

Unoccupied Urban Sites Register: South

Source Reference	Site Name	Date of Entry into UUS Register	Site Size (Ha.)	Buildings present on site?	Extent of Buildings on Site	Known Development Constraints	Site Ownership	Previous Land Uses	Current Land Uses	Plan for the South	Planning History
UUS 78	Plot and buildings on Shore Road, Port Erin	Dec-22	0.11	Yes	27%	Within the proposed Port Erin Conservation Area and adjacent to Registered Building 282 (Port Erin Railway Station and associated sheds)	Private	Residential	Mixed use	Mixed Use	03/01555/B - Erection of a terrace of five town houses - Refused on review 06/02155/B - Demolition of existing buildings and erection of a block of 18 apartments - Permitted
UUS 79	Former Strix Premises and adjacent plot, Bay View Road, Port Erin	Dec-22	0.17	Yes	11%	Potential for contamination, adjacent to the proposed Port Erin Conservation Area	Private	Residential	Vacant site and buildings	Mixed use/ predominately residential	01/01511/B - Conversion of three properties to nine flats - Refused, 02/02547/B - Conversion of three properties to twelve apartments - Refused, 03/01635/B - Conversion of three properties to three maisonettes and six apartments - Permitted,
UUS 80	Former Grovesnor Hotel, promenade, Port Erin	Dec-22	0.08	No	0%	Adjacent to the Proposed Port Erin Conservation Area	Private	Mixed use (Hotel)	Vacant Site	Predominantly Residential	Extensive in relation to former hotel use, including 12/01540/B - Demolition of existing and erection of an apartment block to provide seven residential and seven tourist apartments- Permitted, 14/00100/B - Demolition of existing hotel and erection of an apartment block containing fifteen units- Permitted
UUS 81 (APS ref. Site 21)	Land opposite the Cherry Orchard Hotel, Church Road, Port Erin	Dec-22	0.25	No	0%	Significant tree cover on the site	Private	Mixed Use	Vacant Site/ temporary car park	Proposal - Mixed use (Site 21)	12/01403/B- Extend existing car park to create additional temporary car parking - Department Application refused
UUS 82	Former Ocean Castle Hotel, Promenade, Port Erin	Dec-22	0.16	No	0%	Adjacent to the Proposed Port Erin Conservation Area	Private	Residential	Vacant Site	Predominantly Residential	09/00982/B - Erection of an apartment block to provide seven apartments - Permitted
UUS 83 (APS ref. Site 22)	Former Marine Biological Station, Breakwater Road, Port Erin	Dec-22	0.4	Yes	22%	Adjacent to the proposed Port Erin Conservation Area, potential for cliff instability and contaminated land as well as wave overtopping and tidal flooding	Private	Mixed use (Marine biological research centre)	Vacant site, part car park and turning area	Proposal - Mixed use (site 22)	Extensive in relation to former use including: 13/00460/B - Conversion of existing educational establishment into a Marine Interpretation Centre including retail unit and cafe, dive centre and offices - Department application refused, 20/01467/B - Erection of a building to provide exhibition space, retail, apartments and restaurant - Permitted
UUS 84	"Mannin House", Spaldrick, Port Erin	Dec-22	0.04	Yes	50%	Within the Proposed Port Erin Conservation Area and adjacent to the Port Erin Broughs (Designated Wildlife Site)	Private	Mixed use (part residential part retail)	Vacant buildings	Predominantly Residential	02/00815/B - Demolition of existing building and erection of two terraced dwellings - Refused at appeal, 04/00993/B - Demolition of existing building and erection of two terraced dwellings Refused at appeal,
UUS 85	Plot on Scarlet Road, Castletown	Dec-22	0.11	No	0%	Adjacent to the Castletown Conservation area and potential risk of tidal flooding and overtopping	Private	Residential	Vacant Site	Predominantly Residential	22/00372/B - The erection of a detached dormer bungalow - Permitted

