

Secretary  
Development and Planning Commission  
Suite 631  
Europort  
Gibraltar

Tel: 350 20075483 Fax: 350 20074086

TOWN PLANNING AND  
BUILDING CONTROL

18 FEB 2013

RECEIVED

Form  
1

**APPLICATION FOR PLANNING AND BUILDING CONTROL APPROVAL**  
Under Sections 17 and 18 of the Town Planning Act, 1999 and Section 45 of the Public Health Act

Please read the guidance notes and complete in block letters. For Outline Planning Applications return 5 copies of this form and of the plans, for Planning/Building Control Approval applications return 8 copies (in both cases 1 set to be at A1 and the remainder at at A3 size) to the above address.

<p>1 Applicant's name and address (Not Agent): EMIL HERMIDA (ON BEHALF OF GOG) SENIOR CIVIL ENGINEER TSD, JOSHUA HUSSAN TSE SECRETARY'S LANE Tel No: Fax No: E-mail: <u>emil.hermida@gibraltar.gov.gi</u></p>	<p>2 Name and address of Agent:  TSD Tel No: Fax No: E-mail:</p>
<p>3 Location of proposed works: AREA OF THE OLD ROYAL GIBRALTAR YACHT CLUB AND N°4 Dock. Property No: CP/FP:</p>	<p>4 Status of applicant (tick appropriate box): Freeholder <input checked="" type="checkbox"/> Leaseholder <input type="checkbox"/> Tenant <input type="checkbox"/> Other (please specify) <input type="checkbox"/></p>
<p>5 Application Type: (please tick appropriate box): Outline Planning Application <input checked="" type="checkbox"/> Planning/Building Control Application <input type="checkbox"/></p>	<p>6 Previous permission: If this is an application for a permit following the grant of outline planning permission, please state reference number of approved outline planning application: BA.....</p>
<p>7 Description of development: (briefly describe proposals) DEMOLITION OF ONE &amp; TWO STOREY MASONRY BUILDINGS AND CREATE A NEW PARKING ARRANGEMENT WITHIN THE AREA OF THE OLD ROYAL GIBRALTAR YACHT CLUB &amp; N°4 Dock. Tick box if development involves: New build <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> New access to highway <input checked="" type="checkbox"/> Change of use <input type="checkbox"/> Alterations/extension <input type="checkbox"/> Altered access to highway <input checked="" type="checkbox"/></p>	
<p>8 Estimated cost of works: ..... NOT SUBMITTED YAT.....</p>	<p>9 Owner of building or land (Name and address): (a) Freeholder GOG. (b) Leaseholder</p>
<p>10 Use of existing building or land: State the current use of the site... RECREATIONAL AND STORAGE AREA FOR EQUIPMENT/MATERIAL If vacant state last use... CLUB HOUSE AND DRY DOCK</p>	

