

# Unoccupied Urban Sites Register: East (Update 1)

Source reference	Site name	Date of entry into the 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	TAPE information	Planning history
UUS 1 (TAPE ref. DH001)	Westmoreland Road, Douglas	November 2020 (Amended October 2022)	2.14	Yes	60	Registered trees, potential land contamination issues, multiple ownership, new site access required.	Private	Civic and other related uses	Light industry	Allocation - Predominantly Residential (DH001)	22/00254/B- Conversion to provide 37 apartments - Pending subject to legal agreement
UUS 2 (TAPE ref. DH004)	31 - 39 South Quay Douglas	Nov-20	0.24	Yes	4	Inside tidal flood zone, noise pollution from adjacent light industrial,	Private	Site located within Quayside Mixed Use Area	Vacant site	Allocation DH004 - Predominantly Residential - Site located within the Quayside Mixed Use Area	18/01342/B - Demolition of industrial and erection of 38 flats - permitted 2020,
UUS 3 (TAPE ref. DH019)	South Quay	Nov-20	0.58	No	0	Inside tidal flood zone and abuts registered building, potential for noise pollution issues, potential for ecological interest and archaeological interest, steeply sloping site	Private	Site located within Quayside Mixed Use Area	Vacant Site	Allocation DH019 - Predominantly Residential - Site located within the Quayside Mixed Use Area	07/02169/B - Redevelopment to provide 53 apartments and one commercial unit - Permitted 06/00505/B - Erection of apartment block to provide 60 apartments and parking - refused at appeal
UUS 4 (TAPE ref. DH020)	Westmoreland Road, Douglas	Nov-20	0.54	Yes	100	None known	Private	Not known	Multi-storey car park	DH020 - Predominantly Housing	00/00467/B - Erection of offices - Approved at review 2000 04/00654/A - Approval in principle for development of 34 apartments and 10 maisonettes - Refused on review
UUS 5 (TAPE ref. DH021)	South Quay	Nov-20	0.09	Yes	75	Inside tidal flood zone, potential for noise pollution issues, land contamination, site access improvements	Private	Light Industrial	Light industrial -	Allocation DH021, Predominantly Residential - Site located within CTA 4 and Riverside Gateway Mixed Use Area 8 c)	04/01417/A - Approval in principle for redevelopment of site for residential purposes in the form of apartments - permitted, 11/0055/A - Approval in principle for residential development - permitted
UUS 6 (TAPE ref. DH025)	Fairfield Junior School	Nov-20	0.28	Yes	50	Potential for land contamination	Public - RESERVED	Civic and other related uses	Vacant Site	Allocation DH025 - Predominantly Residential	Extensive associated with former school use
UUS 7 (TAPE ref. DH026)	Masterplan SG1	November 2020 (Amended October 2022)	0.16	No	0	Potential for land contamination, as gap site.	Private	Not known	Vacant Site	DH026 - Predominantly Residential - site within the St George's Mixed Use Area	14/01131/B - Erection of an office building with integral car parking - permitted
UUS 8 (TAPE ref. DH027)	Masterplan SG3	Nov-20	0.13	Yes	50	Adjacent to registered buildings, potential for land contamination due to existing uses.	Public - RESERVED	Not known	Car parking - Site located within St George's Mixed Use Area	DH027 - Predominantly Housing	87/00325/B - Demolition of properties and construction of temporary car park - Permitted, 90/01331/A - Approval in principle to a)construct General Registry & Courthouse; & b)provide further offices, approved at appeal
UUS 9 (TAPE ref. DH028)	Stanley House, Douglas Head	Nov-20	0.08	Yes	20	None known	Private	Residential	Vacant Site	DH028 - Predominantly Residential - site within the St George's Mixed Use Area	22/01113/B - Demolition of existing dwelling and redevelopment of the site and adjacent land to provide 7 apartments - pending consideration
UUS 10 (TAPE ref. DH029)	34 Castle Mona Avenue	Nov-20	0.01	No	0	None known	Private	Residential	Vacant Site	DH029 - Mixed Use	11/00435/B - Erection of block of 4 apartments, Permitted 2012
UUS 11 (TAPE ref. DH034)	28-30 Derby Square.	Nov-20	0.06	No	Not known	None known	Private	Residential	Not known	DH034 - Predominantly Housing	22/00028/B - Construction of 3 town houses and garages, Appeal in progress October 2022

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UUS 12 (TAPE ref. DH035)	Warehouse Store And Lock Up Garages Falcon Cliff Terrace Lane	Nov-20	0.15	Yes	50	None known	Private	Light Industrial	Vacant Site	DH035 - Predominantly Housing	18/00398/B - Removal of existing buildings and erection of building containing seven apartments, Permitted 2018
UUS 13 TAPE ref. DH039	Park Rd School & Bowling Green PH	Nov-20	0.84	Yes	10	Land contamination.	Public - RESERVED	Civic and other related uses	Vacant Site	Allocation DH039 - Predominantly Residential	Various applications relating to school use.
