



**Isle of Man
Government**
Reillys Ellan Vannin

Area Plan for the North and West- Draft Plan

All Sites List- for Public Inquiry Purposes

PIP 5

February 2024



For further explanation of column headings and how calculations have been produced please see Table 1 (Page 4) in PIP 8, Land Supply.

Site Code	Site Name	Settlement/Local Authority	Site Size (ha)	Use	% Biodiversity Net Gain	Net Developable Area	% Community & Social	% Probability	Density (Dwellings per Hectare)	Developable Housing Units	Likely Yield of Valid Application	Yield To Plan Period 31st March 2026	PDS within ESB with valid approvals	Notes	Draft Plan Status
AC001	The Brickworks, Ballacorey Road Andreas, IM7 4EL. Part of Field number 124241 and part 11124.	Andreas	2	Campsite	N/A	2.00	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
AE001	Andreas Airfield (area of employment land off Oatlands Road)	Andreas	7.48	Employment	90%	5.98	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Y
AM001	Andreas Airfield (disused) Andreas IM7 4JB	Andreas	211.27	Mixed Use	90%	147.89	50%	10%	20	1331	133	58	N/A	Some AEI and natural vegetation in and around the site.	N
AR001	Field No 124297 Ballalough, Andreas Adjacent to IM7 4HS	Andreas	2.17	Residential	75%	2.17	100%	75%	20	33	24	11	N/A		N
AR002	Plot of land off The Burmah Road Andreas Road IM7 4JA	Andreas	1.7	Residential	75%	1.70	100%	75%	20	26	19	8	N/A		N
AR003	Field at top of Ardonan Lane and Ballayocky Lane	Andreas	0.49	Residential	90%	0.49	100%	75%	2	1	1	0	N/A		N
AR004	Fields 124281, 124282 & 124283 Oatlands Farm, Oatlands Road, Andreas	Andreas	4.57	Residential	90%	3.66	90%	65%	20	59	38	17	N/A		Y
AR005	Ballasteen Farm Andreas	Andreas	87.21	Residential	75%	61.05	80%	55%	20	733	403	176	N/A	Fields are improved grassland however site contains a number of AEI that would need to be suitably buffered, assumed 75% to take this into account.	N
AR006	Waste Ground adjacent to Cronk Aalin, Andreas	Andreas	0.18	Residential	90%	0.18	100%	75%	2	0	1	0	N/A		N
AR007	Lawson's Croft The Lhen Andreas Isle of Man IM7 3EH	Andreas	0.48	Residential	75%	0.48	100%	75%	2	1	1	0	N/A		N
AR008	Field 124711, Balleigh Farm, Andreas	Andreas	2.43	Residential	75%	2.43	100%	75%	20	36	27	12	N/A		N
AR009	Larivane Bride Road/ Smeale Road Kirk Andreas Near Ramsey	Andreas	5.38	Residential	50%	4.30	90%	65%	20	39	25	11	N/A	AEI on site	N

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AR010	Field 121304 and 124298 Smeale Road Andreas	Andreas	5.07	Residential	75%	4.06	90%	65%	20	55	36	16	N/A	contains an AEI's and a body of inland water that is likely to host protected species. Assumed 75% to allow for suitable buffer and on site improvements.	N
AR011	Fields 121381, 121382 & 124280, Bride Road, Andreas.	Andreas	1.61	Residential	50%	1.61	100%	10%	20	16	2	N/A	N/A	Application from pre 2001 deemed taken up. Assume zero yield in plan period.	Y
AR012	Field 124737, Balleigh Farm, Andreas	Andreas	0.76	Residential	90%	0.76	100%	75%	2	1	1	0	N/A		N
AR013	Land at Ballalough Estate, Andreas.	Andreas	0.36	Residential	75%	0.36	100%	10%	20	5	0	0	N/A		N
AR014	Field 124285, 124284 and 121424	Andreas	3.2	Residential	75%	2.56	90%	65%	20	35	22	10	N/A		N
AR016	Field 122213 Springfield, St Judes	Andreas	1.24	Residential	75%	1.24	100%	75%	20	19	14	6	N/A		N
AR017	Field 124092 & 124095	Andreas	0.75	Residential	75%	0.75	100%	75%	2	1	1	0	N/A		N
AR018	Field 121432 & 125001	Andreas	3.45	Residential	75%	2.76	90%	65%	20	37	24	11	N/A		Y
AR019	Cains Croft	Andreas	0.47	Residential	50%	0.47	100%	75%	20	5	4	2			Y
BDMin001	Point of Ayre Quarry Cranstal Bride IM7 4BS	Bride	46.58	Employment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Y
BDR001	WINDSOR VIEW WEST KIMMERAGH ROAD BRIDE	Bride	1.55	Residential	90%	1.55	100%	75%	10	14	10	5	N/A	Sod hedges are noted as important for wildlife and should be retained	N
BDR002	Ballaskilley, Lhen Road, Bride, Isle of Man	Bride	1.82	Residential	90%	1.82	100%	75%	20	33	25	11	N/A	AEI adjacent to site	N

