

# Isle of Man Employment Land Review

## Supplementary Report

On behalf of **Isle of Man Government**



Project Ref: 37573| Rev: v1 | Date: January 2017



## Document Control Sheet

**Project Name:** Isle of Man Employment Land Review

**Project Ref:** 37573

**Report Title:** Supplementary Report

**Doc Ref:** Final

**Date:** January 2017

This report has been prepared by Peter Brett Associates LLP ('PBA') on behalf of its client to whom this report is addressed ('Client') in connection with the project described in this report and takes into account the Client's particular instructions and requirements. This report was prepared in accordance with the professional services appointment under which PBA was appointed by its Client. This report is not intended for and should not be relied on by any third party (i.e. parties other than the Client). PBA accepts no duty or responsibility (including in negligence) to any party other than the Client and disclaims all liability of any nature whatsoever to any such party in respect of this report.

© Peter Brett Associates LLP 2017

## Contents

<b>Executive Summary</b> .....	<b>1</b>
<b>1 Introduction</b> .....	<b>1</b>
<b>2 Economic &amp; policy review</b> .....	<b>3</b>
2.2 Economic indicators .....	3
2.3 Planning policy .....	6
<b>3 Employment Land &amp; Floorspace</b> .....	<b>8</b>
3.2 Planning Applications .....	8
3.3 Take up.....	9
3.4 Floorspace Availability.....	9
3.5 Employment and Office Land Availability.....	10
<b>4 Growth forecasts &amp; requirements</b> .....	<b>12</b>

## Tables

Table 3-1 Sector employment 2014- 2016 (all data Q3) .....	3
Table 3-1 Office and Industrial floorspace availability(sq.m).....	9
Table 3-2 East Plan Area: Employment Land Availability November 2016 (ha) .....	11
Table 3-2 Key sector employment projections 2016 .....	12
Table 3-2 Employment Land requirements (ha) 2014-2026 &2029 .....	14

## Appendices

Appendix A	Sector employment 1991-2011
Appendix B	East: Planning Applications
Appendix C	South: Planning Applications
Appendix D	West: Planning Applications
Appendix E	North: Planning Applications
Appendix F	Employment and Office Land Availability 2016

This page is intentionally blank

## Executive Summary

In July 2016, Government appointed Peter Brett Associates to prepare an update of key areas in the 2015 Employment Land Review, namely to: -

- Validate the employment land requirements emerging from Vision 2020 growth assumptions against changes in the economy and key sector trends between 2014 and 2016; and
- in light of this, identify whether the scale of requirement has increased or decreased in the interim.

The Update has been completed. It provides a robust evidence basis for allocations in land use plans, to inform decisions on individual planning applications and to support activity to stimulate economic growth. As with the 2015 Employment Land Review, it does not identify specific locations for new employment land but gives background evidence to support preparation of the Strategic Plan and Area Plans.

### Headline Findings

- Employment has increased by more than 6% since 2014
- Vision 2020 forecasts higher rates of growth in key sectors such as ICT, advanced manufacturing and e-gaming. Employment in these sectors has increased by 19%, 3% and 38% respectively with further significant investment announced in 2016
- Two important pieces of economic infrastructure are now part of the Isle of Man's attraction to operators in key sectors: the Advanced Manufacturing Training Centre; and the IT and Education Campus at the Nunnery.
- The Enterprise Development Scheme announced in July 2015 is generating firm interest, with the initial batch of applications for growth assistance expected to be approved shortly.
- The majority of demand for employment floorspace continues to focus on locations in the East
- While the forecasts contained in the 2015 Employment Land Review are considered robust, minor adjustments have been made to reflect delayed manufacturing investment. Analysis of inquiries indicates that this investment is still expected as the Isle of Man continues to be viewed positively by sector operators.
- Floorspace availability for offices and industrial premises has risen since 2014 but has levelled recently
- Existing allocations remain sufficient to meet future demand in the South, West and North.
- Available land in the East is limited to 2ha, a land supply of under 3 years at historic rates
- Over the last 18 months, windfall development opportunities have emerged within existing allocations which have absorbed requirements. Such opportunities will become increasingly restricted. This will be further compounded as industrial requirements increase.
- Some 17.48ha of employment land will be required to 2029, 12.94 ha of which will be required to meet anticipated growth by 2026.
  - Of this, 15.11 ha would be expected to be taken up by 2029 in the East (& South), 11.24ha of which would be required before 2026.

# 1 Introduction

1.1.1 Peter Brett Associates (PBA) was commissioned by the Isle of Man Government to prepare an update to the Employment Land Review 2015 (hereafter referred to as the “ELR”). This has been primarily a desk based assessment, supplemented by a series of focussed discussions with Department of Economic Development staff and others.

1.1.2 This ELR update reflects:

- A review of relevant Treasury and other economic data/reports on the performance of the economy;
- information concerning key expansions (or closures), relocations, inward investments gleaned from discussion with DED staff and others;
- a review of availability, developed from the 6 monthly updates prepared by the Department for Economic Development; and
- a review of relevant planning approvals since June 2014 (approvals to this date are reported in the ELR).

## 2 Economic & policy review

2.1.1 This chapter reviews relevant Treasury and other reports concerning the performance of the economy released or published since completion of the Employment Land Review in June 2015 and provides a brief update of planning policy change in the interim.

### 2.2 Economic indicators

#### Sector employment on the Isle of Man Q3 2016

2.2.1 The Department of Economic Affairs compiles a quarterly report on the economy to the Council of Ministers. The latest issue was released in September 2016. Related data shows sector employment as follows

**Table 2-1 Sector employment 2014- 2016 (all data Q3)<sup>1</sup>**

Sector	2016	2015	2014	Change 2014-16
Agriculture, Forestry & Fishing	529	485	492	7.5%
Manufacturing	3607	3503	3514	2.6%
Mining & Quarrying	63	80	346	-81.8%
Construction	2,636	2,559	2,412	9.3%
Utilities	523	514	548	-4.6%
Transport & Communications	1971	1,924	1,884	4.6%
Wholesale Distribution	622	643	494	25.9%
Retail Distribution	4,358	4,298	4,297	1.4%
Banking	2,245	2,322	2,359	-4.8%
Insurance	1,730	1,718	1,471	17.6%
Other Finance & Business Services	3,779	3,815	3,947	-4.3%
Information & Communication Technology	1,117	999	942	18.6%
Legal & Accountancy Services	1,219	1,257	1,127	8.2%
Corporate Service Providers	1,587	1,521	1,452	9.3%
Education	5,011	4,547	4,142	21.0%
Medical & Health Services	6,680	6,480	6,136	8.9%
Other Professional Services	1,354	1,256	1,279	5.9%
Tourist Accommodation	849	858	943	-10.0%
Catering & Entertainment	2,020	1,879	1,683	20.0%
E-gaming	359	346	260	38.1%
Miscellaneous Services	2,985	2,647	3,100	-3.7%
Public Administration	4,571	4,164	4,039	13.2%
<b>TOTAL</b>	<b>49,815</b>	<b>47,815</b>	<b>46,867</b>	<b>6.3%</b>

2.2.2 Rising by more than 6% since 2014, the scale of increase suggests the growth rates adopted in the 2015 Employment Land Review remain appropriate. This is further supported by the

<sup>1</sup> Department of Economic Affairs data (from quarterly reports to COMIN)

figures reported for sectors in which the highest rates of growth are anticipated in Vision 2020 i.e. ICT, advanced manufacturing and e-gaming.

## Vision 2020 – Update May 2016

2.2.3 An update to Vision 2020 was published in May 2016. While the overall vision has not changed, the update reviews progress against the various strategies running through the vision. Relevant examples with potential direct implications for requirements for employment-related space and land include:

- Tech Isle: 150 new jobs were created in e-business in 2015 (100 in 2014), business development activities were grown worldwide and a work permit exemption was created for e-business. This is higher than the sector forecast developed through Vision 2020 (for e-gaming and ICT combined). Future initiatives will focus on attracting skilled workers to fill vacant ICT roles;

The prospects for the sector's future growth and resilience have also been reinforced with the opening of an IT and Education Campus at the Nunnery in September 2016. This is a partnership between University College Isle of Man (UCM) and International Centre for Technology Ltd. They intend the campus to be the first element in attracting spin-out and inward investment in an IT business park. As it was at concept stage, the potential development of a supporting higher education institute on related sectors (e-gaming, IT etc.) did not factor in developing the Vision 2020<sup>2</sup> or the forecasts based on it which supported the 2015 ELR;

- Manufacturing Centre of Excellence: The Advanced Manufacturing Training Centre (AMTC) increased its student intake from 12 in 2013 to 36 in 2014 and several new manufacturers to the Isle of Man have been reported. Encouraging business expansion will be one of the main targets of future economic development initiatives; and.
- Isle of Enterprise: The Enterprise Development Scheme was launched in July 2015<sup>3</sup> (see below). The development of a 'property development portal' including sites for businesses and development is being investigated (some information, in relation to selected Government-owned sites, is available on the Business Environment pages of the Isle of Man. Where you Can web site.  
<http://www.wheretheyoucan.com/Locate/Commercial-Property.aspx> )

## Enterprise Development Scheme

2.2.4 The Enterprise Development Scheme (EDS) is part of the wider Enterprise Isle Strategy set out in Vision 2020. £50 million is available over 5 years to invest in businesses to create employment through:

- An Accelerator scheme: providing Loan and Equity support to existing Isle of Man businesses to assist growth;
- A Relocator scheme: equity investment designed to encourage business leaders to establish new businesses or to relocate existing businesses to the Isle of Man and create new employment opportunities through focused equity or other financial support.

