

# Unoccupied Urban Sites Register: North and West

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	Draft Area Plan for the North and West	Planning History
UUS 34	Two sites either side of East Street and Stanley Hotel, Ramsey	Dec-22	0.10	No	0%	Within the Ramsey Conservation Area and tidal flood zone	Mixed	Mixed uses	Partially open space	Parliament Street East- Town Centre uses (RM005)	07/01679/B- Demolition of nos. 36 & 36A Parliament Street and construction of a 32 bedroom hotel with bar / restaurant - Permitted. 08/00173/B- Demolition of existing building and erection of a four storey building consisting of a bar and restaurant at ground floor level and six apartments above- Permitted. 11/01587/B- Erection of a four storey building to provide ground shop unit and bar / restaurant and nine apartments - Permitted.
UUS 35	10-12 West Quay, Ramsey	Dec-22	0.02	Yes	50%	Within Ramsey Conservation Area and tidal flood zone	Private	Retail	Vacant site	East Quay - Town Centre uses	15/00311/B- change of use from retail and residential to retail and office accommodation - Permitted
UUS 36	24 Parliament Street, Ramsey	Dec-22	0.02	No	0%	Within Ramsey Conservation Area and tidal flood zone	Private	Retail	Vacant site	Parliament Street East- Town Centre uses	18/00284/B- Alterations and extension to provide one retail unit, four offices and one residential apartment - Permitted. 22/01177/B - Demolition of No. 24 Parliament Street - Pending decision. 22/00639/B - Erection of new four storey apartment building with ground floor retail - Pending decision
UUS 37	St Olaves and adjacent vacant plot, Bowring Road, Ramsey	Dec-22	0.44	Yes	12%	None known	Private	Residential/vacant plot	Residential/vacant plot	Predominantly residential	12/00830/A - Approval in principle for a sheltered accommodation development - Permitted. 22/004444/B - Erection of 2 detached dwellings - Permitted
UUS 38	Site adjacent to Collins Lane, West Quay, Ramsey	Dec-22	0.03	No	0%	Within the Ramsey Conservation Area and tidal flood zone	Private	Mixed uses	Vacant site	West Quay - Town Centre uses (RM0032)	16/00576/A - Approval in principle for the erection of a four storey apartment block - Permitted
UUS 39	Site adjacent to Christian Street and West Quay, Ramsey	Dec-22	0.27	No	0%	Within the Ramsey Conservation Area and tidal flood zone	Private	Retail (motor vehicles)	Vacant site	West Quay - Town Centre uses and Ramsey CTA (RM004)	09/00954/B- Erection of a building to provide retail and office space and six residential apartments - Permitted. 21/00585/B- Erection of a building to provide retail and office space - Permitted.
UUS 40	Former cattle market, auction house, Derby Road, Ramsey	Dec-22	0.28	No	0%	Within tidal flood zone and potential contamination	Private	Mixed use	Vacant site/ scrap yard	West Quay - Town Centre uses and Ramsey CTA (RM006)	17/01194/B - Construction of twenty apartments within three accommodation blocks - Permitted
UUS 41	Former Albert Road School, Albert Road, Ramsey	Dec-22	0.39	No	0%	Within tidal flood zone and adjacent to the Ramsey Conservation Area	Public	Civic use (Secondary school)	Civic (car park)/vacant site	Ramsey Town Centre - Transition zone (RM002)	Extensive in relation to former school use.
UUS 42	Victoria Mall, Ramsey	Dec-22	0.14	Yes	100%	Within tidal flood zone and adjacent to the Ramsey Conservation Area, potential contamination	Private	Mixed use (predominantly retail)	Mixed use (predominantly retail)	Ramsey Town Centre - Transition Zone	Extensive in relation to retail use
UUS 43	Britannia Hotel, Waterloo Road, Ramsey	Dec-22	0.03	Yes	100%	Within tidal flood zone and adjacent to the Ramsey Conservation Area.	Private	Mixed use (Public House)	N/A	Ramsey Town Centre - Parliament Street East	20/00230/CON - Registered Building Consent Application for the demolition elements to a building in a conservation area - Refused

UUS 44	Central Hotel, Bowring Road, Ramsey	Dec-22	0.04	Yes	33%	Registered Building, within high risk zone for river and tidal flooding	Private	Mixed use (public House)	N/A	Ramsey Town Centre - Parliament Street West	Extensive in relation to former use as Public House
UUS 45	Old River Road, Ramsey	Dec-22	0.17	No	0%	Within tidal flood zone and potential contamination	Mixed	Civic use (waste storage)	Vacant site	Predominantly residential	16/00456/B - Installation of a container for the storage of Ramsey Rowing Club boats - Permitted.
UUS 46	Former Ramsey Bakery Site and adjacent plot, Station Road, Ramsey	Dec-22	0.53	Yes	60%	Within tidal flood zone, potential contamination	Private	Employment (former bakery)	Vacant site	Ramsey Town Centre - Transition zone	Extensive in relation to former bakery use
UUS 47	Water Street Car Park, Ramsey	Dec-22	0.17	Yes	40%	Within the Ramsey Conservation Area and tidal flood zone, potential contamination	Private	Mixed uses	Mixed uses (car park, builders yard, residential)	Parliament Street East- Town Centre uses	14/00889/CON- Registered Building consent for the demolition of redundant workshop to enable extension of existing car park - Refused.
UUS 48	Raymotors, Brookfield Avenue/Albert Road, Ramsey	Dec-22	0.33	Yes	51%	Within river and tidal flood zone, potential for contamination	Private	Employment (former car garage and showroom)	N/A	Ramsey Town Centre- Transition Zone	Extensive in relation to former car garage and showroom use
UUS 49	"Palm Court", Jurby	Dec-22	0.4	Yes	10%	Potential contamination	Private	Mixed uses (residential, petrol station)	Vacant site	Predominately residential (JR010)	18/00029/A - Approval in principle for the residential development of the site - Approved at appeal
UUS 50	Keown's Lane, Peel	Dec-22	0.09	Yes	66%	Within the Peel Conservation Area and tidal flood zone	Private	Mixed uses	Mixed Uses	East Quay - Town Centre uses	16/00839/B- Creation of a five storey building to provide retail space and six residential apartments - Approved at appeal.
UUS 51	7-15 Athol Street, Peel	Dec-22	0.04	No	0%	Within the Peel Conservation Area and adjacent to Registered Building 204	Private	Residential	Vacant site	High Street - Town Centre uses	09/00426/B - Demolition of existing building and erection of a block of 13 apartments Permitted.
UUS 52	Athol Street Depot, Peel	Dec-22	0.03	Yes	33%	Within the Peel Conservation Area and potential contamination	Private	Mixed uses	Mixed uses	Predominantly residential	N/A
UUS 53	Edward Loades Building, Ramsey Road, Peel	Dec-22	1.36	Yes	25%	Potential for contamination	Private	Industrial	Mixed uses, partially vacant site	Predominantly residential (PR001)	22/00410/A - Approval in principle for residential development with all matters reserved - Pending decision.
UUS 54	Empire Garage sites, Stanley Road, Peel	Dec-22	0.27	Yes	44%	Within the Peel Conservation Area, potential for contamination	Private	Mixed Uses	Mixed Uses	Waterfront- Town Centre uses/ Predominantly residential (PR013/14/15)	19/00199/B - Demolition of showroom and related structures and erection of a three storey building to provide ground floor commercial / retail units with seven apartments above - Refused