

## THE DEVELOPMENT AND PLANNING COMMISSION

### MINUTES

Minutes for the 6th meeting of 2025 held remotely via video conferencing on 26th June 2025.

**Present:**

Mr P Naughton-Rumbo (Chairman)  
(Town Planner)

The Hon Leslie Bruzon (MICS)  
(Minister for Industrial Relations, Civil  
Contingencies and Sport)

The Hon P Orfila (MH)  
(Minister for Housing)

Mr E Hermida (EH)  
(Chief Executive, Technical Services  
Department)

Mr G Matto (GM)

Mrs C Montado (CAM)  
(Gibraltar Heritage Trust)

Mr K De Los Santos (KDS)  
(Land Property Services)

Dr K Bensusan (KB)  
(Gibraltar Ornithological & Natural History  
Society)

Mr C Viagas (CV)

Mrs J Howitt (JH)  
(Environmental Safety Group)

Mr C Freeland (CF)  
(Rep Commander British Forces, Gibraltar)

Mr C Key (CK)  
(Deputy Town Planner)

Mr R Laposi  
(Minute Secretary)

**Apologies:**

The Hon Dr J Garcia (DCM)  
(Deputy Chief Minister)

The Hon Dr J Cortes (MEEC)

APPROVED  
26 June 2025

(Minister for Education, the Environment and  
Climate Change)

Mr H Montado (HM)  
(Chief Technical Officer)

## **Approval of Minutes**

### **277/25 – Approval of Minutes of the 5th meeting of 2025 held on 29th May 2025.**

The Minutes of the 5<sup>th</sup> meeting of 2025 held on 29<sup>th</sup> May 2025 were approved.

## **Matters Arising**

### **278/25 – F/19530/25 – 2 George's Lane and 255-257 Main Street -- Proposed extension, refurbishment and change of use of ground floor from A1 to A3.**

## **Application Details**

Full application for the proposed extension and refurbishment of the building and change of use of ground floor from Class A1 to Class A3.

## **Background and Planning History**

Members deferred taking a decision on the application at the DPC meeting held on 27 March 2025 in order to allow applicant to consider a reduced scheme with a single additional storey.

Applicant has confirmed that they wish the Commission to determine the application as submitted and would like to address the Commission in respect of this.

## **Applicant Presentation**

Francis Trico (FT) presented the application and provided detailed justification for the additional storey. Key points raised by FT included: the building's poor condition due to years of neglect, water ingress, structural damage, and deterioration of internal and external heritage features. FT committed to the restoration and retention of the key architectural features and confirmed that privacy screens would be provided as per the submitted plans to address previous concerns about overlooking from the top floor rear balconies.

## **Planning Assessment & Recommendations**

TPD did not have any objections to the proposed development when the Commission originally considered the application. Considered that it was a sympathetic restoration and the project balanced heritage conservation with modernization, whilst enhancing the economic sustainability of the area through increased commercial activity.

TPD recommended that the application is approved subject to conditions:

- installation of privacy screens on balconies at the 4th, 5th, and roof levels as per submitted plans;
- undertaking of a formal internal heritage feature record with Ministry for Heritage and Gibraltar Heritage Trust;
- submission of photovoltaic panel report;
- submission of Fire Strategy;
- submission of an initial sewerage capacity assessment;
- Archaeological Watching Brief during excavations;
- final refuse arrangements to be agreed;

- submission and integration of bat and nesting sites;
- no works during the breeding season;
- other standard conditions.

## Discussion

CV reiterated general concerns regarding upward height creep in the Old Town but accepted this proposal due to nearby precedents and the specific site context.

CAM supported the proposal noting that the incremental step backs helped and that the restoration of this building was an important factor. CAM requested a formal heritage feature record to be compiled with the Ministry for Heritage and Gibraltar Heritage Trust.

JH supported the proposal and discussed refuse arrangements with the applicant, agreeing that the refuse solution the applicant had proposed was acceptable in the site-specific circumstances and needed follow up with the Cleansing Superintendent.

## Decision

The Commission unanimously approved the application in line with the TPD's recommendations.