2.2.5 Since the EDS was launched some 90-100 enquiries have been received to date, with up to 10% close to being progressed. It is understood that all have been from businesses presently

---

<sup>2</sup> 2014

<sup>3</sup> <https://www.gov.im/news/2015/jul/22/government-proposes-50-million-fund-to-invest-in-new-business-and-jobs/>



located off-island. The large majority have been from e-gaming and IT sectors, and indicate their core property requirements are more likely to be office-based (rather than industrial units). As shown later in this report, office availability in Douglas has increased over the last 2 years. While this indicates potential capacity to absorb EDS-related demand within existing or redeveloped stock, this is subject to the requirements of individual occupiers.

### **Isle of Man National Income Accounts 2014/15, October 2016**

- 2.2.6 This document was published in October 2016. 2014/15 was the thirty second successive year of growth for the Isle of Man's economy. The report's key findings show:
- Growth in income from e-Gaming and Insurance were the main drivers of the economy during the year, growing by 22% and 7% respectively in real terms
  - e-Gaming is the largest economic sector on the Isle of Man, with a 19.5% share of National Income, followed by Insurance at 14.9%
  - Manufacturing: Engineering has a 0.9% share of National Income, a 15% reduction since 2013/2014 and general manufacturing has declined by 20%. Food and drink related manufacture increased by 2% over the year.
  - Wholesale distribution increased its share of National Income by 10% between 2013/14 and 2014/15
- 2.2.7 The figures indicate large changes in sector income in the course of a single year. It is prudent to review emerging trends as subsequent data is released to establish Vision 2020 effects and whether the broad direction it establishes is being maintained.
- 2.2.8 Alongside current sector employment data, the National Income reports and other documents are one indicator of sector performance. They need to be considered alongside data relating to employment, investment and employment land take up as it emerges.

### **Proposals to accelerate Economic Growth – A Consultation Document, August 2016**

- 2.2.9 In August 2016, the Department of Economic Development issued its proposals to accelerate economic growth. With comments sought by 30<sup>th</sup> September 2016, this consultation highlights additional measures the Department proposes to increase the working population on the Isle of Man, whether through increased economic participation by existing residents or by attracting new workers.
- 2.2.10 The paper notes several features of the current economic position:
- The working population grew by some 400 in the year to March 2016;
  - Average earnings grew in 2015;
  - Unemployment at the end of June 2016 was 1.4%, its lowest level since 2008;
  - The number of job vacancies reported in May and June was the highest since 2007; and
  - Many sectors are projecting further expansion for the year ahead such that growth in National Income of between 4% and 5% is expected.

2.2.11 This suggests the economy is growing and is well positioned for further growth.

### Company Expansion

2.2.12 In 2016, start-up and business expansion activity included the following:

- August 2016. Nasaleze relocation from The Shipyard, Ramsey to larger premises at Woodside House, Ballafletcher Business Park to support business expansion.
- June 2016. Isle of Man Teas established a new manufacturing facility at Balderton Court, Balthane Industrial Estate. 5 staff are presently employed, although this is planned to increase.
- August 2016. AdoptIt Publishing selected the Isle of Man as the location for its new e-gaming business.
- In September 2016, Sporaga, another new e-gaming business, was licenced to develop its company operations.

2.2.13 The first round of Enterprise Development Scheme funding should generate further new business creation and expansion, with related requirements for office and/or industrial space, depending on the nature of activity.

---

2.2.14 The various economic indicators and recent Government reports indicate key sector expansion (or retraction) at levels similar to those assumed in the 2015 ELR, with only limited exceptions. E-gaming and IT activity has been maintained at the levels anticipated (if not slightly higher) and further bolstered with the establishment of the IT and Education Campus at the Nunnery. As it becomes further established, this may reinforce medium to long term growth rates in the sector. While the level of investment interest in advanced manufacturing expansion and location continues, a number of major developments anticipated in the 2015 ELR have been delayed.

## 2.3 Planning policy

2.3.1 Various planning processes have reported or commenced since the publication of the ELR in June 2015. These are described briefly below.

### Employment Land Call for Sites

2.3.2 The ELR identified a requirement for additional employment land, particularly in the East. The Minister for the Department of Infrastructure (DOI) Minister Gawne, announced in July 2015 that the Department intended to explore the potential of Development Orders to release sites for employment uses. A Call for Sites was issued in July 2015. On 1<sup>st</sup> January 2016 the Planning Policy function was transferred from the Department of Infrastructure to the Cabinet Office.

2.3.3 14 sites were submitted in response to the Call for Sites. The Site Assessment Framework has been applied to these sites and the initial results published.

### Isle of Man Strategic Plan 2016

2.3.4 The Isle of Man Strategic Plan 2016 is an update of the 2007 plan setting out general policies for the development and use of land across the Isle of Man. For the purposes of the ELR update

its contents remain the same, the 2016 revision being restricted to an updated housing assessment to respond to the 2011 Census findings.

### **Area Plan for the East**

- 2.3.5 Initial work commenced on the Area Plan for the East in 2016. The Call for Sites exercise took place between July and September 2016 providing the opportunity for landowners, developers, Government Departments and Statutory Boards, Local Authorities as well as other groups and members of the public to put forward sites for housing, employment and other uses. Submissions are presently being reviewed by Cabinet Office.

## 3 Employment Land & Floorspace

3.1.1 This chapter summarises changes that have taken place since the 2015 ELR. This includes key expansions, relocations and inward investments.

### 3.2 Planning Applications

3.2.1 Office and employment-related planning applications covering decisions made between 1<sup>st</sup> June 2014 and 30<sup>th</sup> November 2016 have been reviewed. Appendices A - D provide a full schedule of relevant planning permissions during this period, by area and type. Where available, floorspace and site area is indicated. A summary of planning permissions by Local Plan area is provided here.

#### East

3.2.2 Since June 2014, the majority of planning applications for industrial and office development have been in the East.

#### Office

Planning permissions for office development in the East have focussed on: Braddan - for corporate headquarter use on residual land at the Isle of Man Business Park adjacent to Canada Life House; Douglas – with permission granted for four small office units at the site of the former Isle of Man Holiday camp, (also known as Victoria Road Business Park). This was a resubmission of a 2011 permission which had expired; and Douglas town centre, where development of an office building at 62 Circular Road was approved. There have also been a number of approvals for extensions to small office space in the town centre.

#### Industrial

3.2.3 Industrial permissions in Douglas include 12 light industrial units on the former gas works site at South Quay Industrial Estate. Elsewhere, at the White Hoe Industrial Estate, an additional unit was granted consent on land within the industrial estate.

3.2.4 In Braddan, planning approval was given for development of two industrial units on the former abattoir site. At Kirby Farm Industrial Estate, off Vicarage Road, an industrial building on vacant land within the industrial estate was approved.

#### South

3.2.5 The main industrial planning application in the South concerned the former Gas Storage Facility at Balthane Industrial Estate. Permission was granted to replace the existing facility and build 11 units for general industrial, light industrial or storage and distribution use along with associated parking.

#### North

3.2.6 Planning activity has been limited and restricted to Ramsey. Relevant planning permissions include extension to a warehouse (former church building) on North Shore Road and demolition and erection of storage space on Mona Street.

#### West

3.2.7 Applications for industrial development have focussed on Peel, with 3 of 4 applications concerning space at the Isle of Man Food Park. These consents are for food manufacturing

businesses on land not previously developed but which is part of the overall Food Park. The other application concerned the former Peel Gas works where permission has been granted for four storage / distribution units and refurbishment of the existing office building.

### 3.3 Take up

- 3.3.1 Since the ELR was produced, employment and office land take up has not been monitored. Where it has been possible to identify them from the application, site areas for approved development are included in Appendices A-D<sup>4</sup>.
- 3.3.2 Assuming their development, this equates to gross take up of 1.9 ha of office land and up to 1 ha of industrial land, all located in the East. All of the industrial take up is within existing industrial sites, either as infill development or on sites vacated by previous infrastructure.
- 3.3.3 In the South take up of industrial land is assumed to be 0.4ha on a site which is a former gas storage facility.
- 3.3.4 In the West take up of industrial land is assumed to be 0.6 ha on sites already allocated for industrial uses (although not fully developed).

### 3.4 Floorspace Availability

- 3.4.1 The ELR recommended DED review employment land premises availability every 6 months. Updates were prepared in December 2015, June 2016, and December 2016 based on reviews of marketing agents' websites and availability schedules. They provide a snapshot of availability.

**Table 3-1 Office and Industrial floorspace availability(sq.m)**

	June 2014		December 2015		June 2016		December 2016	
	Office	Industrial	Office	Industrial	Office	Industrial	Office	Industrial
East	32,117	11,568	33,119 (78%)	15,690 (58%)	41,484 (81%)	17,161 (55%)	43,469 (86%)	18,769 (60%)
North	839	2,094	2,189 (5%)	0 (0%)	2,454 (5%)	186 (1%)	1,595 (3%)	628 (2%)
South	3,264	9,940	7,097 (17%)	10,356 (39%)	6,628 (13%)	12,330 (40%)	4,958 (10%)	10,704 (34%)
West	0	0	0 (0%)	787 (3%)	432 (1%)	1,282 (4%)	432 (1%)	929 (3%)
<i>Sub-total</i>	36,220	23,602	42,405	26,833	50,998	30,958	50,454	31,030
<b>TOTAL</b>		<b>59,822</b>		<b>69,238</b>		<b>81,957</b>		<b>81,484</b>

- 3.4.2 Based on analysis of those properties being actively marketed, availability of office and industrial floorspace has generally increased since June 2014, although there are signs that this may be plateauing. December 2016 showed a slight reduction (-1%) on June 2016 in overall availability.