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BDR003	Inglewood Lambhill Road Bride Isle of Man	Bride	0.37	Residential	75%	0.37	100%	75%	20	6	4	2	N/A		N
BDR004	Ballabrune Dogmills Bride IM7 4AB	Bride	0.54	Residential	50%	0.54	100%	75%	20	5	4	2	N/A		N
BDR005	Former Ayre Mowers site Adjacent to Thie Ain Main Road Bride IM7 4AT	Bride	0.1	Residential	95%	0.10	100%	75%	10	1	1	0	N/A		Y
BDR006	Field 110618, Ballakilley Farm, Bride.	Bride	1.35	Residential	75%	1.35	100%	75%	20	20	0	0	N/A	Car Park and AEI on site	N
BDR007	Field 110790, Bride	Bride	1.12	Residential	90%	1.12	100%	75%	20	20	15	7	N/A		N
BM001	Alpine House Alpine Corner Ballaugh Isle of Man IM7 5EY	Ballaugh	0.79	Mixed Use	75%	0.79	50%	75%	20	6	4	2	N/A		N
BR001	Cronkould Farm Main Road Ballaugh Isle of Man IM7 5ED	Ballaugh	53.91	Residential	75%	37.74	80%	55%	20	453	249	109	N/A		N
BR002	Orchard/land adj Stoneleigh Glen Road Ballaugh IM7 5JE	Ballaugh	0.16	Residential	95%	0.16	100%	75%	20	3	2	1	N/A		N
BR003	Field 224243 Rear of st Mary's Meadow Station Road Ballaugh	Ballaugh	2.42	Residential	75%	2.42	100%	75%	10	18	14	6	N/A		N
BR004	Cronk Ballaugh	Ballaugh	1.96	Residential	90%	1.96	100%	75%	20	35	26	12	N/A	Small AEI woodland on the south of the site	N
BR005	Part of field 224247, to the rear of Riverside, Station Road, Ballaugh.	Ballaugh	0.42	Residential	75%	0.42	100%	75%	10	3	2	1	N/A		N
BR006	Land to south of Main Road, Ballaugh	Ballaugh	6.51	Residential	90%	5.21	90%	65%	10	42	27	12	N/A		N
BR007	Fields Nos 224254 And 224255, Off Station Road, Ballaugh.	Ballaugh	0.42	Residential	50%	0.42	100%	75%	10	2	2	1	N/A		Y

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GMMIn002	Poortown Quarry, Poortown Road, St. Johns.	German	N/A	Minerals Site	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
GMO001	Car Park accessed from Station Road, St. Johns	St Johns	N/A	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
GMO002	Fields 314312, 310990, 310993, 310995, 314313, 314314, 310992, 310994, 314318, 314320, 314317, 314316, 314315, 310991 and 310992	German	26.08	Open Space/ Special Use (school etc)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
GMO003	Field 314548 & 314549 Adjacent to Ballaterson Farm	Peel	N/A	Woodland	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
GMR001	Plot of land located bewteen Mac's and Allanson's Nurseries Peel Road St. Johns	St Johns	2.64	Residential	75%	2.64	100%	75%	10	20	13	6	N/A		Y
GMR002	"Alpines" Curragh Road St Johns IM4 3LN	German	0.38	Residential	95%	0.38	100%	75%	20	7	5	2	N/A		N
GMR003	Field 311905 Douglas Road Peel Isle of Man	German	2.55	Education/Openspace	75%	2.55	50%	75%	20	19	0	0	N/A		N
GMR004	Field 311902 Douglas Road Peel Isle of Man	German	0.79	Cemetary	75%	0.79	100%	75%	20	12	0	0	N/A		N
GMR005	Watsons Nurseries Main Road Greeba IM5 2EJ	German	7.09	Residential	90%	1.10	90%	65%	20	18	12	5	N/A	With the exception of the nursery the whole of the site is within an AEI	N
GMR006	Dreem Faaie Nursery St Johns Isle of Man Im4 3LS	St Johns	2.25	Residential	90%	2.25	100%	75%	20	40	30	13	N/A		Y
GMR007	Fields 314766 and 314775, south of Peel Road, St. Johns.	St Johns	1.34	Residential	75%	1.34	100%	75%	20	20	9	4	N/A		N
GMR008	Field Numbers adjacent to western settlement boundary of Peel, as follows:-	Peel	15.33	Residential	75%	10.73	80%	55%	35	225	124	54	N/A		Y
GMR009	Land adjacent to Ballagyr Lane Peel and existing developments	Peel	10.64	Residential	75%	7.45	80%	55%	35	156	86	38	N/A		Y
GMR010	Whitestrans Lhergy Dhoo nr Peel IM5 2AE	Peel	0.29	Residential	90%	0.29	100%	75%	20	5	4	2	N/A		N