UUS 14 (TAPE ref. DH046)	Victoria Road Prison and Edale (including Eastcliffe)	Nov-20	1.39	Yes	20	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	Allocation DH046 - Predominantly Residential	20/00255/B - Creation of temporary tourist accommodation units and associated facilities- permitted 2020, various applications relating to prison use.
UUS 16 (TAPE ref. DM002)	Land at Lake Road, Douglas	Nov-20	1.15	Yes	30	Within tidal and fluvial flood zones and adjacent to designated wildlife site, commercial agreements for car parking.	Private	Light industrial (former timber yard)	Vacant Site - Site located within CTA 3 and Riverside Gateway Mixed Use Area 8 a)	Allocation DM002 - Mixed Use - Site located within CTA 3 and Riverside Gateway Mixed Use Area 8 a)	05/00245/A - Approval in principle to replace existing buildings/yard with residential development comprising of apartments, Permitted on review 09/01386/B - Residential development of 88 dwellings with 4 small commercial units, associated parking facilities and shared open space, Refused
UUS 17 (TAPE ref. DM003)	Loch Promenade - Masterplan SS2	Nov-20	0.42	No	0	Site access required, open space, conservation area, inside tidal flood zone, new infrastructure required.	Private	Mixed uses (Hotel)	Vacant Site - Site located within CTA 1 and Strand Street Mixed Use Area	Allocation DM003 - Mixed Use - Site located within CTA 1 and Strand Street Mixed Use Area	89/01194/B - Construction of hotel/apartments/business centre with car parking - Permitted, 00/00638/B - Erection of office building and basement level parking - Permitted, 13/00163/B - Erection of a six storey residential development with underground parking and ground floor retail space - permitted
UUS 18 (TAPE ref. DM004)	Lord Street / Parade Street - Masterplan QS1 and 2	Nov-20	0.52	No	0	Inside tidal flood zone, potential for land contamination, infrastructure works required.	Private	Civic (bus station)	Vacant Site - Site located within The Fort Mixed Use Area	Allocation DM004 - Mixed Use-Site located within The Fort Mixed Use Area	88/01737/B - Erection of multi-storey car park with office, retail and 14 residential units, Permitted, 93/00936/B - Redevelopment to provide mixed residential, offices, retail & parking, Permitted, Approval in principle for redevelopment of site to create residential units, retail units, Police Station/Library unit, car parking -Permitted, 18/00846/B - Erection of a leisure-led mixed use development - Permitted
UUS 19 (TAPE ref. DM007)	Masterplan TF1 and TF2	Nov-20	1.94	Yes	2	Adjacent to conservation area, inside tidal flood zone, potential for contaminated land, new infrastructure works	Public - RESERVED	Office/Commercial	Civic (Harbour related use, offices and car park)	Allocation DM007 - Mixed Use - site is within the Maritime Gateway Mixed Use Area	87/00281/A - Approval in principle to erect multi-level building for shops, offices, hotel and car parking - Permitted, 91/01691/A - Approval in principle for construction of building comprising hotel/residential/offices/shops/warehousing - Permitted on review, 99/02210/A - Approval in principle for erection of office development to replace existing buildings - Approved at appeal 02/00366/B - Erection of office development - Permitted,
UUS 20 (TAPE ref. DM008)	Masterplan TF3 and TF6	Nov-20	0.83	Yes	5	Inside tidal flood zone, potential for land contamination, infrastructure works required, adjacent to conservation area, access improvements required.	Private	Mixed uses	Vacant Site - Site located within The Fort Mixed Use Area	Allocation DM008 - Mixed Use Site located within The Fort Mixed Use Area	93/00935/B - Redevelopment of site - permitted, 96/00034/A - Approval in principle for office development with associated car parking - Permitted, 05/92391/A - Approval in principle for the erection of a 190 bedroom hotel and casino - Permitted, 05/00464/A - Approval in principle for the construction of a five storey building over two levels of car parking consisting of 220 bedrooms, bars, restaurants etc. - Permitted