<sup>4</sup> Site areas have not been included for minor extensions or variation of condition applications to extend period of approval

## Industrial

- 3.4.3 The majority of available industrial floorspace is located in the East, followed by the South.
- 3.4.4 Available new build industrial units available include those at Eden Business Park and Cooil Smithy at Isle of Man Business Park. These developments have contributed to the increasing supply of industrial floorspace. In December 2015, 13 industrial units (12 units @ 130 sq. m and 1 @ 160 sq. m) were available at Eden Business Park. At December 2016, this had fallen to 5 units, suggesting demand small, modern flexible industrial floorspace (acknowledging that a number of units have been let for ancillary and other uses). There has been no change in availability at Cooil Smithy.
- 3.4.5 The majority of available modern industrial floorspace in the East is smaller than 500 sq. m.
- 3.4.6 While the number of large scale industrial properties on the market is limited, in December 2016 Castle Industries unit at Ronaldsway was available providing over 5,500 sq. m, as well as other larger property in the South.

## Office

- 3.4.7 The majority of available office space is in the East and mainly within Douglas town centre. As noted in the ELR, average requirements for office floorspace are between 93 sq m – 465 sq.m. Subject to occupier specification, such requirements may be able to be accommodated largely in existing or refurbished stock.
- 3.4.8 Some newly built space is being marketed at Cooil Smithy at Isle of Man Business Park. Office space at the Village Walk was also available in December 2016. (10 units totalling over 1,000 sq.m.).
- 3.4.9 Availability in other parts of other island is largely restricted to smaller units with availability in Castletown, and Ballasalla in the South and Ramsey in the North.

## 3.5 Employment and Office Land Availability

- 3.5.1 The ELR provided an assessment of employment and office land availability to 30<sup>th</sup> June 2014.
- 3.5.2 For this Supplementary Report, desk based assessment has been informed by relevant planning permissions between June 2014 and November 2016. Appendix F provides updated employment and office land allocations and their availability by area. The overall level of employment and office land allocated and available remains the same as that in Table 3-1 of the ELR, although the detail behind this has in some instances changed due to the determination of planning applications (updates shown in red text in Appendix F).
- 3.5.3 Many permissions have been for development which infills areas within allocated sites, increasing development densities in these areas. Opportunities for demolition and redevelopment within existing allocations to provide more modern space have also been taken. The requirement to absorb land not presently allocated has been limited in the absence of major applications for industrial or office development.
- 3.5.4 Land availability in the East therefore remains largely similar to that identified in the ELR. Table 3.1 below updates the table provided in the ELR (with updates in red text).
- 3.5.5 The residual area at the IOM Business Park is limited by a covenant restricting use to corporate headquarters. Since the ELR, planning approval has been granted for corporate headquarters adjacent to Canada Life House which will cover 0.9 ha, further reducing availability of the area covered by the covenant.

- 3.5.6 At Braddan 5A and 5B the application to extend the permission at the Ballafletcher site was approved at appeal.

**Table 3-2 East Plan Area: Employment Land Availability November 2016 (ha)**

Site	Area available	Constraint	Residual availability
Onchan 2A (School Road)	2.54	Adjacent to Triumph. Short term deliverability unlikely. Zoning may be reviewed in preparing Area Plan for the East	0
Braddan 5A (Ballafletcher)	0.64	Current planning application for warehouse and entertainment centre. Due to limited land availability for a mixed use development of this scale, officers have recommended there is sufficient justification to allow the land to be used for an alternative use. <b>Application (15/00004/B) submitted in January 2015 for variation of condition to create a leisure / industrial development extending the period of approval. Current status: Approved at appeal.</b>	0
Braddan 5B (Ballafletcher)	0.16	<b>As above</b>	0
Braddan 1B (IOM Business Park)	2.59	As covenant restricts development to Corporate HQ office use, the site is not considered available as general employment land. <b>Planning approval - 15/01366/B – for office building for corporate headquarter use with access road, car parking and landscaping on 0.9 ha. of Land adjacent to Canada Life House and Dandara Group Head Office</b>	0
Braddan 3 (Ballakinnish)	4.1	The site will be reviewed as part of the Area Plan for the East. Viewed by market and planners as unlikely to come forward in the short term. Possible potential as employment land in the medium to long term. <sup>5</sup>	0
<b>TOTAL</b>	<b>10.03</b>		
East total Employment Land Availability (ha)			12.03
Residual availability for general employment land (ha)			2.00

- 3.5.7 In the East, limited opportunities remain for development on unconstrained land. Over the last 18 months, ‘windfall ‘ opportunities, associated with changes of use since the ELR 2015, have emerged within existing allocations which have absorbed requirements. Such opportunities will become increasingly restricted. This will be further compounded as industrial requirements increase.

<sup>5</sup> Note: DoI using the site to store construction materials for Douglas town centre projects. June 2014 approval for DoI application for retrospective change of use from a former market garden to storage of construction materials. Decision notice states that the “use approved shall ensure for the benefit of the Department of Infrastructure only”.



## 4 Growth forecasts & requirements

- 4.1.1 The previous chapters indicate that the direction of growth established in Vision 2020, and which underpins the 2015 ELR, is broadly reflected in the development of the economy between 2014 and 2016.
- 4.1.2 A number of adjustments have been made for the purpose of this update:
- Growth rates in manufacturing have been adjusted slightly, from 4% to 3% for 2015-2017 to reflect delayed investment;
  - Employment and related requirements are forecast to 2026 (and to 2029) consistent with the period adopted in the Isle of Man Strategic Plan 2016
  - The Central projection outlines requirements associated with growth rates consistent with Vision 2020. A reduced growth scenario has also been developed to test emerging requirements should growth in manufacturing, e-gaming and other sectors be slower.
- 4.1.3 The revised forecasts are shown in the table below (its equivalent in the 2015 ELR is Table 7.2)

**Table 4-1 Key sector employment projections 2017**

SECTOR	Jobs					
	2014	2014-2020	2021-2026	2026	2027-2029	2029
<b>MANUFACTURING:</b> Growth linked to development of aerospace and other high value clusters. Expansion followed by consolidation at lower rates of growth						
Central forecast ('14-17:3% '18-'20 :4 % '21-29:4 %)	1,054	253	347	1,654	206	1,860
				57%		77%
<i>Reduced growth forecast ('14-18:3% '18-'20 :2 % '21-29: 2.5 %)</i>	1,054	179	197	1,430	110	1,540
				36%		46%
<b>FOOD &amp; DRINK:</b> Growth linked to quality product and continued investment and marketing support from Government. Stable growth rates assumed to 2020 and beyond						
Central forecast ('14-17 sector forecast, % '18-'20 :5 % '21-29: 5%)	554	162	216	932	132	1,063
				68%		92%
<i>Reduced growth forecast ('14-17 sector forecast, '18-'20 :2 % '21-29: 2.5%)</i>	554	111	106	772	59	831
				39%		50%
<b>COMBINED</b>						
Central forecast	1,608	415	563	2,586	338	2,924
				61%		82%
<i>Reduced growth forecast</i>	1,608	291	303	2,202	169	2,371
				37%		47%



SECTOR	Jobs					
	2014	2014-2020	2021-2026	2026	2027-2029	2029
<b>E-GAMING:</b> Growth linked to established transparent regulatory regime & fiscal differentiation. Expansion to 2020 then consolidation with regulatory adjustment in other jurisdictions						
Central forecast ('14-'17 sector forecast, '18-20 :7% '21-29: 3.6%)	854	437	302	1,593	177	1,770
				87%		107%
<i>Reduced growth forecast ('14-'17 sector forecast, '18-20 :5% '21-29: 2%)</i>	854	362	153	1,369	84	1,453
				60%		70%
<b>ICT:</b> Growth linked to high quality infrastructure (including higher education), expansion of services to e-gaming sector and fiscal regime. Expansion to 2020 followed by lower rates of growth due to labour availability						
Central forecast ('14-'20: 6% '21-29: 4.5%)	1,379	621	604	2,604	368	2,972
				89%		115%
<b>BANKING:</b> Continuing rationalisation and restructuring linked to overseas HQ activity to 2020. Continued reduction before stabilising						
Central forecast ('14-'20: -4 % '21-29: 0%-1%)	2,500	-570	29	1,959	50	2,009
				-22%		-20%
<b>INSURANCE:</b> Return to long term average annual growth rates post 2015						
Central forecast ('14-'20 :2% '21-29: 2%)	1,800	225	253	2,277	138	2,415
				27%		34%
<b>FIDUCIARY:</b> Slight reduction in short term employment, consolidation in long term as other jurisdictions relax administrative requirements						
Central forecast ('14-'20: -1 % '21-29: 0%-1%)	1,559	-121	22	1,459	11	1,470
				-6%		-6%
<b>PROFESSIONAL SERVICES</b> Short term contraction followed by consolidation and limited growth linked to developments in financial services, increased attraction of foreign business & contraction of offshore services						
Central forecast ('14-'20: -2% '21-29: 0%-0.5%)	4,937	-563	66	4,440	67	4,507
				-10%		-9%
KEY SECTORS	Jobs					
	2014	2014-2020	2021-2026	2026	2027-2029	2029
Central forecast	14,637	443	1,839	16,919	1,147	18,066
<i>Reduced growth forecast</i>	14,637	243	1,430	16,310	886	17,196
<b>Warehousing &amp; Distribution</b>	827	13	12	852	7	859

4.1.4 The impact of the revision in growth assumptions and take up on employment land requirements is shown in the table below. The ELR and this update seek to identify the future

requirement for employment land associated with this employment growth. Consistent with the ELR 2015, it is assumed that: 75% of growth in office based sectors will take place in town centres; and 95% of manufacturing growth will require relocation or new premises. The effect of other demand factors (including end of lease periods, availability of premises at lower rentals) not related to key sector employment growth are assumed to be neutral and accommodated within existing allocations.