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GMR011	Sunset Lakes Peel	Peel	1.40	Extension to existing leisure uses	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
GMR012	Site at Ballacraire St. Johns	St Johns	5.50	Residential	90%	4.40	90%	65%	20	71	46	20	N/A		N
GMR013	A3 Island Marquees Ltd Ballagyr Store Ballagyr Lane Peel IM5 1AD	German	0.47	Residential	75%	0.47	100%	75%	20	7	5	2	N/A		N
GMR014	Field 316086, Land south of Ramsey Road, Peel	Peel	2.58	Residential	75%	2.58	100%	75%	35	68	51	22	N/A		N
GMR015	Land at Balladoyne St. Johns	German	1.47	Residential	50%	1.47	100%	75%	10	7	N/A	N/A	6		Y
GMR016	LAND OFF STATION ROAD ST JOHN'S	St Johns	0.70	Residential	50%	0.70	100%	75%	20	7	5	2	N/A		N
GMR017	Land north of Ramsey Road, Peel	Peel	3.90	Residential	90%	3.12	90%	65%	20	51	33	14	N/A		N
GMR018	Land at Kennaa Road St Johns Isle of Man	St Johns	5.15	Residential	90%	4.12	90%	65%	20	67	43	19	N/A		N
GMR019	Field Numbers: 314877 Field 312711 and 312854 Main Road St Johns	St Johns	1.03	Residential	75%	1.03	100%	75%	20	15	12	5	N/A		N
GMR021	Field 313134, Kerrowgarrow, Greeba	German	1.12	Residential	0%	1.12	100%	75%	20	0	0	0	N/A		N
GMR022	Field 314310 Ballagyr Lane	Peel	3.04	Residential	75%	2.43	90%	65%	20	33	21	9	N/A		N
GMR023	Fields 314533, 314528, 316052, 314445, 314530 & 312064. Land between	Peel	9.77	Residential	75%	7.82	80%	55%	35	164	90	39	N/A	Field 314530 and 312064 if needed to facilitate the link road.	Y

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GMR024	Field 314153, Adjacent to Moaney Moar, Little London Road, Cronk-y-Voddey	German	2.06	Residential	75%	2.06	100%	75%	2	3	2	1	N/A		N
GMR025	Field 310683, Cronk-y-Voddey Straight	German	0.157	Residential	75%	0.16	100%	75%	2	0	0	0	N/A		N
GMR026	Frontage of fields 314171 & 311172, opposite upper Lambefell Farm, Cronk-y-Voddey	German	0.9	Residential	75%	0.90	100%	75%	2	1	1	0	N/A		N
GO002	Field 621790, opposite Ballagorey Chapel, Glen Mona	Glen Mona	N/A	Open Space	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
GO003	Field to the south of Dhoon Church Main Road Glen Mona IM7 1HD	Glen Mona	0.59	Open Space/ Special Use (school etc)	N/A	N/A	N/A	75%	N/A	N/A	N/A	N/A	N/A		Y
GO004	Ramsey Hairpin Woodland Park	Ramsey	N/A	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
GR001	Dreemskerry Quarry IM7 1BE	Garff	2.01	Residential	50%	2.01	100%	75%	20	20	15	7	N/A		N
GR002	Field 624157 Land off Maughold Road Maughold	Garff	2.66	Residential	75%	0.90	100%	75%	20	14	10	4	N/A	Majority of site is woodland therefore the net developable area is limited the semi improved grassland.	N
GR003	Field B - Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.98	Residential	75%	2.98	100%	75%	20	45	34	15	N/A		N
GR004	part of field 624412 Booilushag Estate Maughold Isle of Man	Garff	0.6	Residential	90%	0.60	100%	75%	20	11	8	4	N/A		N
GR006	Field C Crossag Barn Crossag Lane Ramsey IM8 2TB	Garff	2.26	Residential	75%	2.26	100%	75%	20	34	25	11	N/A		N
GR008	Field 624091, opposite the Pink House, Maughold	Garff	0.2	Residential	90%	0.20	100%	75%	20	4	3	1	N/A		N

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GR009	Field 624507 between A2 and Manx Electric Railway Line, Glen Mona.	Garff	0.85	Residential	75%	0.85	100%	75%	20	13	10	4	N/A		N
GR010	Field No. 620452 Jacks Lane Maughold	Garff	1.32	Residential	75%	1.32	100%	75%	20	20	15	6	N/A		N
GR011	Field 621790 and part of field 624440 to the west of Hillside Cottage, Glen Mona	Garff	2.27	Residential	90%	2.27	100%	75%	20	41	31	13	N/A		N
GR012	Elgin Jacks Lane Maughold Lots of Nos IM7 1AW	Garff	0.33	Residential	50%	0.33	100%	75%	20	3	2	1	N/A		N
GR013	Field 621788 to the north of Hillside Cottage, A2, Glen Mona.	Garff	2.81	Residential	90%	2.81	100%	75%	20	51	38	17	N/A		N
GR014	Site A in the Ballajora area, Maughold	Garff	0.5	Residential	0%	0.50	100%	75%	20	0	0	0	N/A		N
GR015	Ballasaig Farm, Maughold IM7 1BJ Site part of field numbers	Garff	0.25	Residential	90%	0.25	100%	75%	20	5	3	1	N/A		N
GR016	Site B in the Ballajora area, Maughold	Garff	0.5	Residential	90%	0.50	100%	75%	20	9	7	3	N/A		N
GR017	Kerrowdhoon Dhoon Loop Road Maughold IM7 1HN	Garff	0.98	Residential	75%	0.98	100%	75%	20	15	11	5	N/A		N
GR018	Romes Crossing Ballajora Maughold	Garff	0.11	Residential	90%	0.11	100%	75%	20	2	1	1	N/A		N
GR019	Ballajora Crossing Maughold	Garff	0.24	Residential	90%	0.24	100%	75%	20	4	3	1	N/A		N