## **279/25 – F/19586/25 – 21 West Walk, Europa Walks Estate -- Proposed minor alterations and extension to property.**

### Application Details

Full application for a two-storey extension with a pitched roof at 21 West Walk.

### Background

The application was previously considered by the Commission at the DPC meeting held on 29 May 2025 where Members unanimously resolved for a Modification Order to be issued to the applicant to revise the scheme setting back the first floor extension behind the front building line and for a pitched roof to be incorporated over the recessed first floor.

### Revised Plans

The applicant had submitted revised plans setting back first floor extension in line with building line and incorporating pitched roof over the recessed first floor as well as reducing the fenestration on the west facade and removing a proposed window on the north elevation.

### Consultee's Comments

- DOE – require predictive EPC.

### Planning Assessment and Recommendations

TPD has been on site again following the submission of the revised plans and whilst they would have preferred a slightly deeper setback at first floor level which they consider would have provided a better designed extension, confirmed that they are satisfied with the revision.

TPD acknowledge that the first floor extension is set back 1m from existing patio wall which is considered to address concerns regarding perceived narrowing and also acknowledged that this is in part of the estate where the footpath between buildings is wider ,and that the 1m setback is greater than other setbacks that have been permitted elsewhere in the Estate.

TPD recommended approval of the application subject to standard conditions.

## **Decision**

The Commission unanimously approved the application in line with the TPD's recommendations.

## **280/25 – F/19636/25 – 12 Tuckey's Lane and 55 - 57 Irish Town -- Proposed refurbishment of the existing building, extension and installation of new lift.**

### **Application Details**

Full application for the extension and refurbishment of the former Sacarello's building at 12 Tuckey's Lane and 55-57 Irish Town.

### **Background**

The application was previously considered by the Commission at the DPC meeting held on 29 May 2025 where Members unanimously resolved for a Modification Order to be issued to the applicant to revise the scheme to:

- setback the third floor by 2m from the Irish Town façade;
- setback the fourth floor by an additional 2m from the same façade;
- setback the fourth floor by 0.5m on the Tuckey's Lane façade;
- replace the proposed glass balustrading with traditional railings; and
- Submission of material samples for approval, including cladding and glazing.

### **Revised Plans**

Applicant has since submitted revised plans that incorporate several key amendments aimed at achieving a more sympathetic integration within the surrounding historic context. These revisions include the replacement of the previously proposed glass balustrades with black-painted traditional timber handrails, as well as the introduction of a white powder-coated aluminium fascia in place of the timber-effect cladding. These changes are intended to soften the contemporary expression of the extension and better align it with the surrounding area. The revised design has been developed to seek to address the heritage concerns while maintaining the overall intent of improving the building's functionality and appearance.

### **Planning Assessment and Recommendations**

TPD confirmed that the revised design satisfactorily meets the requirements of the Modification Order and recommended approval of the application subject to the following conditions:

- submission of a heritage survey to retain historic features.
- submission of a long-term maintenance plan for the solar PV panels and green roofs.
- submission of a proportionate CEMP;
- submission of a Fire Strategy Plan;
- submission of a predictive EPC;
- approval of refuse storage arrangements; and
- other standard conditions.

## Decision

The Commission unanimously approved the application in line with the TPD's recommendations.

## Major Developments

**281/25 – F/19648/25 – 23A John Mackintosh Square -- Proposed refurbishment of and extension to The Haven building into an office facility and a possible commercial unit within part of the ground floor (Classes A1/A2/A3/B1) whilst maintaining the existing structure and completing the roof level to the height of the existing lift core.**

## Application Details

Proposal for the refurbishment and conversion of the Haven Building at John Mackintosh Square into office facilities with a possible commercial unit at part of the ground floor. The proposal includes an extension of the building at the upper levels to the height of the existing lift core, the introduction of green roofs, green walls, PV panels, anti-bird collision glazing, and secure bicycle parking on the opposite promenade.

Initially the development sought to block up blockwork screens and windows to levels 3 bathroom and level floor 4 kitchen to the adjacent 24 College Lane through the installation of a lift in a lightwell to rear of development. Representations were received by the owner of 24 College Lane through Section 22 consultation process and the applicant responded by submitting a feasibility study redesigning the lifts and providing a courtyard around the widows up through to the top of the building in order to comply with Building Regulations.