**Table 4-2 Employment Land requirements (ha) 2014-2026 & 2029**

Period	2014-2020	2021-2026	2027-2029	2014-2026	2014-2029
<b>SECTORS</b>					
MANUFACTURING Central forecast	4.35	5.94	6.18	10.28	<b>14.14</b>
<i>Reduced growth</i>	<i>3.64</i>	<i>4.45</i>	<i>1.93</i>	<i>8.09</i>	<i>10.02</i>
OFFICE -ex town centre <sup>6</sup> Central forecast	-0.20	0.90	0.58	0.70	<b>1.28</b>
<i>Reduced growth</i>	<i>-0.25</i>	<i>0.75</i>	<i>0.49</i>	<i>0.50</i>	<i>0.99</i>
WAREHOUSING/ DISTRIBUTION	0.96	0.99	0.10	1.95	<b>2.05</b>
Total - Central	5.31	7.83	4.54	12.94	<b>17.48</b>
<i>Total – reduced growth</i>	<i>4.60</i>	<i>6.20</i>	<i>2.52</i>	<i>10.55</i>	<i>13.06</i>

- 4.1.5 As indicated in the 2015 ELR, manufacturing and employment floorspace is generally concentrated in the A5 Corridor between Ronaldsway and Douglas and would effectively fall within two Area Planning boundaries. As in the 2015 ELR, previous trends indicate over 90% of distribution space and 95% of office space has located either in the East or the South. 84% of manufacturing floorspace is also in these two areas (58% and 25% respectively<sup>7</sup>).
- 4.1.6 Applying these ratios to the identified requirement, demand for development of up to 4.52 ha would be directed to the East (&South) to 2020, a further 6.73ha to 2026 and an additional 3.87ha to 2029.
- 4.1.7 Under the central forecast, some 15.11ha would therefore be expected to be taken up by 2029 in the East (& South), 11.24ha of which would be required before 2026. Under the reduced growth scenario, this would reduce to 11.43 ha by 2029, 9.27 of which would meet requirements to 2026.
- 4.1.8 As in the 2015 ELR, potential effects were the pattern of employment land take up to vary from the current situation have been examined. Three scenarios have been modelling reflecting:
1. 75% of trend take up (East and South) absorbed in the East Plan area.

<sup>6</sup> The ELR assumed 25% of office requirements will be for space outside town centres. Town centre boundaries are defined within Area and Local Plans.

2. A tapered demand profile for Douglas and the surrounding area, starting at 75% of trend take up to 2020, reducing to 50% in the medium to long term, the balance being met by other areas; and
3. Growth in the East restricted to stimulate investment elsewhere: this assumes that 50% of trend take up will be absorbed in the East.

4.1.9 The findings are summarised below

**Table 4-3 Employment Land Scenarios (East & South)**

SECTORS	Period	2014-2020	2020-2026	2027-2029	2014-2026	2014-2029
Scenario		Requirement (Ha)				
<i>Continuation of existing concentration (trend)</i>						
Manufacturing		3.63	4.96	3.23	8.60	11.82
Office (ex-town centre)			0.86	0.55	0.86	1.41
Warehousing/distribution		0.88	0.91	0.09	1.79	1.88
<b>ALL</b>		<b>4.52</b>	<b>6.73</b>	<b>3.87</b>	<b>11.24</b>	<b>15.11</b>
<b>1</b>	<i>% trend East Plan area</i>	<i>75%</i>	<i>75%</i>	<i>75%</i>		
Manufacturing		2.73	3.72	2.42	6.45	8.87
Office (ex-town centre)			0.64	0.41	0.64	1.06
Warehousing/distribution		0.66	0.68	0.07	1.34	1.41
<b>ALL</b>		<b>3.39</b>	<b>5.04</b>	<b>2.90</b>	<b>8.43</b>	<b>11.33</b>
<b>2</b>	<i>% trend East Plan area</i>	<i>75%</i>	<i>50%</i>	<i>50%</i>		
Manufacturing		2.73	2.48	1.61	5.21	6.82
Office (ex-town centre)			0.43	0.28	0.43	0.70
Warehousing/distribution		0.66	0.45	0.04	1.12	1.16
<b>ALL</b>		<b>3.39</b>	<b>3.36</b>	<b>1.93</b>	<b>6.75</b>	<b>8.68</b>
<b>3</b>	<i>% trend East Plan area</i>	<i>50%</i>	<i>50%</i>	<i>50%</i>		
Manufacturing		1.82	2.48	1.61	4.30	5.91
Office (ex-town centre)			0.43	0.28	0.43	0.70
Warehousing/distribution		0.44	0.45	0.04	0.89	0.94
<b>ALL</b>		<b>2.26</b>	<b>3.36</b>	<b>1.93</b>	<b>5.62</b>	<b>7.55</b>

## Appendix A Sector employment 1991-2011

Sector	1991		1996		2001		2006		2011	
Agriculture, forestry, fishing	1,240	4%	938	3%	543	1%	642	2%	850	2%
Manufacturing: Food and drink	3,348	11%	3,562	11%	3,185	8%	2,248	6%	2,295	5%
Construction	3,404	11%	3,372	10%	2,512	6%	3,374	8%	3,352	8%
Gas, electricity and water	513	2%	462	1%	515	1%	603	1%	878	2%
Transport and communication	2,437	8%	2,688	8%	3,331	9%	3,660	9%	3,037	7%
Wholesale distribution	851	3%	781	2%	728	2%	905	2%	821	2%
Retail distribution	2,993	9%	2,911	9%	3,644	9%	3,645	9%	3,683	9%
Insurance, banking, finance and business services	4,353	14%	5,941	18%	8,959	23%	9,395	23%	9,444	22%
Professional, educational, medical and scientific services	5,438	17%	6,081	18%	7,296	19%	8,060	20%	8,917	21%
Tourist accommodation	856	3%	765	2%	743	2%	362	1%	679	2%
Other catering and entertainment	1,403	4%	1,156	3%	2,116	5%	1,897	5%	2,129	5%
Miscellaneous services	2,849	9%	2,768	8%	2,373	6%	3,075	8%	3,382	8%
Public admin	2,144	7%	2,147	6%	3,105	8%	2,898	7%	3,058	7%
Not stated	-	0%	5	0%	0	0%	19	0%	0	0%
ICT	-	-	-	-	-	-	-	-	609	1%
	31,829		33,577		39,050		40,783		43,134	

## Appendix B East: Planning Applications

Table A.1 East: Industrial Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace (sq.m.)	Approximate Site area (ha)
DOUGLAS	13/91190/B	Demolition of existing light industrial units and erection of two light industrial units with ground floor storage, first floor offices and associated parking and drainage	Workshop / Storage Buildings Between Albany Lane & Berkeley Street Lane Douglas Isle of Man IM2 3RN	494	
DOUGLAS	15/00742/B	Erection of extension to existing warehouse and offices	WDS Premises Millmount Douglas Isle of Man	204	n/a
DOUGLAS	15/01213/B	Erection of twelve light industrial units with ancillary car parking and extension to existing private industrial road	Former Gas Works South Quay Industrial Estate South Quay Douglas Isle of Man	1118	0.3
BRADDAN	16/00139/B	Erection of an industrial building	Plot At Kirby Farm Industrial Estate Vicarage Road Douglas Isle of Man	540	0.1
BRADDAN	16/00290/B	Conversion of existing buildings from warehouse & light industrial to display, distribution, warehousing and sales of industrial / automotive products, creation of vehicular access and additional car parking and erection of fencing and boundary bollards	Units 48A, 48B & 48C Spring Valley Industrial Estate Douglas Isle of Man IM2 2QS		n/a

Parish	Planning Ref.	Proposal	Address	Floorspace (sq.m.)	Approximate Site area (ha)
BRADDAN	16/00415/B	Erection of two industrial buildings to provide eight units with associated parking, hard standing areas and access (amendment to PA 16/00032/B)	Former Abattoir Site Ballafletcher Farm Road Tromode Douglas Isle of Man	1905	0.5
DOUGLAS	16/00649/B	Erection of an industrial building	Unit J White Hoe Industrial Estate Old Castletown Road Douglas Isle of Man	420	0.1

Table A.4-4 East: Office Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
DOUGLAS	14/00584/B	Variation of condition one of approved PA 10/00464/B (erection of office building with potential use of lower floors as library) in order to extend period of permission by four years	Temporary Car Park Site of Former Print Works / Offices Market Street Douglas Isle of Man	2268	n/a
DOUGLAS	14/01131/B	Erection of an office building with integral car parking	Existing Car Park 62 Circular Road Douglas Isle of Man	4,232	0.1
BRADDAN	14/01437/B	Variation of condition 1 of approved application PA 11/00170/B (erection of an office building (Block A) with associated drainage works, car parking and landscaping) in order to extend period of permission by two years	Field 521895 Between MEA Building and Cooil Road Isle of Man Business Park Braddan Isle of Man	567	n/a

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
BRADDAN	14/01442/B	Variation of condition one of approved PA 11/00169/B (erection of an office building (Blocks B & C) with associated drainage works, car parking and landscaping) to extend period of permission by two years	Part Fields 521888 And 521895, Between Isle of Man Business Park and Cooil Road Douglas Isle of Man	1254	n/a
DOUGLAS	15/00321/B	Alterations, erection of an extension and creation of a parking space to rear elevation	10 Myrtle Street Douglas Isle of Man IM1 1ED	70	n/a
DOUGLAS	15/00723/B	Erection of four small office units with associated car parking, drainage, hard and soft landscaping works (resubmission of PA 11/00178/B)	Site of Former Isle of Man Holiday Camp Victoria Road Douglas Isle of Man	2,230	0.9
DOUGLAS	15/00845/B	Demolition of existing dwellings and erection of an office building with parking to rear	5 & 6 Myrtle Street Douglas Isle of Man IM1 1ED	425	0.02
DOUGLAS	15/00862/B	Erection of a three storey extension to rear elevation to provide additional office accommodation	48 Athol Street Douglas Isle of Man IM1 1JB	182	n/a
DOUGLAS	15/01089/B	Alterations, roof amendments, creation of a mezzanine floor and erection of a three storey rear extension to provide lift and stair access to offices	5 Athol Street Douglas Isle of Man IM1 1QL	93.14	n/a



Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
BRADDAN	15/01366/B	Erection of an office building for use as corporate headquarters with access road, car parking and landscaping	Land adjacent to Canada Life House and Dandara Group Head Office Vicarage Way Isle of Man Business Park Cooil Road Braddan Isle of Man	2350	0.9
DOUGLAS	16/00162/B	Erection of a single storey extension to rear elevation	Drill Hall Cottages Tromode Road Douglas Isle of Man IM2 5PA	54	n/a



## Appendix C South: Planning Applications

Table B.1 South: Industrial Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
MALEW	16/00423/A	Approval in principle for the demolition of existing gas storage facility and erection of 11 units for purposes of general industrial or light industrial or storage and distribution along with associated parking,	Former Gas Storage Facility Balthane Road Balthane Industrial Estate Balthane Ballasalla Isle of Man IM9 2AG	1650	0.4

Table B.2 South: Office Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
PORT ERIN	14/01299/B	Conversion and erection of extension to existing hall to provide office accommodation	Former Wesleyan Sunday School Building Victoria Square Port Erin Isle of Man IM9 6LD		n/a
MALEW	16/00952/B	Erection of cabins to provide additional office accommodation	The Grounds of Broom House Billown Quarry Foxdale Road Ballasalla Isle of Man IM9 3DW		n/a

## Appendix D West: Planning Applications

Table C.1 West: Industrial Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
PEEL	14/00192/B	Erection of a building to provide garaging and service facilities	Land To Rear Of IOM Seafood Products Ltd Isle of Man Food Park Mill Road Peel Isle of Man		0.2
PEEL	14/00254/B	Erection of a building to provide food processing unit with associated facilities	Unit 14/15 Isle of Man Food Park Mill Road Peel Isle of Man IM5 1TD		0.1
PEEL	14/00930/B	Erection of a block of four storage / distribution units and refurbishment of existing office building together with associated parking and service compound	Former Peel Gas Works Mill Road Peel Isle of Man IM5 1AX		0.3
PEEL	15/00331/B	Erection of a two storey extension to existing building	Castlebay Seafoods Ltd Isle of Man Food Park Mill Road Peel Isle of Man IM5 1TD		n/a

## Appendix E North: Planning Applications

Table D.1 North: Industrial Planning applications

Parish	Planning Ref.	Proposal	Address	Floorspace	Site area (ha)
RAMSEY	14/00790/B	Erection of an extension and creation of a vehicular access to existing warehouse	The Warehouse North Shore Road Ramsey Isle of Man IM8 3DY		n/a
RAMSEY	15/00298/B	Demolition of existing storage buildings and erection of new storage building over rear yard together with roofing works to existing garage	Garage and Store Adjacent to 5 Mona Street Ramsey Isle of Man IM8 1BD		n/a

## Appendix F Employment and Office Land Availability 2016

### East Employment Land 2016

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Braddan</b>							
Res	Residential development adjacent to Isle of Man Business Park	0.00	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as residential	Part of a wider area zoned for Mixed Use (including Industrial) but developed as Residential, so not included
PS	Ballacottier Primary School, Clybane Road (adjacent to the Isle of Man Business Park)	0.00	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as a Primary School	Part of a wider area zoned for Mixed Use (including Industrial) but developed as a School, so not included
1A	Isle of Man Business Park	13.22	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as predominantly industrial	
1B	Isle of Man Business Park	3.05	2.59	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Vacant site	04/00790/B expired for the erection of a corporate headquarters office building on 0.4 ha of site. The site is subject to a covenant which restricts development to offices use as corporate HQ's, as referenced at the CRDO Inquiry. The site is unlikely to be developed for industrial purposes. 13/91058/B - Erection of office building for use as corporate headquarters with car parking and landscaping (0.46ha of site) - Approval implemented. <b>Update: 15/01366/B - Erection of an office building for use as corporate headquarters with access road, car parking and landscaping (0.9 ha of site). Permission granted.</b>

Land currently designated for Employment Use on the relevant Local Plan							
1C	Isle of Man Business Park	1.02	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as industrial	05/01686/B for 2 offices & 7 light industrial units, plus 41 dwellings (dwellings on adjacent site)
1D	Fields 521888 & 521895, Isle of Man Business Park	1.10	0.25	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Field 521888 developed as office building. Most of field 521895 has planning permission for office buildings.	Field 521888 (0.23 ha) - 10/00749/B & 11/00381/B complete for office building. Field 521895 (0.87 ha) - 10/01676/B, 11/00169/B, 11/00170/B permitted for office buildings, but not yet implemented. <b>Update 14/01437/B and 14/01442/B permitted to extend permission by 2 years.</b> Also, 13/00555/B - Erection of twelve industrial and/or warehousing & distribution units & 13/91117/B - Erection of fourteen industrial and/or warehousing & distribution units. The later approval has been implemented (0.62ha). 0.3ha's of the site is restricted to office development by covenant.
1E	Isle of Man Business Park	0.37	0.00	Braddan Local Plan 1991	Mixed Use (Ind. / Science-based Ind. / Res. / Landscaping / School)	Developed as industrial	07/00963/B & 08/01417/B approved & implemented for industrial / retail / warehouse units
2A	Spring Valley Industrial Estate	10.52	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	
2B	Spring Valley Industrial Estate	0.78	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as retail	08/02135/A & 10/01384/REM permitted to demolish existing industrial unit (vacant) & erect 2 retail units
3	Ballakinnish Nurseries	4.10	4.10	Braddan Local Plan 1991	Market Garden	No longer used as a nursery. Site now includes a dwelling & vacant land (nursery buildings have been demolished)	The site was sold in 2007 & the company are currently located in Spring Valley Industrial Estate, with the long term goal to build a new nursery on a different site. Planning Application 14/00689/C seeking approval for a change of use of site from a former market garden to use for the storage of construction materials (retrospective). Pending consideration as at 30th June 2014. The site is in Government ownership. The future of the site will need to be reviewed as part of the Area Plan for the East. It is unlikely to come forward in the short term, but may have some potential as employment land in the medium to long term so the site has therefore been included in the figures. <b>Update: Granted at appeal 13th Jan 2015 (0.2 ha for storage use)</b>

Land currently designated for Employment Use on the relevant Local Plan							
4	Snugborough Trading Estate	12.27	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	11/01479 - Erection of an industrial unit consisting of four bays with offices, Unit 42. 13/00386/B approved for the erection of seventeen general industrial units with associated external works including storm and foul drainage systems to include modifications to site entrance off Peel Road, Land Adj to BCS House. Approval not implemented yet.
5A	Tromode	0.64	0.64	Braddan Local Plan 1991	Predominantly Industrial	Vacant land	02/02074/A expired for erection of a training centre & headquarters building for the DTI (sites 5A & 5B). Site 5A included in wider site of 06/01967/B for sports pitches & car park. 11/01290/A approved for a mixed use development, including site 5B. The current application is proposing to develop a warehouse and an entertainment centre on site 5A/5B. Due to lack of land availability for a mixed use development of this scale, officers have recommended that there is sufficient justification to allow the land to be used for an alternative use. <b>Update: Application submitted in January 2015 for Variation of condition two of PA 11/01290/A for creation of a leisure / industrial development to extend the period of approval. Approved at appeal.</b>
5B	Tromode	0.16	0.16	Braddan Local Plan 1991	Predominantly Industrial	Vacant land	02/02074/A expired for erection of a training centre & headquarters building for the DTI (sites 5A & 5B). 11/01290/A approved for a mixed use development, including site 5A. The current application is proposing to develop a warehouse and an entertainment centre on site 5A/5B. Due to lack of land availability for a mixed use development of this scale, officers have recommended that there is sufficient justification to allow the land to be used for an alternative use. <b>Update: as above.</b>
5C	Tromode	11.30	0.11	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	11/01548/B - Erection of industrial unit with associated parking and site works, Site adj to Media House (0.11ha).
6	Isle of Man Farmers Ltd., Richmond Hill	0.76	0.00	Braddan Local Plan 1991	Agricultural Merchants Depot	Developed as industrial	Site shown as being slightly larger in the Braddan Draft Plan 2003 (not adopted)



Land currently designated for Employment Use on the relevant Local Plan							
13	Union Mills Industrial Estate	1.25	0.00	Braddan Local Plan 1991	Predominantly Industrial	Developed as industrial	
<b>Braddan Totals</b>		<b>60.54</b>	<b>7.85</b>				
<b>Douglas</b>							
1A	White Hoe Industrial Estate	5.26	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial with some residential on Old Castletown Road	
1B	White Hoe Industrial Estate	0.28	0.28	Douglas Local Plan 1998	Light Industrial	Vacant site, used for car parking	05/01574/B refused for industrial warehouse building
2	Middle River Industrial Estate	6.40	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
3	Pulrose Power Station	1.61	0.00	Douglas Local Plan 1998	Light Industrial (Power Station)	Developed as industrial (power station)	
4	Peel Road	8.00	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
5	Brown Bobby, Peel Road	0.51	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	0.2 ha on eastern part of site has planning approvals which have not yet been implemented - 09/00198/B to demolish car showroom & use land as a temporary car park, 11/00723/A for AiP office development, 11/00724/A for AiP residential development. 13/91517/B - Redevelopment of site with residential scheme of 74 apartments - application pending consideration. <b>Update: Pending decision</b>
6	Bridge Works, South Quay	0.10	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial, but with AiP for residential or office use	11/00527/A for AiP office development, 11/00551/A for AiP residential development. 13/91222/REM - Reserved Matters application to replace industrial/commercial units with a new office building - application pending consideration. <b>Update: Permitted</b>
7	South Quay	4.46	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial with some apartments on Castletown Road	08/01418/A refused for redevelopment of former Gas Works site for residential & retail / commercial purposes (approx. 0.9 ha). <b>Update: Approval granted for 15/01213/B - Erection of twelve light industrial units on former Gas Works site with ancillary car parking and extension to existing private industrial road. Redevelopment of existing site.</b>