UUS 21 (TAPE ref. DM012)	Summerland	Nov-20	1.45	Yes	5	Conservation area, partially inside tidal flood zone, stabilisation works may be required	Public - RESERVED	Civic and other related uses	Vacant Site	Allocation DM012 - Mixed Use.	Extensive in relation to former leisure centre use

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UUS 22 (TAPE ref. DM013)	Little Switzerland	Nov-20	2.20	No	0	Trees on site and potential for ecological interest	Private	Not known	Vacant Site	Allocation DM013 - Mixed Use.	89/01503/B - Masterplan of business technology park - permitted, 98/01282/B - Erection of office building with two apartments, car parking and new access road - Permitted, 22/00549/B - Creation of a parkland campus facility comprising of a head-quarters office building with restaurant, café and 66 employee accommodation units - Permitted (appeal lodged)
UUS 24	38 - 40B Finch Rd	Nov-20	0.37	Yes	50	None known	Private	Commercial/Office	Offices	Mixed Use - Site is within the St George's Mixed Use Area	02/00377/B - Erection of office development - Refused on review 14/00799/B - Demolition of all existing buildings and boundary walls and construction of an office building - permitted,
UUS 25	Nos 19 & 21 Well Rd Hill	Nov-20	0.37	Yes	50	None known	Private	Commercial/Office	Offices	Mixed Use - Site is within the St George's Mixed Use Area	08/00924/B - Erection of office building and café - Permitted
UUS 26	Former Manx Petroleum Depot	Nov-20	0.57	Yes	30	Contaminated site	Public - RESERVED	Residential	Petroleum Depot	Mixed Use - Site is within the Quayside Mixed Use Area	18/00666/B - Installation of two temporary office and drying room units - permitted
UUS 27	19 - 21 St Georges Street	Nov-20	0.13	No	0	Contaminated site	Private	Office/Commercial	Car park	Mixed Use - Site within the St George's Mixed Use Area	02/00939/B - Erection of building housing 22 apartments and car parking - Permitted, 07/01715/A - Construction of a four storey office building with basement car parking - Approved at appeal, 08/01542/B - Erection of a five storey office block with basement parking - Permitted, 12/01090/B - Erection of a five storey office block - Permitted
UUS 28	The Imperial Hotel, Douglas	Nov-20	0.07	No	80	Contaminated site	Private	Mixed use (former hotel)	Vacant Site	Mixed Use	18/00074/B - Demolition of property -Permitted
UUS 29	Vacant Site Greeba Works Market Street	Nov-20	0.06	No	0	Contaminated site	Private	Commercial	Vacant Site	Mixed Use - Site within the Strand Street Mixed Use Area	10/00370/B - Erection of building providing commercial space with multi storey parking above - permitted
UUS 30	Newsons 27-28 North Quay	Nov-20	0.05	Yes	100	Contaminated site	Not known	Mixed Use	Vacant Site	Mixed Use - Site located within The Quayside Mixed Use Area	18/01334/CON - Registered Building Consent for refurbishment and conversion to form café/bar/restaurant and business hub - permitted 2019, 22/00149/GB - Demolition/ redevelopment to provide ten apartments and three bar/restaurant units- Appeal in progress
UUS 31	Castle Mona/Palace Site	Nov-20	0.86	Yes	65	Contaminated site	Private	Mixed use (former hotel and ancillary leisure uses)	Vacant building	Mixed Use	20/00584/GB - Alterations and demolition of single storey extension - Permitted 2020.
