



Secretary
Development and Planning Commission
Suite 631
Europort
Gibraltar

Tel: 350 20075483 Fax: 350 20074086



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): Government of Gibraltar NO. 6 Convent Place</p> <p>Tel No: _____ Fax No: _____ E-mail: _____</p> | <p>2 Name and address of Agent: AKS Architects & Engineers Limited PO BOX 855, Gibraltar</p> <p>Tel No: 200 73260 Fax No: 200 74739 E-mail: mail@aks.gi</p> |
| <p>3 Location of proposed works: Aerial Farm Devils Tower Road</p> <p>Property No: CP/FP: _____</p> | <p>4 Status of applicant (tick appropriate box):</p> <p>Freeholder <input checked="" type="checkbox"/> Leaseholder <input type="checkbox"/></p> <p>Tenant <input type="checkbox"/> Other (please specify) <input type="checkbox"/></p> |
| <p>5 Application Type: (please tick appropriate box):</p> <p>Outline Planning Application <input type="checkbox"/></p> <p>Planning/Building Control Application <input checked="" 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:</p> <p>BA..... 12235</p> |
| <p>7 Description of development: (briefly describe proposals)</p> <p>New Government Housing Project consisting of 564 apartments in two blocks on top of a podium containing two levels of parking. Also contains a commercial unit. Including new three level car park with 440 spaces</p> <p>Tick box if development involves:</p> <p>New build <input checked="" type="checkbox"/> Demolition <input type="checkbox"/> New access to highway <input type="checkbox"/></p> <p>Change of use <input type="checkbox"/> Alterations/extension <input type="checkbox"/> Altered access to highway <input type="checkbox"/></p> | |
| <p>8 Estimated cost of works: £70 M</p> | <p>9 Owner of building or land (Name and address):</p> <p>(a) Freeholder GoG</p> <p>(b) Leaseholder</p> |
| <p>10 Use of existing building or land: State the current use of the site</p> <p>Residential area - none, Car park area - car park.</p> <p>If vacant state last use</p> | |