Land currently designated for Employment Use on the relevant Local Plan							
8	Douglas Head Industrial Estate	1.38	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
9	Battery Pier	1.41	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	
10	Victoria Road	0.80	0.00	Douglas Local Plan 1998	Light Industrial	Developed as residential	05/01196/B for demolition of existing industrial buildings & construction of 54 apartments
11	Springham Commercial Park, Spring Valley Industrial Estate	0.27	0.00	Douglas Local Plan 1998	Light Industrial	Developed as industrial	Adjacent to Douglas town boundary. The majority of zoned Industrial land in this vicinity is in Braddan.
14	Kingswood Grove	0.28	0.00	Douglas Local Plan 1998	Light Industrial	Developed as a car/motorcycle dealership and workshop, funeral directors, iMuseum and other buildings used by MNH, gym and Mosque	Approximately 0.02ha of the site is used for non-employment uses (gym, mosque and funeral directors)
<b>Douglas Totals</b>		<b>30.76</b>	<b>0.28</b>				
<b>Laxey</b>							
1	Manx Engineer's, Wheel Hill	0.14	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Existing building converted into café/restaurant.	10/01820/B approved for the conversion of existing factory into a cafe / restaurant, exhibition area and heritage shop and alterations to car park vehicular access
2	Laxey Glen Flour Mills, Mill Road	0.45	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Developed as industrial	
3	Laxey Woollen Mill, Glen Road	0.48	0.00	Laxey & Lonan Local Plan 2005	Light Industrial	Developed as industrial	
<b>Laxey Totals</b>		<b>1.07</b>	<b>0.00</b>				
<b>Marown</b>							

Land currently designated for Employment Use on the relevant Local Plan							
1	Ellerslie Depot, Old Church Road, Crosby	0.77	0.00	1982 Development Plan	Industrial (Existing)	Developed as industrial	DOI depot. Site area has been revised in light of a Certificate of Lawfulness (13/01290/LAW) has been granted for use of the site for vehicle, equipment and material storage and waste transfer station for tipping road sweepings, trimmings, top soil and excavated road materials, inert and organic vegetation.
<b>Marown Totals</b>		<b>0.77</b>	<b>0.00</b>				
<b>Onchan</b>							
1A	Tromode Estate, Carrs Lane, Tromode	3.72	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	Planning application 13/91363/B approved the erection of two business units with associated infrastructure and landscaping, Unit 7 to provide business services including document management, storage, scanning, shredding, cleaning and caretaking services with offices. Unit 8 to provide light industrial use, with associated distribution and storage, associated offices, research and development, information technology and showroom uses on the former laundry buildings site. (site area 0.77ha) Redevelopment of existing site.
1B	Vacant plot, Tromode Estate, Carrs Lane, Tromode	0.20	0.20	Onchan Local Plan 2000	Light Industrial	Vacant land (car parking)	06/01645/B expired for industrial unit. Planning application 13/00333/B approved the erection of four light industrial units with associated offices.
2A	Fields 531568 & 534063, School Road	2.54	2.54	Onchan Local Plan 2000	Light Industrial	Vacant land	Part of Smiths Aerospace site. Constraints due to changes in levels on site. 90/00782/A expired for residential & light industrial development
2B	Factory, School Road	1.23	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	
2C	Second Avenue	0.54	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	
2D	Elim Church, Second Avenue	0.14	0.00	Onchan Local Plan 2000	Light Industrial	Developed site in use as a church	07/00379/B approved at Appeal for conversion of building from manufacturing to community use (church)
2E	Second Avenue	0.07	0.00	Onchan Local Plan 2000	Light Industrial	Developed as industrial	

<b>Land currently designated for Employment Use on the relevant Local Plan</b>			
<b>Onchan Totals</b>	<b>8.44</b>	<b>2.74</b>	
<b>East Totals</b>	<b>101.58</b>	<b>10.87</b>	

<b>Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such</b>							
<b>Site No.</b>	<b>Description</b>	<b>Size of Overall Site (ha)</b>	<b>Size of Available Site (ha)</b>	<b>Development Plan</b>	<b>Land Designation</b>	<b>Occupation Level</b>	<b>Notes</b>
<b>Braddan</b>							

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
7	Robinson's & Eden Park (Ballapaddag) and Eden Business Park, Cooil Road	4.20	0.00	Braddan Local Plan 1991	Open Space	Developed as retail / industrial	Designated as 'Industrial' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). Site area has been revised to take into account recent developments (11/01721/B and 11/01232/B). PA11/01721/B approved for the creation of a car park, improvements to access and change of use of existing farm cottage to offices. Car park has been constructed. 13/00514/B approved for erection of a building to provide pack house and floristry centre. PA 11/01232/B approved for the erection of a light industrial development comprising 4 individual buildings providing 24 separate units with parking and landscaping. There have been two subsequent applications to change the use of the approved units. 14/00871/C - Permission for Crossroads Care to occupy light industrial units and undertake furniture repair, storage and distribution with supporting administrative staff accommodation; 14/00443/B - Conversion of existing building for light industrial to assembly of electrical components/showroom/trade counter/storage/distribution and ancillary offices (Sui Generis) for Units A1-A4 and light industrial (Use Class 5) for Units A5-A6. This application was pending consideration as at 30th June 2014. <b>Update: Permitted</b>
8	Energy from Waste Plant	4.28	0.00	Thr Braddan (Middle Farm) Planning Scheme Order 1998	Area for Proposed Incinerator	Developed as industrial	Designated as 'Industrial - Waste Treatment' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED)
9	Industrial area, Middle Farm (adjacent to the Energy from Waste Plant)	4.10	0.70	Braddan Local Plan 1991	Open Space	Developed as industrial	Designated as 'Industrial - Proposed Waste Treatment and Recycling' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). 10/00155 approved for industrial starter units (0.7ha of the site)

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
12	Kirby Farm Industrial Estate	3.24	0.26	Braddan Local Plan 1992	Open Space (agricultural)	Developed as industrial	Land is zoned as open space (agricultural) in the Braddan Parish District Local Plan 1991. 08/02311/B approved for the erection of a block of five industrial starter units - completed. Planning application 10/01336/B approved for an erection of an industrial building (0.26ha of the site). <b>Planning application 16/00139/B approved for Erection of an industrial building on different part of the site than the 2010 application.</b>
<b>Braddan Totals</b>		<b>15.82</b>	<b>0.96</b>				
<b>Douglas</b>							
12	White Hoe Industrial Estate (Extension)	2.56	0.20	Douglas Local Plan 1998	Private Woodland	Mostly developed or U/C, small amount vacant with no planning permission (0.2 ha)	07/01212/B approved for the creation of an industrial estate layout. 06/02209/B, 10/01257/B & 11/00754/B approved for industrial storage buildings. 10/01901/B approved for a data centre building.
<b>Douglas Totals</b>		<b>2.56</b>	<b>0.20</b>				
<b>East Totals</b>		<b>18.38</b>	<b>1.16</b>				

Land not currently designated for Employment Use, but previously proposed for such on a Draft Local Plan (not adopted) and not currently used as such							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Braddan</b>							

Land not currently designated for Employment Use, but previously proposed for such on a Draft Local Plan (not adopted) and not currently used as such							
10	South of Cooil Road	15.97	0.00	Braddan Local Plan 1991	Open Space	Vacant land & Ballavargher Farm buildings	Designated as 'Proposed Industrial' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED)
11	Land at Middle Farm	4.57	0.00	Braddan Local Plan 1991	Open Space	Vacant land, of which 0.7 ha has approval for industrial use	Designated as 'Industrial - Proposed Waste Treatment and Recycling' in the Draft Braddan Parish Plan 2003 (NOT ADOPTED). 10/00155/B approved for a stone recycling centre on 0.57 ha of site. 14/00204/B approved for the erection of hazardous waste transfer facility with associated access - Small parcel of the site is approved for this development (0.57ha of the site).
<b>Braddan Totals</b>		<b>20.54</b>	<b>0.00</b>				
<b>East Totals</b>		<b>20.54</b>	<b>0.00</b>				

Land not designated for Employment Use and not developed, but with expired planning approval for such							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Douglas</b>							



Land not designated for Employment Use and not developed, but with expired planning approval for such							
13	Middle River Industrial Estate (extension 2003)	1.60	0.00	Douglas Local Plan 1998	Private Woodland	Undeveloped land.	03/00427/A expired for AiP extension to existing Industrial Estate
<b>Douglas Totals</b>		<b>1.60</b>	<b>0.00</b>				
<b>East Totals</b>		<b>1.60</b>	<b>0.00</b>				



**South Employment Land 2016**

<b>Land currently designated for Employment Use on the relevant Local Plan</b>							
<b>Site No.</b>	<b>Description</b>	<b>Size of Overall Site (ha)</b>	<b>Size of Available Site (ha)</b>	<b>Development Plan</b>	<b>Land Designation</b>	<b>Occupation Level</b>	<b>Notes</b>
<b>Castletown</b>							
1	Garage & Premises, Alexandra Road & Commissioner's Maintenance Depot	0.57	0.00	Area Plan for South 2012	Industry/Business Park with the annotation of Industry	Developed as industrial	Site 1 and 2 of ELAS 2011 have been amalgamated
2	Qualtrough's Yard	1.55	0.00	Area Plan for South 2012	Industry/Business Park with the annotation of Industry	Of 1.55 ha, approx. 1 ha is currently used for industrial purposes, remainder is residential & a paddock	01/00624/A expired for mixed use development of residential units & offices Site area has been revised from 1.74ha to 1.55ha
3	Garage, Douglas Road	0.34	0.00	Area Plan for South 2012	Industry/Business Park with the annotation of Industry	Developed as industrial	
<b>Castletown Totals</b>		<b>2.46</b>	<b>0.00</b>				
<b>Malew</b>							