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GR020	Herdmans Croft Ballajora Maughold	Garff	0.4	Residential	50%	0.40	100%	75%	20	4	3	1	N/A		N
GR021	Field 621884, adjacent to Dhoon School, Glen Mona	Glen Mona	1.89	Residential	75%	1.89	100%	75%	10	14	11	5	N/A		Y
GR022	Glen Mona Hotel and Country Pub (part of overflow car park)	Glen Mona	0.42	Residential	95%	0.42	100%	75%	10	4	3	1	N/A	tree cover from the AEI overhangs the site	Y
GR023	Field 621254 Cardle Veg	Garff	0.8	Residential	75%	0.80	100%	75%	20	12	9	4	N/A	Adjacent to AEI	N
GR024	Land Between Holly Bank And No 9 Ballagorry Drive, Glen Mona, Ramsey.	Glen Mona	0.4	Residential	95%	0.40	100%	10%	20	8	1	0	N/A	Application started but long term incomplete	Y
GR025	Ballasraig Farm, Maughold Im7 1bj field number 620625	Garff	1.47	Residential	90%	1.47	100%	75%	20	26	20	9	N/A		N
GR026	Field 624332 and land at the Dhoon	Garff	0.72	Residential	50%	0.72	100%	75%	20	7	5	2	N/A		N
GR027	Bona vacantia land	Ramsey	5.8	Residential	75%	4.64	90%	65%	20	63	41	18	N/A		N
GR028	Croit-e-Ben, Ballaglass Glen, Maughold, IM7 1EH.	Garff	0.34	Residential	75%	0.34	100%	75%	20	5	4	2	N/A		N
GR029	Field Number 2085, Main Road, Glen Mona	Garff	1.1	Residential	75%	1.10	100%	75%	20	17	12	5	N/A		N
GR030	Glen Mona Bungalow and field 624282	Garff	0.7	Residential	75%	0.70	100%	75%	20	11	8	3	N/A		N
GR031	Fields 621477 & 621479 Ballajora	Garff	0.92	Residential	90%	0.92	100%	75%	2	2	1	1	N/A		N
JC001	Field 211114, 214149, 214150	Jurby	N/A	Viking museum and Campsite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
JC002	Field 124728	Jurby	N/A	Civic								0			N

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JC003	Field 214482 Former Runway 26 Jurby Airfield	Jurby	N/A	Civic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
JE001	Jurby Industrial Estate (various sections of overall industrial estate)	Jurby	15.13	Employment	75%	10.59	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Y
JE002	Ballateare Farm Jurby Coast Road Jurby	Jurby	1.3	Employment	75%	1.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
JR001	Vacant plot adjacent to Sandygate House Clenagh Road Ramsey Isle of Man IM7 3AF	Jurby	0.07	Residential	95%	0.07	100%	75%	20	1	1	0	N/A		N
JR002	Close Clarke Rhendhoo Road Jurby IM7 3BT (Plot 214481)	Jurby	0.5	Residential	50%	0.50	100%	75%	20	5	3.75	2	N/A	Mix of habitats some natural or semi improved grass land and existing dwelling	N
JR003	Ballachrink Jurby East Jurby	Jurby	18.2	Residential	90%	12.74	80%	55%	20	183	101	44	N/A	Small AEI's within and abutting the site	N
JR004	Brianswood Farm Ballavarran Road Jurby IM7 3AX	Jurby	11.3	Residential	90%	7.91	80%	55%	20	114	63	27	N/A		N
JR005	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	3.09	Residential	75%	2.47	90%	10%	20	33	3	1	N/A	Site contains a woodland AEI and would not be suitable for development at a significant density.	N
JR006	Ballamoar Castle Sandygate Jurby IM7 3AJ	Jurby	0.07	Residential	0%	0.07	100%	75%	20	0	0	0	N/A		N
JR007	Field (unnumbered) at Jurby west between church view cottage & studio house at juntion of A10 Jurby Coast Road wth B5 Ballavarran Road.	Jurby	0.42	Residential	50%	0.42	100%	75%	20	4	3	1	N/A	Contiguous with Jurby ASSI	N