<p>11 <b>Density of development (Floor Space Index):</b></p> <p>Site area <b>5600</b> Sq m</p> <p>Aggregate area of floorspace within building <b>440</b> Sq m</p>	<p>12 <b>State total number of parking spaces:</b></p> <p>Existing: <b>NONE</b></p> <p>Proposed: <b>231 Approx.</b></p>																																														
<p>13 <b>Percentage of plot covered by:</b></p> <p>(a) Existing building <b>7.86</b>%</p> <p>(b) Proposed building <b>.....</b>%</p>	<p>14 <b>Height of building:</b></p> <p>State overall height of proposed building(s) in metres :</p> <p style="text-align: center;">/</p>																																														
<p>15 <b>Environmental Impact Assessment:</b></p> <p>Does your proposal, require the submission of an Environmental Impact Assessment under the Town Planning (Environmental Impact Assessment) Regulations 2000 ? <b>YES/NO</b></p>																																															
<p>16 <b>Felling of trees:</b></p> <p>Please tick box if development involves the felling of tree(s) and show species and location on plan. <input checked="" type="checkbox"/></p>	<p>17 <b>Drainage:</b></p> <p>Method of surface &amp; foul water drainage (tick box)</p> <p>New <input checked="" type="checkbox"/> Existing <input type="checkbox"/></p>																																														
<p>18 <b>Floorspace</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:30%;">Use</th> <th style="width:20%;">Existing sq m</th> <th style="width:20%;">Proposed sq m</th> <th style="width:30%;">Total sq m</th> </tr> </thead> <tbody> <tr><td>Residential</td><td></td><td></td><td></td></tr> <tr><td>Industrial</td><td></td><td></td><td></td></tr> <tr><td>Office</td><td></td><td></td><td></td></tr> <tr><td>Shop</td><td></td><td></td><td></td></tr> <tr><td>Storage/distribution</td><td></td><td></td><td></td></tr> <tr><td>Pther (please specify)</td><td></td><td></td><td></td></tr> <tr><td>Total</td><td></td><td></td><td></td></tr> </tbody> </table>		Use	Existing sq m	Proposed sq m	Total sq m	Residential				Industrial				Office				Shop				Storage/distribution				Pther (please specify)				Total																	
Use	Existing sq m	Proposed sq m	Total sq m																																												
Residential																																															
Industrial																																															
Office																																															
Shop																																															
Storage/distribution																																															
Pther (please specify)																																															
Total																																															
<p>19 <b>Residential type:</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width:30%;">Housing Type</th> <th colspan="2" style="width:20%;">No of units</th> <th rowspan="2" style="width:20%;">Type of units</th> <th colspan="2" style="width:20%;">No of units</th> </tr> <tr> <th style="width:10%;">Existing</th> <th style="width:10%;">Proposed</th> <th style="width:10%;">Existing</th> <th style="width:10%;">Proposed</th> </tr> </thead> <tbody> <tr><td>Detached</td><td></td><td></td><td>1 bedroom</td><td></td><td></td></tr> <tr><td>Semi-detached</td><td></td><td></td><td>2 bedroom</td><td></td><td></td></tr> <tr><td>Terraced</td><td></td><td></td><td>3 bedroom</td><td></td><td></td></tr> <tr><td>Apartments</td><td></td><td></td><td>4 bedroom</td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td>Others</td><td></td><td></td></tr> <tr><td>Total</td><td></td><td></td><td>Total</td><td></td><td></td></tr> </tbody> </table>		Housing Type	No of units		Type of units	No of units		Existing	Proposed	Existing	Proposed	Detached			1 bedroom			Semi-detached			2 bedroom			Terraced			3 bedroom			Apartments			4 bedroom						Others			Total			Total		
Housing Type	No of units		Type of units	No of units																																											
	Existing	Proposed		Existing	Proposed																																										
Detached			1 bedroom																																												
Semi-detached			2 bedroom																																												
Terraced			3 bedroom																																												
Apartments			4 bedroom																																												
			Others																																												
Total			Total																																												

20 **Ownership details (see guidance notes)**

We need to know who owns the application site. If you do not own the site or if you only own part of it, we need to know the name(s) of the owner(s). We also need to be sure that any other owner(s) knows that you have made an application. Please read the attached guidance notes if in doubt.  
 If you are the sole owner of the whole site Certificate A will apply. Please tick the appropriate box below:

CERTIFICATE A

I certify that at the beginning of the period 21 days ending with the date of this application, nobody, except the applicant, was the owner(s) of any part of the land to which this application relates.

CERTIFICATE B

I certify that the applicant (or his agent) has given the requisite notice (Form S21A attached) to everyone else who, at the beginning of the period 21 days ending with the date of this application, was the owner of any part of the land to which the application relates, as listed below:

Owner's name	Address at which notice was served	Date on which notice was served
GOG		

Continue on a separate sheet if necessary

21 **Public Participation**

Some types of development are subject to public participation requirements under Section 19 of the Town Planning Act (referred to as "Section 19 developments").

