

UNOCCUPIED URBAN SITES REGISTER: EAST November 2020

Source Ref.	Site Name	Date of Entry onto UUS Register	Site Size	Extent of Buildings on Site %	Site Clearance Required?	Known Development Constraints	Site Ownership	Previous Land Uses	Current Land Uses	Interim Temporary Land Uses	TAPE Information	Planning History
UUS 1 (TAPE ref. DH001)	Westmoreland Road, Douglas	Nov-20	2.46	60	Y	registered trees, potential land contamination issues, multiple ownership, new site access required.	Private	Civic and other related uses	Vacant Site	N/A	Allocation - Predominantly Residential	Not known
UUS 2 (TAPE ref. DH004)	31 - 39 South Quay Douglas	Nov-20	0.24	60	Y	inside tidal flood zone, noise pollution from adjacent light industrial,	Private	Site located within Quayside Mixed Use Area	Light industry	Light industry	Allocation - Predominantly Residential	18/01342/B - permitted 2020, 16/01013/A - Permitted Dec 2016.
UUS 3 (TAPE ref. DH019)	South Quay	Nov-20	0.58	0.15	Partial Y	inside tidal flood zone and abuts registered building, potential for noise pollution issues, potential for ecological interest and archaeological interest, steeply sloping site	Private	Not known	Vacant Site	N/A	Allocation - Predominantly Residential	18/01342/B - permitted 2020, 14/00615/B - permitted 2015, 16/00371/B - permitted 2016, 20/01129/C - pending
UUS 4 (TAPE ref. DH020)	Westmoreland Road, Douglas	Nov-20	0.54	100	Partial Y	Not Known	Private	Not known	5 storey Car Park	Parking	Wash - Predominantly Housing	Site located within St Georges Mixed Use Area
UUS 5 (TAPE ref. DH021)	South Quay	Nov-20	0.09	75	Y	inside tidal flood zone, potential for noise pollution issues, land contamination, site access improvements	Private	Light Industrial	light industrial - Site located within CTA 4 and Riverside Gateway Mixed Use Area 8 c)	N/A	Allocation - Predominantly Residential	13/91222/REM - permitted 2015, 11/00551/A - permitted 2011, 11/00527/A - permitted 2011, 04/01417/A - permitted on review 2004.
UUS 6 (TAPE ref. DH025)	Fairfield Junior School	Nov-20	0.28	50	Y	land contamination, current school use would need to cease.	Public - RESERVED	Civic and other related uses	Vacant Site	N/A	Allocation - Predominantly Residential	06/00108/B - permitted 2006, 91/00664/B - permitted 1991, 93/01566/B - permitted 1994, 94/00440/B - permitted 1994.
UUS 7 (TAPE ref. DH026)	Masterplan SG1	Nov-20	0.29	25	N	potential for land contamination, as gap site.	Private	Not known	Vacant Site	car parking	Wash - Predominantly Housing	14/01131/B - permitted 2014, 89/00803/B - permitted 1989, 10/01882/B - permitted 2010, 10/01882/B - permitted 2010, 04/00768/A - withdrawn and other applications
UUS 8 (TAPE ref. DH027)	Masterplan SG3	Nov-20	0.13	50	N	adjacent to registered buildings, potential for land contamination due to existing uses.	Public - RESERVED	Not known	Site located within St George's Mixed Use Area	open space and car parking	Wash - Predominantly Housing	01/00861/B - permitted 2001, 02/00890/B - permitted 2002, 09/00929/B - refused 2009, 10/00189/R - withdrawn 2010, 90/01331/A - permitted on review 1991 and other related applications
UUS 9 (TAPE ref. DH028)	Stanley House, Douglas Head	Nov-20	0.08	20	Y	Not known	Private	Residential	Vacant Site	N/A	Wash - Predominantly Housing	Not known
UUS 10 (TAPE ref. DH029)	34 Castlemona Avenue	Nov-20	0.01	0	N	Not known	Private	Residential	Vacant Site	N/A	Wash - Mixed Use	Not known
UUS 11 (TAPE ref. DH034)	28-30 Derby Square.	Nov-20	0.06	Not known	Not Known	Not known	Private	Not known	Not known	N/A	Wash - Predominantly Housing	Not known
UUS 12 (TAPE ref. DH035)	Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane	Nov-20	0.15	50	Y	Not known	Private	Light Industrial	Vacant Site	N/A	Wash - Predominantly Housing	18/00398/B permitted 2018

Source Ref.	Site Name	Date of Entry onto UUS Register	Site Size	Extent of Buildings on Site %	Site Clearance Required?	Known Development Constraints	Site Ownership	Previous Land Uses	Current Land Uses	Interim Temporary Land Uses	TAPE Information	Planning History
UUS 13 TAPE ref. DH039	Park Rd School & Bowling Green PH	Nov-20	0.84	10	Partial Y	land contamination.	Public - RESERVED	Civic and other related uses	Vacant Site	N/A	Allocation - Predominantly Residential	Various applications relating to school use.