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LO001	Field 135243 Jurby Road, Lezayre	Lezayre	3.6	Open Space	N/A	N/A	N/A	65%	N/A	N/A	N/A	N/A	N/A		Y
LO002	Field 130889 Garey Ford	Lezayre	5.17	Open Space	90%	4.14	90%	65%	N/A	N/A	N/A	N/A	N/A		Y
LR001	Ballacarbery Andreas Road Ramsey Isle of Man	Ramsey	15.67	Residential	90%	10.97	80%	55%	20	158	87	38	N/A		N
LR002	Field 134088 (field between Creg Malin and Fergus Lee), Jurby Road	Ramsey	1.31	Residential	90%	1.31	100%	75%	20	24	18	8	N/A		N
LR003	Gara Aalin Main Road Sulby Isle of Man IM72HR	Sulby	0.09	Residential	95%	0.09	100%	75%	10	1	1	0	N/A		Y
LR004	Land to the rear and west of Ballacowell	Lezayre	11.7	Residential	90%	8.19	80%	55%	20	118	65	28	N/A		N
LR005	Kella Farm St Judes Road Sulby IM7 2ET	Sulby	7.8	Residential	90%	6.24	90%	65%	10	0	0	0	N/A	Site already counted within LR021 & LR021	N
LR006	Clarke Villa The Dhoor Lezayre IM7 4ED	Lezayre	0.58	Residential	90%	0.58	100%	75%	20	10	8	3	N/A		N
LR007	Land off Sulby Glen Road and Claddagh Road (Field 134370), Sulby IM7 2HR	Sulby	1.47	Residential	75%	1.47	100%	75%	10	11	8	4	N/A		Y
LR008	Vacant land adjacent to Bolivia Cottage and Clark Villa, Reference Plot 1 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.66	Residential	75%	0.66	100%	75%	20	10	7	3	N/A	Site contains some semi natural vegetation	N
LR009	Vacant land adjacent to Bolivia Mount cottage Reference Plot 2 The Dhoor, Ramsey, Isle of Man, IM7 4ED	Lezayre	0.8	Residential	75%	0.80	100%	75%	20	12	9	4	N/A	Site contains some semi natural vegetation	N
LR010	Starkey Land West, Sheoil Jurby Road, Lezayre	Lezayre	0.23	Residential	90%	0.23	100%	75%	20	4	3	1	N/A		N

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LR011	Field 131177 Location and Site plan in 1 PDF scan attached.	Lezayre	1.68	Residential	90%	1.68	100%	75%	20	30	23	10	N/A		N
LR012	Cronk Aust The Dhoor Andreas Road Lezayre Isle of Man	Lezayre	1.4	Residential	90%	1.40	100%	75%	20	25	19	8	N/A		N
LR013	Glenduff Farm Lezayre Road Lezayre IM7 2AT	Lezayre	1.8	Residential	50%	1.80	100%	75%	20	18	14	6	N/A	Ecology team have concerns with its proximity to existing wildlife sites. The site itself is Poor- improved grassland but has been assessed as Good Natural Vegetation due to this proximity.	N
LR014	Aust Veg Aust Lane Aust Ramsey IM74EG	Lezayre	0.15	Residential	95%	0.15	100%	75%	20	3	2	1	N/A		N
LR015	Westhill Farm Jurby Road Lezayre	Ramsey	32.08	Residential	90%	22.46	80%	55%	20	323	178	78	N/A		N
LR016	The Showfield Lezayre Road Glen Auldyn Lezayre Isle of Man	Ramsey	9.86	Residential	90%	7.89	90%	65%	20	128	83	36	N/A		N
LR017	Field south of Jurby Road at Cronk Mayn	Ramsey	0.29	Residential	90%	0.29	100%	75%	20	5	4	2	N/A		Y
LR018	Garey House Glen Tramman Lezayre Ramsey IM7 2AP	Lezayre	1.5	Residential	50%	1.50	100%	75%	20	15	11	5	N/A		N
LR019	Land at St Stephen's Meadow Sulby Isle of Man	Sulby	0.07	Residential	90%	0.07	100%	75%	10	1	0	0	N/A		Y
LR020	LAND OFF A3 SULBY	Sulby	3.79	Residential	90%	3.03	90%	65%	10	25	16	7	N/A		N
LR021	LAND OFF A17 AND ST JUDES ROAD SULBY FIELD NO. 135272	Sulby	3.72	Residential	90%	2.98	90%	65%	10	24	16	7	N/A		N
LR022	LAND OFF WEST KELLA ROAD SULBY FIELD NO. 135084	Sulby	1.43	Residential	90%	1.43	100%	75%	10	13	10	4	N/A		N