UUS 32	Former Bakery and Garage, Grosvenor Road	Nov-20	0.06	No	0	Contaminated site	Not known	Commercial	Vacant Site	Predominantly Residential	07/00643/B - Erection of 5 dwellings - Refused 19/00474/B - Demolition of existing building and erection of four dwellings - Approved at appeal,

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UUS 33 (TAPE ref. OH016)	Former Follies Cabaret Restaurant. Harbour Road	Nov-20	0.45	No	0	Potential for land contamination, trees on site	Private	Mixed use (former restaurant)	Vacant site	Allocation OH016 - Predominantly Residential	13/00575/B - Erection of sixteen dwellings - permitted
UUS 55	6, Bridge Road and adjacent Plot	Dec-22	0.03	Yes	100	Potential for contamination, within Conservation Area, potential for flood risk	Private	Residential	Vacant property	Mixed use - Site located within the Quayside Mixed Use Area	07/02320/B - conversion of ground and first floor from residential to restaurant and wine bar- Permitted 2008
UUS 56	Vacant plot adjacent to Quay West, Lake Road	Dec-22	0.01	Yes	50	Potential for contamination, within Conservation Area, potential for flood risk,	Private	Employment (warehousing)	Vacant site and derelict building	Mixed use - Within the Quayside Mixed Use Area	02/02250/B - Alterations and conversion of existing warehouse/shop to office accommodation - refused at appeal
UUS 57	Former Hooded Ram Brewery, Leigh Terrace, Douglas	Dec-22	0.13	Yes	100	Potential for contamination and flood risk	Private	Light industrial (Former brewery)	Vacant building	Mixed use - Within the Quayside Mixed Use Area and CTA 3	19/00291/C - Change of use to a brewery - Approved at appeal
UUS 58	14-15 South Quay	Dec-22	0.05	Yes	100	Potential flood risk	Private	Residential	vacant buildings	Mixed use - within Quayside Mixed Use Area and within CTA 3	03/01632/B - Refurbishment and conversion of building to offices on the ground floor and three residential apartments - Permitted,
UUS 59	Manx Gas Offices, Douglas Head Road	Dec-22	0.04	Yes	100	Potential for contamination, adjacent to Registered Building	Private	Mixed use (office /commercial space)	Vacant buildings	Wash-mixed use - within Quayside Mixed Use Area	N/A
UUS 60	22-23 North Quay	Dec-22	0.02	Yes	100	Within a Conservation Area, potential for flood risk, adjacent to Registered Building	Private	Retail- Included within the Quayside Mixed Use Area	Vacant buildings	Mixed use - within Quayside Mixed Use Area	18/01334/CON - Registered Building Consent for refurbishment and conversion to form café/bar/ restaurant and business hub - permitted 2019, 22/00149/GB - Demolition/ redevelopment to provide ten apartments and three bar/restaurant units- Appeal in progress
UUS 61	Former HSBC bank, 1 Prospect Hill, Douglas	Dec-22	0.03	Yes	100	Within Conservation area and is a Registered Building	Private	Mixed use (bank)	Vacant buildings	Mixed use - Within Strand Street Mixed Use Area	Extensive in relation to former bank use including 15/00071/CON- conversion of banking hall into a cafe bar restaurant and installation of replacement windows- Permitted
UUS 62	"Agriculture House" and adjacent car park, Merton Bank, Bucks Road, Douglas	Dec-22	0.13	Yes	62	Partially within Conservation Area and is a Registered Building	Private	Mixed use (office accommodation)	Temporary car park	Predominantly residential	16/00044/CON - registered Building consent for the conversion of building to provide ten residential apartments- Permitted
UUS 63	1-4 "Cliff Lodge", Switzerland Road, Douglas	Dec-22	0.02	No	0	Within Conservation Area, potential for cliff instability	Private	Residential	Vacant site	Mixed use	20/00869/B - Erection of three dwellings with associated garages - Permitted
UUS 64	Woodbourne Lane, to the rear of "Woodbourne Villas", Alexander Drive, Douglas	Dec-22	0.07	No	0	Within Conservation Area	Private	Employment (warehouse)	Vacant site	Predominantly residential	20/00257/TEL - Prior Approval application for the erection of a 15 meter shrouded monopole - refused

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UUS 65	Millmount complex	Dec-22	1.00	Yes	26	Potential for contamination and flood risk	Private	Employment (warehousing - storage and distribution)	Employment (warehousing - storage and distribution)	Employment	Extensive in relation to current employment use, including 17/01308/A - Approval in principle for the construction of 24 apartments, permitted 20/01185/A - Approval in principle for area of residential development - permitted 22/00865/B - Demolition of an existing warehouse and erection of 18 light industrial units - pending consideration