UUS 14 (TAPE ref. DH046)	Victoria Road Prison and Edale (including Eastcliffe)	Nov-20	1.39	40/0	Y (Eastern site), N (Western Site)	new site access required, trees, land contamination, care facility still in operation at present - phased approach to development.	Public - RESERVED	Civic and other related uses	Civic and other related uses	N/A	Allocation - Predominantly Residential	20/00255/B - permitted 2020 various applications relating to prison use.
UUS 15 (TAPE ref. DH048)	Glenside	Nov-20	1.21	5	Partial Y	potential for archaeological interest, trees present on site.	Public - RESERVED	Residential	Vacant Site	N/A	Wash - Predominantly Housing	17/00053/B - refused at appeal 2017.
UUS 16 (TAPE ref. DM002)	Land at Lake Road, Douglas	Nov-20	1.15	30	Partial Y	within tidal and fluvial flood zones and adjacent to designated wildlife site, commercial agreements for car parking.	Private	Not known	Vacant Site - Site located within CTA 3 and Riverside Gateway Mixed Use Area 8 a)	car park	Allocation - Mixed Use	09/01386/B - refused 2009, 07/01222/B - permitted 2007, 05/00245/A - permitted on review 2005, and other applications.
UUS 17 (TAPE ref. DM003)	Loch Promenade - Masterplan SS2	Nov-20	0.42	0	Y	site access required, open space, conservation area, , inside tidal flood zone, new infrastructure required.	Private	Not known	Vacant Site - Site located within CTA 1 and Strand Street Mixed Use Area	car park and open space	Allocation - Mixed Use.	98/00792/C - 1998, 98/01003/B - 1998, 98/01004/C - 1998, 94/01480/B - 1995, 94/01594/B - 1995 and other applications.
UUS 18 (TAPE ref. DM004)	Lord Street / Parade Street - Masterplan QS1 and 2	Nov-20	0.52	0	N	inside tidal flood zone, potential for land contamination, infrastructure works required	Private	Infrastructure (bus station)	Vacant Site - Site located within The Fort Mixed Use Area	car park	Allocation - Mixed Use.	01/01763/B - permitted 2001, 97/00528/A - permitted 1997, 94/00985/B - permitted 1994, 93/00936/B - permitted 1993, 88/01737/B - permitted 1988 20/01198/B - pending
UUS 19 (TAPE ref. DM007)	Masterplan TF1 and TF2	Nov-20	1.94	0	N	adjacent to conservation area, inside tidal flood zone, potential for contaminated land, new infrastructure works	Public - RESERVED	Office/Commercial	harbour related use, offices and car park	car park	Allocation - Mixed Use.	08/00564/B - permitted 2008, 07/00237/B - permitted 2007, 06/00447/B - permitted 2006, 02/00366/B - permitted 2002 and other planning applications.
UUS 20 (TAPE ref. DM008)	Masterplan TF3 and TF6	Nov-20	0.83	5	Partial Y	inside tidal flood zone, potential for land contamination, infrastructure works required, adjacent to conservation area, access improvements required.	Private	Villiers Hotel	Vacant Site - Site located within The Fort Mixed Use Area	council building and car park	Allocation - Mixed Use.	16/01330/B - permitted 2017, 13/00841/REM - approved 2013, 05/92391/A - permitted 2006, 12/00831/B and other applications.
