

APPENDIX 2

LAND CURRENTLY ZONED FOR LIGHT INDUSTRIAL USES IN DOUGLAS, ONCHAN & BRADDAN

Sources:

DOUGLAS LOCAL PLAN – NOVEMBER 1998

ONCHAN LOCAL PLAN – APRIL 2000

BRADDAN PARISH PLAN – JUNE 1991

ADDITIONAL CONSENTS

<u>DOUGLAS</u>	Location	Owners	Area	Land Available For Ind. Dev.
D1	Battery Pier	Government	3.1 acres (1.25ha) Harbour Uses	Nil
D2	Douglas Head Quay	Various Private	3.1 acres (1.25ha) Small Estate	Nil
D3	South Quay Industrial Estate and adjoining area	Quay Properties & others	11.1 acres (4.5ha) Industrial Estate	Nominal
D4	Brown Bobby	Government & Various Private	1.6 acres (0.65ha) Main Road Commercial	Nil
D5	Hills Meadow	Government & Various Private	14.8 acres (6.0ha) Industrial Estate	Nominal
D6	Peel Road	Various Private	5.9 acres (2.4ha) Main Road Commercial	Nil
D7	Power Station	Government	7.4 acres (3.0ha) Power Station	Nil
D8	Middle River	Lingfield & Various Private	8 acres (3.2ha) Industrial Estate	4.5 acres (1.8ha)
D9	White Hoe Industrial Estate	Heron & Brearley & EB Holdings	14.2 acres (5.75ha) Brewery & Industrial Estate	6 acres (2.4ha)
D10	Kingswood Grove	Various Private	0.75 acres (0.3ha) Town Centre Commercial	Nil
D11	Former Agrimark Site	Private	1.75 acres (0.7ha) Residential Development Site	Nil

<u>ONCHAN</u>	Location	Owners	Area	Land Available For Ind. Dev.
O12	School Road/ Second Avenue	Government & Private	11.9 acres (4.8ha) Individual Industrial Buildings	Potential 7 (2.8ha) acres – may be zoned resi. (DLGE)
O13	Tromode	Clucas	9.9 acres (4.0ha) Industrial Estate	Nominal

<u>BRADDAN</u>	Location	Owners	Area	Land Available For Ind. Dev.
B14	Snugborough/ Peel Road	Various Private	27.3 acres (11.0ha) Industrial Estate	Nominal
B15	Union Mills Industrial Estate	Government & Various Private	3.1 acres (1.25ha) Small Estate	Nil
B16	Ballafletcher Road	Government & Various Private	30.6 acres (12.4ha) Industrial Estate	2 acres (0.8ha)
B17	Spring Valley/Springham	IOM Industrial Development Co. & Various Private	26.4 acres (10.7ha) Industrial Estate	Nil
B18	Rear of Memorial Hall Union Mills	Various Private	7.7 acres (3.1ha) Small Estate	Nil
B19	Ballapaddag	Robinsons	7 acres (2.8ha) Single Industrial Complex	Nil
B20	IOM Business Park New Industrial Section Only	Dandara Commercial & Various Private	9 acres (3.6ha)	3.4 acres (1.4ha)
B21	Incinerator Site	Government	7 acres (2.8ha)	

Total: (Douglas, Onchan & Braddan)	211.6 acres (85.6ha)	15.9 acres (6.4ha)
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NB: Appendices 2 & 3 (O.S. Extracts) can be considered together. Calculations of industrial estate areas, land availability and 20 year take-up are approximate and are derived from a number of sources including personal knowledge, planning records, aerial photography etc. There are no known reliable records of land development dates available and in certain instances a balanced judgement has been made regarding the land take-up date.