UUS 66	Land off Greenfield Road, Douglas	Dec-22	0.17	No	0	Potential for contamination	Private	Civic (care facility)	N/A	Predominantly residential	Extensive in relation to former care facility use including: 22/00635/B - Demolition of existing and erection of replacement 12 bedroomed respite care facility - Pending consideration
UUS 67	Lord Street flats	Dec-22	0.17	Yes	100	Adjacent to Conservation Area, potential for flood risk	Public	Residential	Vacant buildings	Mixed use - Site is within the Quayside Mixed Use Area	84/01005/B - Upgrading of existing flats - permitted
UUS 68	Plot on Victoria Terrace, Douglas	Dec-22	0.05	No	0	Adjacent to Registered Buildings	Private	Residential	Vacant site	Predominantly residential	18/00717/B - Erection of a detached dwelling - Permitted, 20/01081/B - Erection of two dwellings with associated parking - Permitted
UUS 69	Former Quarterbridge Public House and carpark	Dec-22	0.38	Yes	8	Potential for contamination, potential for flood risk, adjacent to area of Registered Trees	Public	Mixed (former Public House and Car park)	Car Park	Mixed Use- Within the Riverside Gateway and CTA 4	Unknown
UUS 70	3 Harris terrace, Douglas	Dec-22	0.07	Yes	100	Within Conservation Area and adjacent to Registered Buildings	Private	Residential	Vacant buildings	Predominantly residential	12/01614/A - Approval in principle for conversion of former office building to residential accommodation - permitted, 14/01328/B - Demolition of rear and side annexes to existing building and conversion to form 17 apartments - permitted
UUS 71 (BE020g)	Former Vehicle test centre	Dec-22	0.63	Yes	22	None known	Public	Employment (Vehicle test and examination centre)	Vacant	Allocation BE020g - Employment	Extensive, including: 21/01369/B - Redevelopment of the Vehicle and Driving Test Centre Site - Permitted, 21/01368/B - Replacement of existing vehicle test centre building with construction of a new industrial building - permitted
UUS 72	Allan Bank, Circular/Peel Road, Douglas	Dec-22	0.13	No	0	Contains Registered Tree and is adjacent to a Registered Tree Area	Private	Mixed (former garage and retail units)	Vacant site	Mixed Use - Site is within the St George's Mixed Use Area	Extensive, including: 01/02023/B - Erection of office block with parking - Refused on review 02/02129/B - Erection of four storey office block with parking - Permitted on review, 06/01098/B - Development of vacant site with 52 residential apartments - approved at appeal
UUS 73	Eastfield Mansion House, Douglas	Dec-22	0.13	Yes	23	Within Conservation Area	Private	Civic (former care home)	Vacant building	Predominantly residential	Extensive in associated with former use, including: 99/01614/A - Approval in principle to construct 4 apartment building- Refused at appeal, 20/00280/B - Conversion of former care home to residential dwelling - Permitted, 22/01326/CON - Demolition of all existing buildings on site - Refused
UUS 74	Former Isle of Man Bank, New Road, Laxey	Dec-22	0.02	Yes	100	Within Conservation Area and adjacent to MER tracks	Private	Mixed use (Bank)	Vacant buildings	Mixed use	N/A

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UUS 75	Former Prince's Motors site, Ramsey Road, Laxey	Dec-22	0.19	Yes	21	Potential for contamination, adjacent to Conservation Area and Registered Tree Area as well as MER tracks	Private	Mixed use (former car garage and workshop)	Vacant site	Mixed use	97/00288/A - Approval in principle for the demolition of existing building and construction of Nursing Home - Permitted, 07/00273/B - Erection of building containing 26 sheltered apartments - Refused at appeal, 08/00466/B - Erection of building containing 26 sheltered apartments - Approved at appeal,
UUS 76	"Cranleigh Ville" and adjacent plot, Glen Road, Laxey	Dec-22	0.11	Yes	10	Within the Conservation Area and potential for flood risk	Private	Residential	Vacant site and derelict dwelling	Predominantly residential	04/01579/B - Construction of 3 first time buyers houses- Permitted, 06/01775/B - The erection of three houses - Department application approved, 19/00243/B - Demolition of existing dwelling and erection of three dwellings Permitted,
UUS 77	"End House", The Promenade, Laxey	Dec-22	0.06	No	0	Within the Conservation Area, potential for flood risk and for cliff instability.	Private	Mixed use (café)	Vacant site	Mixed use	Extensive in relation to former café use, including: 21/01579/CON - Demolition of existing- Permitted