Some common Section 19 developments include :construction of buildings more than 4m in height, extensions of one or more additional storeys where the height would exceed 4m, swimming pools, use of land as bar/restaurant (including fast food restaurants). For the complete list seek advice from the Town Planning Division or refer to the Town Planning (General Procedures) Regulations, 2001, that can be viewed at [www.gibraltarlaws.gov.gi](http://www.gibraltarlaws.gov.gi)

If Section 19 applies you must:

- a. Place a notice (use form S19 attached) on site and this must remain for at least 14 days – you are advised to place the notice on site the same day the application is submitted. On completion of the 14 days, complete and submit the attached certificate (Form S19(Cert) attached).
- b. Place a notice (use form S19 attached) in the Gibraltar Gazette, a daily and weekly newspaper. Copies of each of the publications in which the notices are published must be submitted as soon as possible after their publication.

Tick the box if the proposal is a Section 19 development.

22 **Drawings**

List all drawings, plans and other documents included with the application.


NB Location and site plan MUST be included.

61/335 DENOLITION PLAN

61/331 PROPOSED PLAN

61/339 EXISTING PLAN

I/we hereby apply for permission to carry out the development described in this application and accompanying plan(s) and documents. I understand that an initial fee is payable on acknowledgement with a further fee payable following the first inspection following the grant of Building Control approval.

Signed  Date 15/2/13

## Guidance Notes

### *When do I use this form?*

This form is only to be used for the following types of application:

**Outline Planning Application** – prior to submitting the full details required in an application for a Planning Permit, a person may submit an application for Outline Planning Permission (Section 18, Town Planning Act). Outline Planning Permission, if granted will approve the principle of the proposed development subject to certain conditions. Granting Outline Planning Permission does not authorise the commencement of works on site. Following the outline planning stage the applicant will then need to submit a detailed application for a Planning Permit and Building Control approval.

**Planning/Building Control application** – This is a joint application for both a Planning Permit (Section 17, Town Planning Act) and for Building Control Approval (Section 45, Public Health Act). A Planning Permit confirms the approval of all planning matters relevant to a development, and may be issued subject to certain specified conditions. Building Control Approval confirms compliance with the Building Regulations and may also be issued subject to conditions.

Do not use this form for any of the following types of application:

- Application for Demolition - use Form 2;
- Application for Advertisement consent – use Form 3;
- Application for Consent to cut/top protected tree – use Form 4.

Forms 2, 3 and 4 are available from the Town Planning/Building Control Division.

### *How many copies of the application must be submitted?*

**Outline Planning Application** - submit 5 copies of the application form and plans together with any other documentation. One set of plans to be at full scale A1 size and the remainder at A3 size.

**Planning/Building Control approval** - submit 8 copies of plans and documentation. One set of plans to be at full scale A1 size and the remainder at A3 size.

In both cases, the reduced A3 sets must be legible otherwise larger version of the drawings are to be included.

### *What Plans and drawings need to be submitted?*

- Location plan to a scale 1: 1250 approx – to show the exact location of the site.
- Site Plan to a scale 1:200 approx – to show clearly the boundaries of the site and its relationship with adjacent properties and roads and must include a North arrow. The site boundary should be shown in RED and adjoining land owned or controlled by applicant in BLUE.
- Block Plans, elevations, floor plans, roof plans and sections are to be shown to an appropriate scale (1:50 or 1:100) and must show the layout of the site, the existing building(s) and all proposed changes.
- Other – It is helpful for artists impressions of the proposals to be included. Photographs of the building/land as existing and photographic montages showing the superimposed proposals would be helpful. Larger developments may require a scaled model showing proposals in relation to the surrounding area.
- Design Statement – For major proposals the statement should clearly show the thought process that has led to the submitted design.
- All plans should be clearly annotated.
- All plans and documentation must be in the English language.

### *Do I need to notify anyone else of my application?*

Unless you are the sole “owner” you must serve notice on all other “owners” of the site. A notice for this purpose is included in this application form (Form S21A). Special procedures apply where you have not been able to identify all the owners of the land in question. You should contact the Town Planning Division for further advice. “Owners” include Freeholders, leaseholders and tenants of any part of the application site. Where a Management Company exists to represent all owners, it should also be served on them.