**Land currently designated for Employment Use on the relevant Local Plan**

1	Land at Ronaldsway Industrial Estate	12.43	4.15	Area Plan for South 2012	Industry/Business Park with the annotation of Business Park	Developed as industrial with some vacant land.	<p>Sites 1B, C, D, F, 2A-F and 3 of ELAS 2011 have been amalgamated. 06/01554/A expired for construction of science &amp; technology park. 09/00013/B refused for conversion of Former Castle Industries Factory to a waste recycling centre with access over part of site 1B of ELAS 2011 (see site 2I of ELAS 2011). Site 1C of ELAS 2011- 04/01149/B &amp; 05/01151/B approved but not taken up for a hotel - the Sefton Express Hotel was instead converted from a former office, which is now zoned for Tourism use. Site 1D of ELAS 2011 - 91/00776/B for erection of corporate headquarters / research &amp; development centre. Site 2A of ELAS 2011 - 07/01041/B expired for erection of industrial unit and offices. Site 2C of ELAS 2011 - 07/02319/B permitted for conversion of existing factory into a coach repair &amp; storage depot for Protours. 09/01821/C and 13/91211/C permitted for change of use of existing building to a marine engineering &amp; commercial plant / vehicle agency. Site 2E of ELAS 2011 - 04/02006/B for change of use of office to children's nursery &amp; family centre. Site 2F of ELAS 2011 - 01/00250/A expired for 2 warehouses. Site 2G of ELAS 2011 - 06/02144/B implemented for conversion to data centre facility. Site 2H of ELAS 2011 - 10/00350/B permitted for change of use from warehouse to leisure facility. 13/00413/B - Conversion of unit to provide a sorting office and storage facility. Site 2I of ELAS 2011 - Former Castle Industries Printing Works. 09/00013/B refused for conversion of former printing works to company HQ and licensed controlled waste recycling centre</p>
---	--------------------------------------	-------	------	--------------------------	---	--	--

Land currently designated for Employment Use on the relevant Local Plan							
2	Land to the north of Ronaldsway Industrial Estate Road and to the west of the RLC Engineering Group Building.	5.93	5.93	Area Plan for South 2012	Industry/Business Park	Former playing field, bowling field and club house.	Development of the site is subject to Development Brief 5 of the Written Statement of the Area Plan for the South (Para 6.11). Site area revised to reflect development brief area as shown in the Area Plan for the South.
3	Freeport	9.62	3.25	Area Plan for South 2012	Industry/Business Park with the annotation of Freeport	Vacant land	Sites 7A and 7B of ELAS 2011 have been amalgamated. The Freeport is exempt from all statutory planning requirements as set out in the Town and Country Planning (Freeport Development) Order 2005. The area is owned and controlled by the DED. Site area increased from 9.42ha (ELAS 2011) to 9.62ha
4	Land off Harcourt Drive, Balthane Industrial Estate	1.04	0.00	Area Plan for South 2012	Industry/Business Park with the annotation of Industry	Currently in use as a storage compound	91/00439/B expired for layout of 6 industrial plots. 95/00800/B expired for erection of industrial units on plots 4, 5 & 6. 09/01796/R permitted for erection of a fenced storage compound (retrospective)

**Land currently designated for Employment Use on the relevant Local Plan**

5	Balthane Industrial Estate	48.89	28.47	Area Plan for South 2013	Industry/Business Park with the annotation of Industry	Part developed as industrial and vacant land	<p>Sites 4B, 5B, 5D, 5E, 6, 8 and 9 of ELAS 2011 have been amalgamated and boundary reviewed in light of boundary changes in the Area Plan for the South to form Site 5. 04/00024/B permitted for 56 starter units, phase 1 U/C (construction of 22 units) 12/00062/B approved for the Erection of 20 industrial units. Planning application 12/00291/B approved for the erection of seven industrial/storage buildings (0.11ha of the site). Planning Application 13/00197/B - erection of a block of eight industrial units - completed. Planning application 13/91404/A - AiP for the demolition of existing gas storage facility and erection of 11 light industrial units (0.36ha of the site). Planning application 13/91470/B approved for erection of an industrial building - U/C as at 30th June 2014. Planning application 12/01550/B - Erection of two units for use as storage/light industrial or as office accommodation ancillary to the running and operation of the surrounding commercial units - completed. 11/01623/B approved for salt storage facility - completed. 10/00623/C approved for change of use to recycling works. Planning application 12/00756/B approved for a block of ten industrial units - completed. 02/02000/B complete for 9 industrial units. 04/00684/B complete for 9 industrial units. 08/00338/B &amp; 09/00730/B complete for industrial units. 10/00145/B under construction for industrial / manufacturing building. Update: 16/00423/A Approval in principle for the demolition of existing gas storage facility and erection of 11 units for purposes of general industrial or light industrial or storage and distribution along with associated parking,</p>
---	----------------------------	-------	-------	--------------------------	--	--	--

Land currently designated for Employment Use on the relevant Local Plan							
5A	Balthane Industrial Estate	3.78	3.78	Area Plan for South 2012	Industry/Business Park with the annotation of Industry and Predominantly Residential	Vacant land	The development of the site is subject to a development brief within the written statement of the Area Plan (see para 4.29). The development brief allows the part which is zoned as predominantly residential to be developed for employment uses. 97/00008/A refused for industrial development (& on site 5B). Planning application 12/00534/A approved an approval in principle for development of site to create a builders and timber merchant's premises (0.96ha of the site)
5B	Balthane Industrial Estate	2.21	2.21	Area Plan for South 2012	Predominantly Residential	Vacant land	The development of the site is subject to a development brief within the written statement of the Area Plan (see para 4.29). The development brief allows the part which zoned as predominantly residential to be developed for employment uses. Site was 5C in the ELAS 2011.
SR2	South of Ronaldsway Business Park	8.80	8.80	Area Plan for South 2025	Strategic Reserve (Business Park)	Available subject to the monitoring report recommending that the site be released for development.	Development of the site is subject a development brief within the written statement of the Area Plan (para. 4.20). 90/01275/B permitted for Shoprite warehouse (not implemented) & 94/01314/A refused for industrial development. 12/01404/A - Approval in principle for the development of a business park comprising land and buildings for new technology companies and office accommodation for corporate headquarters, hotel, internal access roads, formation of new vehicular access to the A5 Douglas Road, car parking, servicing and landscaping - Application was withdrawn.
<b>Malew Totals</b>		<b>92.70</b>	<b>56.59</b>				
<b>Port St. Mary</b>							

Land currently designated for Employment Use on the relevant Local Plan							
1	Gas Works, off Station Road	0.66	0.00	Area Plan for South 2012	Industry/Business Park with the annotation of Industry	Developed as industrial	Site Area increased from 0.50ha to 0.66ha due to change in the boundary to reflect the Area Plan designation.
<b>Port St. Mary Totals</b>		<b>0.66</b>	<b>0.00</b>				
<b>South Totals</b>		<b>95.82</b>	<b>56.59</b>				

West Employment Land 2016

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Michael</b>							
1	Trout Farm, Shore Road, Kirk Michael	2.11	0.00	Kirk Michael Local Plan 1994	Trout Farm	Site occupied with a Trout Farm	
2	Station Road, Kirk Michael	0.05	0.00	Kirk Michael Local Plan 1994	Works	Developed as retail (Motors & Mowers)	04/00648/C for change of use of car showroom for the sale of garden machinery, equipment & plants
3	Michael Car Centre, Main Road, Kirk Michael	0.11	0.00	Kirk Michael Local Plan 1994	Michael Car Centre	Developed as car sales	
4	Kelly Industrial Estate, off Main Road, Kirk Michael	0.82	0.30	Kirk Michael Local Plan 1994	Predominantly Industrial	Developed as a Builder's Yard. Designated site includes 0.3 ha of vacant land	
5	Garage & Filling Station, Main Road, Kirk Michael	0.12	0.00	Kirk Michael Local Plan 1994	Garage	Developed as a garage & filling station	
<b>Michael Totals</b>		<b>3.21</b>	<b>0.30</b>				
<b>Patrick</b>							
1	The Old Brickworks, Mines Road, Foxdale	1.00	0.00	Foxdale Local Plan 1999	Mixed Use (Light Industrial & Retail)	Developed as industrial	
2A	Clock Tower Industrial Estate, Foxdale	0.80	0.00	Foxdale Local Plan 1999	Light Industrial	Developed as industrial	PA12/00951/B approved extension to premises, Magic Carpets Warehouse
2B	Vacant land at Clock Tower Industrial Estate, Foxdale	2.10	2.10	Foxdale Local Plan 1999	Light Industrial	Vacant land	PA 87/01161/A outlined the development of the land, although subsequent detailed applications were only for site 2A
<b>Patrick Totals</b>		<b>3.90</b>	<b>2.10</b>				
<b>Peel</b>							

