Land adjacent to Braaid Hall	0.14	Countryside	
Antillas	Antillas, Ballanard Road	0.11	Countryside (Adjacent)	



**The information in this leaflet can be provided in large  
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