UUS 21 (TAPE ref. DM012)	Summerland	Nov-20	1.45	5	N	conservation area, partially inside tidal flood zone, stabilisation works may be required	Public - RESERVED	Civic and other related uses	Vacant Site	N/A	Allocation - Mixed Use.	16/01365/B - temporary horse tram facility, 03/01998/B - permitted on review 2004 and others.
UUS 22 (TAPE ref. DM013)	Little Switzerland	Nov-20	2.2	0	Partial Y	trees on site and potential for ecological interest	Private	Not known	Vacant Site	N/A	Allocation - Mixed Use.	15/00723/B - permitted 2015, 09/00803/R - permitted 2009, 98/01282/B - permitted 1998 and other applications.
UUS 23 (TAPE ref. DM014)	The Milestone, Peel Road, Douglas	Nov-20	1.22	0	N	inside fluvial flood zone and potential for land contamination, site is in joint ownership	Private	Not known	light industrial - Site located within CTA 4 and Riverside Gateway Mixed Use Area 8 c)	N/A	Allocation - Mixed Use.	12/00933/B - permitted 2012, 94/01633/B - permitted 1995, 92/01695/A - permitted 1994, 87/04291/A - refused 1994 and other applications.
UUS 24	38 - 40B Finch Rd	Nov-20	0.37	50	Y	Not known	Private	Commercial/Office	Offices	N/A	Wash - Mixed Use	14/00799/B - permitted, 11/01447/B

Source Ref.	Site Name	Date of Entry onto UUS Register	Site Size	Extent of Buildings on Site %	Site Clearance Required?	Known Development Constraints	Site Ownership	Previous Land Uses	Current Land Uses	Interim Temporary Land Uses	TAPE Information	Planning History
UUS 25	Nos 19 & 21 Well Rd Hill	Nov-20	0.37	50	Y	Not known	Private	Commercial/Office	Offices	N/A	Wash - Mixed Use	14/00799/B - permitted, 11/01447/B
UUS 26	Former Manx Petroleum Depot	Nov-20	0.57	30	Y	contaminated site.	Public - RESERVED	Residential	Petroleum Depot	N/A	Wash - Mixed Use	18/00666/B - permitted
UUS 27	19 - 21 St Georges Street	Nov-20	0.13	0	N	contaminated site.	Private	Office/Commercial	car park	Car park	Wash - Mixed Use	16/00835/B - permitted
UUS 28	The Imperial Hotel, Douglas	Nov-20	0.07	80	N	contaminated site.	Private	Tourism/Resi/Office	Vacant Site	N/A	Wash - Mixed Use	18/00074/B - permitted
UUS 29	Vacant Site Greeba Works Market Street	Nov-20	0.06	0	Partial Y	contaminated site.	Private	Commercial	Vacant Site	Car Park	Wash - Mixed Use	10/00370/B
UUS 30	Newsons 27-28 North Quay	Nov-20	0.05	100	Y	contaminated site.	Not known	Mixed Use	Retail - Town Centre	N/A	Wash - Mixed Use	18/01333/B - permitted 2019
UUS 31	Castle Mona/Palace Site	Nov-20	Not known	65	Y	contaminated site.	Private	Tourism	Vacant Premises	N/A	Wash - Mixed Use	15/00599/CON and 20/00584/GB permitted 2020.
UUS 32	Former Bakery and Garage, Grosvenor Road	Nov-20	Not known	0	0	contaminated site.	Not known.	Commercial	Vacant Site	N/A	Wash - Predominantly Residential	19/00474/B - approved at appeal, 07/00643/B - refused
UUS 33 (TAPE ref. OH016)	Former Follies Cabaret Restaurant. Harbour Road	Nov-20	0.45	0	Partial Y	potential for land contamination, trees on site	Private	zone for tourism accommodation and leisure in Onchan Local Plan	Vacant site - former restaurant	N/A	Allocation - Predominantly Residential	13/00575/B - permitted 2014