Land currently designated for Employment Use on the relevant Local Plan							
1	Close Chiarn / Power Station	9.20	0.38	Peel Local Plan 1989	Predominantly Industrial	Developed as industrial	The developable area will be less than the total site area due to the terrain. 04/00420/A refused for a residential development on 0.6 ha of site off Glenfaba Road. Planning application 12/00809/B - Erection of an industrial vehicle storage/workshop unit (Site currently being used for storage). Planning Application 12/01044/B - renewal of road layout, new street lighting and infrastructure works. Plans show potential development site. The combined site area for the potential development sites is 0.38ha. 11/01692/B approved for the demolition of a single storey shed and conversion of an old pump house to provide office accommodation with associated parking.
2	Land west of Glenfaba Road (between Glenfaba Road & River Neb)	7.44	6.71	Peel Local Plan 1989	Predominantly Industrial	Vacant land, of which 0.73 ha has planning approval for a residential development - under construction	The developable area will be less than the total site area due to the terrain. 05/00377/A refused for an industrial / business park on 1.1 ha adjacent to the Power Station. 07/01465/B approved at Appeal for 21 dwellings. 10/01265 approved a variation of condition 3 of approval 07/01465/B to allow a commuted sum to be paid instead of the provision of affordable dwellings on site.
3	Industrial Estate off Ramsey Road (known as Middle Cooil Ushtey Industrial Estate or Edward Lourdes Business Park)	1.40	0.30	Peel Local Plan 1989	Predominantly Industrial	Developed as industrial with 0.3 ha vacant land	89/00319/A expired for 6 nursery factory units on vacant part of site for the then Department of Industry
<b>Peel Totals</b>		<b>18.04</b>	<b>7.39</b>				
<b>West Totals</b>		<b>25.15</b>	<b>9.79</b>				



North Employment Land 2016

Land currently designated for Employment Use on the relevant Local Plan							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Lezayre</b>							
1	Kella Mill, Sulby	0.61	0.43	Sulby Local Plan 1999	Light Industrial	Site partly developed as industrial & partly vacant	05/92169/A withdrawn for AiP residential development. Trees on the site may hamper development
<b>Lezayre Totals</b>		<b>0.61</b>	<b>0.43</b>				
<b>Ramsey</b>							
1	Lezayre Road / Gardeners Lane	3.00	3.00	Ramsey Local Plan 1998	Mixed Use (Residential / Industrial)	Vacant land (agricultural)	Total site = 13.26 ha. 2 ha developed for 55 res. units (03/01846/B 50, 09/00247/B +1, 09/01458/B +2, 10/00355/B + 2). Max of 3 ha reserved for industrial use & min of 2 ha reserved for recreation/play area. Remaining site is agric land surrounding Milntown Farm (1 house on site). 07/02303/A refused for Res, Ind & Open Space
2	Lezayre Road	2.37	0.00	Ramsey Local Plan 1998	Predominantly Industrial	Developed as industrial	Occupied by Ramsey Power Station & builder's yard / workshops
3A	Ballachrink / Poyllooey	4.16	4.16	Ramsey Local Plan 1998	Light Industrial	Vacant land	91/01487/A expired for Res & Ind development. 05/01191/A withdrawn for erection of a manufacturing plant by Celtic Waves Ltd. (also see Andreas site 1 - Airfield)
3B	Ballachrink / Poyllooey	1.62	0.00	Ramsey Local Plan 1998	Light Industrial	Developed as industrial	Occupiers include the Riverside Industrial Estate, plus Ramsey Bakery

Land currently designated for Employment Use on the relevant Local Plan							
4A	Gladstone Park Industrial Estate	2.50	0.00	Ramsey Local Plan 1998	Light Industrial	Developed as industrial	Occupiers include Strix & IOM Post Sorting Office, plus 1 residential dwelling (Ridgeway House). Planning application 13/00744/B approved for erection of a two storey building with single storey link and alteration of parking area. Proposed use; a) environmental ground and soil testing as amplified by the documentation received 03.09.13 or b) additional floor space/accommodation for adjacent auction house. Approved on 04.11.2013. No building regulations approval yet.
4B	Gladstone Park Industrial Estate	0.33	0.33	Ramsey Local Plan 1998	Light Industrial	Vacant land	08/00059/B approved for 2 units & car parking on site 4B, as part of a wider redevelopment of the industrial estate. Approval expired.
5	North Shore Road / Shipyard	4.53	0.00	Ramsey Local Plan 1998	Light Industrial	Developed with a mixture of residential and industrial uses	Approximately 3.32 ha developed as Predominantly Industrial & 1.21 ha developed as Pred. Residential. Planning Application (13/91461/B) has been submitted for the demolition of redundant gas works structures and erection of thirty dwellings with associated roads and parking and re-cladding of existing commercial building. Pending consideration as at 30/6/14. Site area to be redeveloped 0.77ha. PA12/00213/B approved on 15/05/12 for the construction of a two storey light industrial unit and boundary wall on land to the east of Marsden Terrace. Site area is 0.04ha. Building works started 27.07.12
6	Vollan Fields	2.80	2.80	Ramsey Local Plan 1998	Mixed Use (Residential / Light Industrial)	Vacant land (agricultural)	Total site size = 11.2ha. 25% of site (eastern section) given for light industrial use
<b>Ramsey Totals</b>		<b>21.31</b>	<b>10.29</b>				
<b>North Totals</b>		<b>21.92</b>	<b>10.72</b>				

<b>Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such</b>							
<b>Site No.</b>	<b>Description</b>	<b>Size of Overall Site (ha)</b>	<b>Size of Available Site (ha)</b>	<b>Development Plan</b>	<b>Land Designation</b>	<b>Occupation Level</b>	<b>Notes</b>
<b>Andreas</b>							
1 (not shown on map)	Airfield (disused)	21.30	Needs further investigation	1982 Development Plan	Open Space, marked as 'Airfield (disused). Brownfield site	21.3 ha of former Airfield is occupied with industrial uses or disused land. Further investigation needed prior to any future Local Plans to establish land use, boundaries & available land	Occupiers include Birchall Plant Hire & Ramsey Skips. Wider area of the former Airfield also includes residential dwellings, agricultural land & the Andreas Flying Club (not included in the 21.30 ha). 05/01798/A withdrawn for erection of manufacturing research & development plant by Celtic Waves Ltd. (also see Ramsey site 3A)
<b>Andreas Totals</b>		<b>21.30</b>	<b>0.00</b>				
<b>Jurby</b>							
1A	Jurby Industrial Estate	10.34	0.00	1982 Development Plan	Jurby Aerodrome	Developed as industrial, with the possibility of more land becoming available	IOM Government Industrial Estate (DLGE). Boundary taken from 08/01055/B for landscaped mounds & access lane. See 08/00587/B for new access road.
1B	Jurby Industrial Estate	1.53	0.00	1982 Development Plan	Jurby Aerodrome	In process of being developed as industrial	06/01265/B permitted for 12 light industrial starter units (DLGE), of which 1 block containing 4 units has been constructed. Earlier app. 89/01937/A not taken up for a factory complex
1C	Jurby Industrial Estate	0.19	0.19	1982 Development Plan	Jurby Aerodrome	Vacant land with valid planning permission for industrial development	10/00587/B permitted for a factory unit. 12/00015/B permitted for a factory unit, which proposed amendments to the previous scheme. Site reference revised from 1I (ELAS 2011)
1D	Jurby Industrial Estate	0.40	0.17	1982 Development Plan	Jurby Aerodrome	Partly developed as industrial, partly vacant land	2 units already exist on site (units 236 & 237), some land used for storage and some vacant. Planning Application 12/01262/B approved for the erection of a building to create a joiners workshop.

Land not currently designated for Employment Use, but with developments (including undeveloped land with valid planning approval) or available for development as such							
1E	Jurby Industrial Estate	1.74	1.74	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished. Planning application (14/00343/B) submitted for erection of a building to house a motor museum, workshop, ancillary offices, coffee kiosk, gift shop and customer and staff facilities with associated drainage system, parking provision, junction access and roadway. The application encompasses all of sites 1C and 1E and encompasses parts of sites 1A and 1G contained in the ELAS 2011. Application pending consideration as at 30/6/14. Site area has been increased to encompass sites 1C and part of 1A and 1G of the ELAS 2011.
1F	Jurby Industrial Estate	0.13	0.00	1982 Development Plan	Jurby Aerodrome	Developed as industrial	07/00178/B approved and completed for industrial workshop
1G	Jurby Industrial Estate	0.20	0.20	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished. Site is near to 2 Registered Buildings (RB 237 & 240). Site Area has been reduced due to part of the site becoming part of 1E.
1H	Jurby Industrial Estate	0.37	0.37	1982 Development Plan	Jurby Aerodrome	Vacant land	Former airfield buildings on site have been demolished
1I	Jurby Industrial Estate	0.68	0.68	1982 Development Plan	Jurby Aerodrome	Vacant Land	
1J	Jurby Industrial Estate	0.43	0.43	1982 Development Plan	Jurby Aerodrome	Vacant Land	
<b>Jurby Totals</b>		<b>16.01</b>	<b>3.78</b>				
<b>Lezayre</b>							
2	Rear of Kella Mill, Sulby	0.20	0.00	Sulby Local Plan 1999	Predominantly Residential Use	Partly developed and partly under construction for further industrial development	10/00256/B under construction for industrial workshop & storage building
<b>Lezayre Totals</b>		<b>0.20</b>	<b>0.00</b>				
<b>North Totals</b>		<b>37.51</b>	<b>3.78</b>				

Land not currently designated for Employment Use, but previously proposed for such on an earlier Local Plan (superseded)							
Site No.	Description	Size of Overall Site (ha)	Size of Available Site (ha)	Development Plan	Land Designation	Occupation Level	Notes
<b>Ramsey</b>							
7 (not shown on map)	Greenlands Estate, Gardeners Lane	2.00	0.00	Ramsey Local Plan 1998	Private Estate	Not available	EXCLUDED. Designated for Industrial Use in 1982 Development Plan, but as Private Estate in Ramsey Local Plan 1998 & West Ramsey Development Framework 2004
<b>Ramsey Totals</b>		<b>2.00</b>	<b>0.00</b>				
<b>North Totals</b>		<b>2.00</b>	<b>0.00</b>				