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LR023	LAND OFF WEST KELLA ROAD SULBY FIELD NO. 131533	Sulby	0.37	Residential	90%	0.37	100%	75%	10	3	2	1	N/A		N
LR024	Land at Yn Claddagh, Sulby, Isle of Man	Sulby	0.34	Residential	75%	0.34	100%	75%	20	5	4	2	N/A		N
LR025	Former Grain Silo Site, Ballamanaugh Farm, Sulby, Isle of Man	Sulby	0.11	Residential	90%	0.11	100%	75%	20	2	1	1	N/A		N
LR026	Land North of Tramman, Ballamanaugh Farm, Sulby, Isle of Man	Sulby	0.38	Residential	90%	0.38	100%	75%	20	7	5	2	N/A		N
LR027	Land to the West of Kella Close (including part of field no. 134335), Sulby, Isle of Man	Sulby	1.57	Residential	90%	1.57	100%	75%	10	14	11	5	N/A		Y
LR029	Land East of Clanagh Road, Sulby, Isle of Man	Sulby	0.29	Residential	90%	0.29	100%	75%	20	5	4	2	N/A		N
LR030	Land East of St. Stephen's Meadow, Sulby, Isle of Man	Sulby	2.13	Residential	90%	2.13	100%	75%	10	0	0	0	N/A	Site yield counted in LR031	N
LR031	Land North of Sulby Straight, Sulby, Isle of Man	Sulby	6.63	Residential	90%	5.30	90%	65%	10	43	28	12	N/A		N
LR032	Carrick Sulby Glen Road Sulby IM7 2AZ	Sulby	0.66	Residential	50%	0.66	100%	75%	10	3	2	1	N/A		N
LR033	Land adjacent to Ballabrooie Housing Estate, Sulby	Sulby	0.21	Residential	75%	0.21	100%	75%	10	2	0	0	N/A		N
LR035	Land Adjacent To Ginger Hall, Ballamanagh Road, Sulby.	Sulby	0.53	Residential	75%	0.53	100%	75%	10	4	N/A	N/A	7		Y
LR036	Land at Lane End (Ramsey Golf Course) Crossags Lane Glen Auldyn Lezayre	Lezayre	0.23	Residential	50%	0.23	100%	75%	20	2	2	1	N/A		N
LR037 / LM001	The Meadow, St. Judes	Sulby	0.6	Residential	75%	0.60	100%	75%	20	9	7	3	N/A		N

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LR038	Field A - Crossag Farm House Crossag Lane Ramsey IM8 2TB	Lezayre	0.8	Residential	90%	0.80	100%	75%	20	14	11	5	N/A		N
LR039	Field 134817 Loughen-e-Yeigh	Lezayre	3.19	Residential	50%	2.55	90%	65%	20	23	15	7	N/A		N
LR040	Field 131356 Clenagh Road	Sulby	0.58	Residential	75%	0.58	100%	75%	10	4	3	1	N/A		Y
LR041	Glen Villas, Sulby	Lezayre	0.49	Residential	90%	0.49	100%	75%	20	9	7	3	N/A		N
MC001	Kirk Michael Car Centre	Michael	N/A	Community Centre	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
ME001	Kelly Industrial Estate, off Main Road, Kirk Michael	Michael	0.3	Employment	75%	0.30	N/A	N/A	N/A	N/A	N/A	N/A	N/A		Y
ME002	Pennybridge Stables	Michael	0.4	Employment	90%	0.40	N/A	N/A				0			Y
MM001	Kelly's Industrial Estate Kirk Michael IM6 1ET	Michael	0.88	Industrial	75%	0.88	50%	75%	20	7	0	0	N/A		N
MO001	Glen Wyllin Campsite	Michael	N/A	Campsite	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
MR001	Field 230996, Cooil Shelagh Farm, Douglas Road, Kirk Michael	Michael	0.5	Residential	75%	0.50	100%	75%	20	8	5.625	2	N/A	AEI on Southern boundary	N
MR002	Fields 234353-234459 Bordering Douglas Road, Kirk Michael, IM6 1AU	Michael	2.21	Residential	75%	2.21	100%	75%	20	33	25	11	N/A	Abuts woodland AEI	N