| 11 Density of development (Floor Space Index): Site area 15,253 Sq m Aggregate area of floorspace within building 13,135 Sq m | 12 State total number of parking spaces: Existing: 162 Proposed: 1008 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|---------------------------|---------------|---------------|---------------|-------------|---|---------------------|----------|------------|----------|----------|---|--------|-----------|---|----|---------------|---|-----|-----------|----------------------|-----|----------|---|-----------------|-----------|---------------------------|--------|--------------|-------------|---------------|---------------|---|----|--|--|--|--------|---|---|--------------|------------|------------|--------------|----------|------------|
| 13 Percentage of plot covered by: (a) Existing building 0 % (b) Proposed building 86 % | 14 Height of building: State overall height of proposed building(s) in metres : 45 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 Environmental Impact Assessment: Does your proposal, require the submission of an Environmental Impact Assessment under the Town Planning (Environmental Impact Assessment) Regulations 2000 ? NO | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16 Felling of trees: Please tick box if development involves the felling of tree(s) and show species and location on plan. <input type="checkbox"/> | 17 Drainage: Method of surface & foul water drainage (tick box) New <input checked="" type="checkbox"/> Existing <input type="checkbox"/> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18 Floorspace <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr> <th style="width:30%;">Use</th> <th style="width:20%;">Existing sq m</th> <th style="width:30%;">Proposed sq m</th> <th style="width:20%;">Total sq m</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td style="text-align:center">0</td> <td>B1=28,700 B2=22,000</td> <td style="text-align:center">50,700</td> </tr> <tr> <td>Industrial</td> <td></td> <td style="text-align:center">0</td> <td style="text-align:center">0</td> </tr> <tr> <td>Office</td> <td></td> <td style="text-align:center">0</td> <td style="text-align:center">0</td> </tr> <tr> <td>Shop</td> <td style="text-align:center">0</td> <td style="text-align:center">400</td> <td style="text-align:center">400</td> </tr> <tr> <td>Storage/distribution</td> <td style="text-align:center">0</td> <td style="text-align:center">0</td> <td style="text-align:center">0</td> </tr> <tr> <td>Other (Parking)</td> <td style="text-align:center">4100</td> <td>B1=9,825 B2=5,345 CP=8200</td> <td style="text-align:center">27,470</td> </tr> <tr> <td>Total</td> <td style="text-align:center">4100</td> <td style="text-align:center">74,470</td> <td style="text-align:center">78,570</td> </tr> </tbody> </table> | | Use | Existing sq m | Proposed sq m | Total sq m | Residential | 0 | B1=28,700 B2=22,000 | 50,700 | Industrial | | 0 | 0 | Office | | 0 | 0 | Shop | 0 | 400 | 400 | Storage/distribution | 0 | 0 | 0 | Other (Parking) | 4100 | B1=9,825 B2=5,345 CP=8200 | 27,470 | Total | 4100 | 74,470 | 78,570 | | | | | | | | | | | | | | |
| Use | Existing sq m | Proposed sq m | Total sq m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Residential | 0 | B1=28,700 B2=22,000 | 50,700 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Industrial | | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Office | | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Shop | 0 | 400 | 400 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Storage/distribution | 0 | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Total | 4100 | 74,470 | 78,570 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19 Residential type: <table border="1" style="width:100%; border-collapse: collapse; margin-top: 5px;"> <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 style="text-align:center">0</td> <td style="text-align:center">38</td> </tr> <tr> <td>Semi-detached</td> <td></td> <td></td> <td>2 bedroom</td> <td style="text-align:center">0</td> <td style="text-align:center">166</td> </tr> <tr> <td>Terraced</td> <td></td> <td></td> <td>3 bedroom</td> <td style="text-align:center">0</td> <td style="text-align:center">321</td> </tr> <tr> <td>Apartments</td> <td style="text-align:center">564</td> <td style="text-align:center">564</td> <td>4 bedroom</td> <td style="text-align:center">0</td> <td style="text-align:center">39</td> </tr> <tr> <td></td> <td></td> <td></td> <td>Others</td> <td style="text-align:center">0</td> <td style="text-align:center">0</td> </tr> <tr> <td>Total</td> <td style="text-align:center">564</td> <td style="text-align:center">564</td> <td>Total</td> <td style="text-align:center">0</td> <td style="text-align:center">564</td> </tr> </tbody> </table> | | Housing Type | No of units | | Type of units | No of units | | Existing | Proposed | Existing | Proposed | Detached | | | 1 bedroom | 0 | 38 | Semi-detached | | | 2 bedroom | 0 | 166 | Terraced | | | 3 bedroom | 0 | 321 | Apartments | 564 | 564 | 4 bedroom | 0 | 39 | | | | Others | 0 | 0 | Total | 564 | 564 | Total | 0 | 564 |
| Housing Type | No of units | | Type of units | No of units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Existing | Proposed | | Existing | Proposed | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Detached | | | 1 bedroom | 0 | 38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Semi-detached | | | 2 bedroom | 0 | 166 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Terraced | | | 3 bedroom | 0 | 321 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Apartments | 564 | 564 | 4 bedroom | 0 | 39 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Others | 0 | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total | 564 | 564 | Total | 0 | 564 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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

| Owner's name | Address at which notice was served | Date on which notice was served |
|--------------|--|---------------------------------|
| LPS | Suite 6B, Leanse Place 50 Town Range Gibraltar | 14.10.2013 |
| | | |
| | | |

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

If Section 19 applies you must:

- 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).
- 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

As attached schedule

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 **D.Harvey**

Date **14.10.13**

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) Aerial Farm, Devils Tower Road.....I/we give
notice that (b) AKS ARCHITECTS & ENGINEERS LTD.....is applying to the Development
and Planning Commission for planning permission to (c)

**New Government Housing Project consisting of 574 apartments in two blocks on top of a podium
containing two levels of parking. Also contains a commercial unit.
Including new three level car park with 440 spaces**

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 D.J. Harvey
**On behalf of AKS ARCHITECTS & ENGINEERS LTD
Date 14.10.13

* "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