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UUS 86	Plot on Hope Street, Castletown	Dec-22	0.04	No	0%	Risk of tidal floding and within the Castletown Conservation Area	Private	Residential	Vacant Site	Wash - Predominantly Residential	85/00248/A - Approval in principle to convert a single dwelling into two dwellings -Refused at appeal
UUS 87	Vacant plot on College Green (adjacent to Eilan Veen Apartments), Castletown	Dec-22	0.07	Yes	1%	Potential for coastal overtopping and tidal flooding	Private	Residential	Small garage on site	Predominantly Residential	12/00918/B - Erection of two attached dwellings - Permitted
UUS 88	Vacat plot on Shore Road, Castletown	Dec-22	0.09	No	0%	None known	Private	Residential	Vacant Site	Predominatly Residential	None
UUS 89	Former Ship Inn public house, Hope Street, Castletown	Dec-22	0.11	Yes	27%	Potential for containation, within tidal flood zone and Castletown Conservation Area	Private	Mixed use (public house)	N/A	Predominatly residential	05/01750/B - Demolition of existing industrial building and erection of building to provide eight apartments - Refused at appeal 19/01225/B - Conversion and erection of extension to former public house to create a residential dwelling - Permitted,
UUS 90	Building adjacent to Qualtrough's Timber Yard, Castletown	Dec-22	0.02	Yes	100%	Potential for containation, within tidal flood zone and adjacent to Castletown Conservation Area	Private	Industrial (office space)	N/A	Industrial	99/01159/B - Conversion of building to create 4 retail units permitted, 09/00242/C- Change of use from office/shop to restaurant- Permitted
UUS 91	Former Castletown Fire Station, Farrant's Way, Castletown	Dec-22	0.12	Yes	18%	Adjacent to Castletown Conservation Area	Private	Civic (fire station)	N/A	Civic	14/00099/A - Approval in principle to demolish the fire Station and redevelop the site for residential use - Permitted, 19/00268/B - change of use from fire station to a community centre - Permitted
UUS 92	Former Ocean Ford Garage and Showroom Douglas Road, Castletown	Dec-22	0.34	Yes	26%	Adjacent to Area of Registered Trees at Poulson Park and the Runway Public safety Zone	Private	Employment (car garage and shoroom)	N/A	Industrial	Extensive in realtion to former garage and showroom use
UUS 93	1 & 2 The Promenade Port St. Mary	Dec-22	0.01	No	0%	Adjacent to the Proposed Port St Mary Conservation Area	Private	Residential	Vacant Site	Mixed Use	15/00346/B - Erection of a pair of dwellings to replace demolished dwellings- Permitted
UUS 94	Plot on Clifton Road (formerly "Waitara"), Port St. Mary	Dec-22	0.2	No	0%	None known	Private	Residential	Vacant Site	Predominantly Residential	21/01482/A - Approval in principle to erect 3no detached dwellings - Permitted

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UUS 95	Former coal yard, Bay View Road, port St. Mary	Dec-22	0.06	Yes	100%	Within the proposed Port St. Mary Conservation Area	Private	Mixed uses (coal yard, stables etc.)	N/A	Predominantly Residential	N/A
UUS 96	Former Isle of Man Bank, High Street, Port St. Mary	Dec-22	0.02	Yes	100%	Within the proposed Port St. Mary Conservation Area	Private	Bank	Vacant building	Mixed use	Extensive in relation to former use as a bank
UUS 97	Former Bay View Hotel, Bay View Road, Port St. Mary	Dec-22	0.02	Yes	100%	Within the proposed Port St. Mary Conservation Area	Private	Public House	Vacant building	Predominantly residential	17/00976/B - Demolition of existing building and construction of three apartments - approved at appeal
UUS 98 (APS ref. Site 25)	Former Bay Queen Hotel, The Promenade, Port St. Mary	Dec-22	0.6	Yes	13%	Registered building, adjacent to the proposed Port St. Mary Conservation Area	Private	Hotel and associated plot	Vacant building	Proposal - Predominantly Residential (Site 25)	18/00637/GB - Demolition of existing building and sub-station, and construction of two buildings containing a total of 45 apartments and a restaurant - Permitted,
UUS 99	Former Whitestone garage and car showroom, Douglas Road, Ballasalla	Dec-22	0.39	Yes	20%	Potential for high risk of river flooding	Private	Employment (car garage and showroom)	Vacant Site	Predominantly Residential	Extensive in relation to former garage use including 20/01446/A - Approval in principle for the conversion to a retail unit - Permitted