### *Do I need to pay a fee?*

Yes. The amount will be set out in the acknowledgement letter that will be sent to you . Fees should be paid promptly to avoid delays to consideration of the application.

**FORM S21(A)**

*Use this form to notify other 'owners' about your application.*

**TOWN PLANNING ACT  
NOTICE UNDER SECTION 21 OF AN APPLICATION FOR PLANNING PERMISSION**

Proposed development at (a).....I/we give  
notice that (b).....is applying to the Development  
and Planning Commission for planning permission to (c).....  
.....  
.....

Any owner\* of the land who wishes to make representations about this application should write to the  
Development and Planning Commission at Suite 631 Europort within 21 days of the date of this notice. Any  
representations must include a statement confirming that the applicant has been provided with a copy of the  
representations and the date this was done.

Signed .....  
\*\*On behalf of .....  
Date .....

\* "owner" in relation to any land, means a person who is for the time being the owner in respect of the fee simple thereof or is entitled to a tenancy thereof.

\*\*delete where appropriate.

- Insert:
- (a) Address or location of the proposed development.
  - (b) Applicant's name.
  - (c) Description of the proposed development

*This form has a dual purpose - it is to be used as:*

a. *A site notice, and*  
b. *The notice to be published in the press.*

**TOWN PLANNING ACT**

**NOTICE UNDER SECTION 19(3) \* (To be published in the Gazette and in local newspapers)**

**NOTICE UNDER SECTION 19(4) \* (To be displayed on site)**

Proposed development at (a)..... I/we give notice that (b).....is applying to the Development and Planning Commission for planning permission to (c)

.....

.....

.....

.....

Members of the public may inspect copies of :

- The application
- The plans
- Other documents submitted with it

at the offices of the Secretary of the Development and Planning Commission during working hours until (d).....or the date 21 days from the date this notice was published/erected on site\*, whichever is the later.

Anyone who wishes to make representations about this application should write to the Development and Planning Commission at Suite 631 Europort by the date given above or the date 21 days from the date this notice was published/erected on site\*, whichever is the later.

Signed .....

\*\*On behalf of .....

Date .....

\*Delete as appropriate

- (a) Address or location of the proposed development.
- (b) Applicant's name.
- (c) Description of the proposed development, including the relevant class designated in regulation 15 of the Town Planning (General Procedures) Regulations 2001.
- (d) Date giving a period of not less than 21 days, beginning with the date when the notice is published or first displayed on site (as the case may be).

*Only use this form if you answered, "YES" to question 21 on the application form.  
This form certifies that a site notice was erected.*

**TOWN PLANNING ACT 1999  
CERTIFICATE UNDER SECTION 19 (3)**

Please tick the appropriate box.

**CERTIFICATE A**

I certify that I/the applicant\* posted the notice (form S19 attached) required by Section 19 (4) of the Act on the land which is the subject of the application. This notice was left in position for at least 14 days in a period of not more than one month immediately preceding the making of the application.

**OR**

**CERTIFICATE B**

I certify that I have/the applicant has\* been unable to post the notice required by Section 19 (4) of the Act on the land which is the subject of the application because I have/the applicant has\* no rights of access or other rights in respect of the land as would enable me/the applicant\* to do so.  
I have/the applicant has\* taken the following steps to acquire those rights, but have/has\* been unsuccessful:

.....  
.....

**OR**

**CERTIFICATE C**

I certify that I/the applicant\* posted the notice required by Section 19 (4) of the Act on the land which is the subject of the application. It was however, left in position for less than 14 days in a period of not more than one month immediately preceding the making of the application. This happened because it was removed/obscured/defaced\* before the 14 days had passed during the period of one month mentioned above. This was not my/the applicant's fault or intent.  
I/the applicant\* took the following steps to protect and replace the notice:

.....  
.....

Signed .....  
\*On behalf of .....  
Date .....

\*Delete as appropriate.