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MR003	Part of field No 234224 Plot 2 Ballarhenny Farm, Orrisdale Kirk Michael IM6 2HJ	Michael	0.33	Residential	75%	0.33	100%	75%	20	5	4	2	N/A	Abuts old railway line AEI	N
MR004	Part of field No 234224 Plot 1 Ballarhenny Farm, Orrisdale Kirk Michael	Michael	0.39	Residential	75%	0.39	100%	75%	20	6	4	2	N/A	Abuts old railway line AEI	N
MR005	Berk Peel Road Kirk Michael IM6 1AP	Michael	0.27	Residential	90%	0.27	100%	75%	20	5	4	2	N/A		N
MR006	Field 230451 adjacent to Overdale, Bayr ny Balliera, Kirk Michael	Michael	0.32	Residential	75%	0.32	100%	75%	20	5	4	2	N/A	Abuts AEI	N
MR007	Fields 230794 and 234268 associated with Cass A Lhergy, Main Road, Kirk Michael	Michael	1.84	Residential	75%	1.84	100%	75%	20	28	21	9	N/A		Y
MR008	Part Field's 234267, 234456, 234555 & 230578, Parts Of Adjacent Gardens, School Grounds & Adjacent Highway.	Michael	6.56	Residential	75%	5.25	90%	65%	20	71	46	20	N/A		N
MR008 (amended)	Part Field's 234267, 234456, 234555 & 230578, Parts Of Adjacent Gardens, School Grounds & Adjacent Highway.	Michael	3.74	Residential	75%	2.99	90%	65%	20	40	26	11	N/A		Y
MR009	Field 230473, Kirk Michael	Michael	0.56	Residential	75%	0.56	100%	75%	20	8	6	3	N/A		N
MR010	Fields to the rear of Beachfield Road and Cooil Avenue, Kirk Michael.	Michael	0.96	Residential	75%	0.96	100%	75%	20	14	11	5	N/A		N
MR011	Slieau Curn Park	Michael	0.45	Residential	75%	0.45	100%	75%	20	7	5	2	N/A		N
MR012	Former Trout Farm, Kirk Michael	Michael	2.70	Residential	75%	2.70	100%	75%	20	41	30	13	N/A		N
MR013	Field No. 234244, 234245, 234256, 234496, Whitehouse Farm, Kirk Michael	Michael	6.64	Residential	75%	5.31	90%	65%	20	72	47	20	N/A		N

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PO001	Fields 311785, 311787, 311835 and 315179 between Glenfaba Road and the former railway line	Peel	7.49	Open Space/ Special Use (school etc)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PO002	Peel Head, Peel	Peel	78.95	Open Space/ Special Use (school etc)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PO003	Playing Field and Fields 314325 and 314321 off Peveril Road, Peel.	Peel	17.85	Open Space/ Special Use (school etc)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PO005	Field 311715 adjoining Lheany Voar, Ballaquane Road, Peel.	Peel	1.55	Open Space/ Special Use (school etc)	N/A	N/A	N/A	75%	N/A	N/A	N/A	N/A	N/A		Y
PO006	field 314538 South of Ballatessan Meadow Peel	Peel	10.69	Open Space/Special Use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PO007	Skate park and recreation land Peel Promenard	Peel	N/A	Open Space and Recreation	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
PR001	Olive Court and the Edward Loades Buildings Ramsey Road, Peel.	Peel	1.38	Residential	95%	1.38	100%	75%	45	59	44	19	N/A		Y
PR002	Land at Ballaterson, Glenfaba Road, Peel including Fields 311843, 311884, 314538, 314542 & 314543	Peel	5.7	Residential	90%	4.56	90%	65%	35	129	84	37	N/A		Y
PR003	Field no. 311715, Land at Ballaquane Road Peel	Peel	1.56	Residential	90%	1.56	100%	75%	35	49	37	16	N/A		N
PR003(b)	Field no. 311715, Land at Ballaquane Road Peel	Peel	0.47	Residential	90%	0.47	100%	75%	35	15	11	5	N/A		Y
PR004	Fields 311843, 311884, 314538, 314539, and 314542, accessed off Glenfaba Road, Peel.	Peel	10.69	Residential	75%	7.48	80%	55%	35	157	86	38	N/A		N
PR006	Thie-My-Chree, Tynwald Road, Peel	Peel	0.13	Residential	75%	0.13	100%	75%	45	4	3	1	N/A		Y

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PTC007	Field 330135, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTC008	Field 335410, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTC009	Field 334936, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTC010	Field 335388, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTC011	Field 334925, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTC012	Field 334924, Knockaloe Moor Farm, Knockaloe Moor	Patrick	N/A	Civic (Sewage Treatment Works)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTE001	Clock Tower Industrial Estate, Foxdale	Foxdale	2.79	Employment	50%	2.79	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTM001	Land at Barrule Farm Foxdale	Foxdale	1.1	Mixed Use	75%	1.10	50%	10%	20	8	1	0	N/A	The Ecosystem Policy Team do not believe that these uses could be accommodated on this site without a substantial loss to its ecological interest and therefore we object to the development of PTM001 for mixed use.	N
PTM002	Former Claypit and The Long Field adjacent to the former claypit (fields 334975, 334976)	Peel	5.95	Mixed Use	50%	4.76	50%	10%	20	24	2	1	N/A		N
PTO001	Patrick Church Glebe Field 3	Patrick	0.31	Open Space/Special Use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTO002	Northern Field within Patrick Church Grounds (Field no.	Patrick	0.27	Open Space/Special Use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTO003	Eastern Field within Patrick Church Grounds (Field no. 335161), Patrick Church,	Patrick	0.24	Open Space/Special Use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTO004	Knockaloe Moor & Knockaloe Beg farms, Patrick School & Church	Patrick	251.46	Open Space/ Special Use (school etc)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
PTR001	Land at Ballakerkey Farm Shore Road Glen Maye Isle of Man	Glen Maye	1.77	Residential	90%	1.77	100%	10%	10	16	2	1	N/A	Site surrounds the Glen Maye ASSI.	N
PTR002	The Scout Hut Main Road Dalby IM5 3BR	Dalby	0.21	Residential	75%	0.21	100%	75%	10	2	1	0	N/A		Y
PTR003	Land at Garey Close Mines Road Higher Foxdale	Foxdale	0.05	Residential	95%	0.05	100%	75%	20	1	1	0	N/A		N

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RM001	Gladstone Park Gladstone Way Ramsey	Ramsey	0.97	Mixed Use	90%	0.97	50%	75%	N/A	N/A	N/A	N/A	N/A		Y
RM002	Former Albert Road School Site, Albert Road, Ramsey	Ramsey	0.39	Mixed Use	100%	0.39	50%	75%	45	9	7	3	N/A		Y
RM003	Site adjacent to Collins Lane, West Quay, Ramsey	Ramsey	0.03	Mixed Use	100%	0.03	50%	75%	45	1	1	0	N/A		Y
RM004	Site adjacent to Christian Street and West Quay, Ramsey	Ramsey	0.23	Mixed Use	100%	0.23	50%	75%	160	18	14	6	N/A		Y
RM005	Two sites on either side of East Street, Ramsey	Ramsey	0.07	Mixed Use	95%	0.07	50%	75%	45	1	1	0	N/A		Y
RM006	Former Auction Site, Derby Road, Ramsey	Ramsey	0.22	Mixed Use	100%	0.22	50%	75%	45	5	N/A	N/A	20		y
RM008 (RR008)	Gardeners Lane, Ramsey	Ramsey	1.5	Mixed Use	50%	1.50	50%	75%	35	13	10	4	N/A		N
RM009	Former Skip Hire Site, Derby Road, Ramsey	Ramsey	0.08	Mixed Use	100%	0.08	50%	75%	45	2	1	1	N/A		y
RM010	South Beach Ramsey	Ramsey	14.62	Mixed Use	50%	10.23	50%	55%	160	409	225	99	N/A	Density has been increased to account for potential height increase outside the conservation area	N
RO001	Car park adjacent to Parsonage Road, Ramsey	Ramsey	0.11	Open Space/Special Use.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		N
RO002	The Leighany Field Off Parliament Square Ramsey	Ramsey	0.64	Open Space/Special Use (school etc)	N/A	N/A	N/A	75%	N/A	N/A	N/A	N/A	N/A		Y
RO003	Mooragh Mooragh Promenade, Vollar Crescent & Bride Road Ramsey	Ramsey	22.37	Open Space/Special Use (school etc)	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
RO004 (RR006) (RE001)	Vollar Fields (Site I in current Ramsey Local Plan 1998) Bride Road, Ramsey	Ramsey	N/A	Open Space/Special Use (school etc)	N/A	N/A	N/A	55%	N/A	N/A	N/A	N/A	N/A		Y
RR001	Orchard area of garden making up Cregmalin garden.	Ramsey	0.04	Residential	0%	0.04	100%	75%	45	0	0	0	N/A		Y

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RR002	The Vullan Land adjacent to Mooragh Promenade Ramsey (between whitestones and no1 Vullan Cresnet)	Ramsey	0.42	Residential	50%	0.42	100%	75%	35	7	6	2	N/A		N
RR004 (RE002)	Field numbers at Ballachrink, Poyll Dooley Road, Ramsey, as below:- 131253 134271 131276 131277 131273 132274 134272 134270	Ramsey	7.22	Residential	50%	5.78	90%	65%	35	91	59	26	N/A		N
RR005	field 134276 and part of field 134273	Ramsey	3.27	Residential	75%	2.62	90%	65%	45	79		0	38		Y
RR006 (RO004) (RE001)	Vullan Fields Andreas Road & Bride Road Ramsey	Ramsey	11.22	Residential	90%	7.85	80%	55%	35	198	109	48	N/A		Y
RR007	Fields 134079 and 131077, Mount Pleasant, Andreas Road, Ramsey.	Ramsey	1.62	Residential	90%	1.62	100%	75%	35	51	38	17	N/A	Field 134079 is under RR010	Y
RR009 (RM007)	Fields 134278, 134279, 134280, 134281, 134282, 134283, 134284, 134288 & 134289, Land between Sulby River and	Ramsey	30.3	Residential	75%	7.25	100%	55%	35	190	108	47	N/A	Site is predominantly semi improved grassland however is has an AEI running across the site and potentially rare semi improved grassland	Y
RR010	Field 134079, Mount Pleasant, Ramsey	Ramsey	1.2	Residential	75%	1.20	100%	75%	35	32	24	10	N/A		N
RR011	Field 131149 off Bowring Road	Ramsey	0.8	Residential	75%	0.80	100%	75%	35	21	19	8	N/A		N
RR012	Field 135070 Land off Richmond Road	Ramsey	0.39	Residential	75%	0.39	100%	75%	35	10	11	5	N/A		N



Isle of Man
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PIP 5