## Background and Planning History

Members approved an outline application for the redevelopment of the site by majority vote at the DPC Meeting held on 21 March 2024. The full application follows the outline scheme in terms of use, height, mass, and design principles.

## Public Participation

The application was not subject to public participation as it followed on from an approved outline planning application. Section 22 notices were served on Gibtelecom and the owner of 24 College Lane.

Representations were received from the owner of 24 College Lane raising concerns regarding overdevelopment, overshadowing, environmental impact, and policy conflict and specific

reference was made to the lack of a daylight/sunlight study and potential loss of amenity as a result of blocking up windows through installation of the lift shaft to the rear of the property.

Although the objector had requested to address the Commission, he was not present. He was contacted by telephone, and he confirmed that he would not be addressing the Commission.

### Consultee's Comments

- **Building Control** – confirmed in writing that the proposal put forward in the Feasibility Study complies with the requirements of Part K of the Gibraltar Building Rules 2017;
- **DOE** – confirmed that they are satisfied with the Renewables Assessment and Solar Panel Statement and confident development will meet NZEB requirements;
- **MfH** – supported the redevelopment subject to an archaeological watching brief and ongoing consultation regarding historical material discovered during construction.
- **TSD** – confirm that they have no objections and require a detailed sewerage assessment to be submitted prior to works commencing; and
- **MOT** – acknowledge that the applicant has provided a feasible location for a secure bicycle parking facility on opposite boulevard and confirm that existing footpaths must stay open and usable during construction due to heavy pedestrian use and temporary closure of Line Wall Road during construction will not be permitted and deliveries to site will need to be co-ordinated with the Highways Section of TSD.

### Planning Assessment and Recommendations

TPD commended that the applicant has engaged with them and other consultee's in developing all aspects of the development further since Outline Planning Permission was granted. Confirmed that this has led to a comprehensive submission which has not been watered down from outline stage in respect of the facade design or the sustainability credentials of the development, which is welcomed, and the necessary information has been submitted to discharge the conditions on the Outline Planning Permission.

TPD acknowledged that the applicant has submitted a feasibility study to provide a solution to address the concerns of the objector regarding the blocking of the blockwork and windows. TPD confirmed that they consulted Building Control in respect of this and they have confirmed in writing that it complies with Part K of the Gibraltar Building Rules and the TPD would request that should the Commission approve the application then the applicants would need to submit a full set of plans with the design solution incorporated prior to any Planning Permission being issued.

TPD also acknowledge that the objector raised points regarding environmental and construction-related matters, such as noise, air quality, refuse, and geotechnical stability, which are matters which would be dealt with by Building Control and other pertinent authorities during the construction phase of the development.

TPD Recommended approval of the application subject to a full set of architectural drawings being submitted in accordance with the proposals set out in the Feasibility Study prior to a Planning Permission being issued and the Planning Permission to be subject to conditions including:

- transposition and updates to conditions from the Outline Planning Permission;

- submission of a separate planning application for the secure off-site bicycle parking.
- an Archaeological Watching Brief.
- submission of a final Construction Environmental Management Plan (CEMP).
- details of a Public lighting strategy around the site.
- finalisation of anti-bird collision measures.
- detailed landscaping scheme to be submitted prior to commencement of works.
- submission of a sewer age capacity assessment.
- submission of final details for bat and bird nesting sites; and
- other standard conditions.

## Discussion

Members raised concerns regarding the reduction of green walls compared to the outline application, pedestrian access during construction, and the use of extensive glazing. The applicant's agent confirmed that the extent of green walls would remain as per the outline application, clarified access management during construction, and confirmed that the ground floor is intended for commercial use, ensuring active frontage. Members discussed the need for careful construction management due to the site's location at a busy pedestrian junction.

## Decision

The Commission approved the application in line with the TPD's recommendations by majority vote:

In favour: 8

Against: 0

Abstentions: 3

**282/25 – F/19659/25 – 20/22 Queensway -- Proposed construction of a mixed-use development comprising of residential, commercial, retail and a park with amenities.**

## Application Details

Full application for the redevelopment of 20–22 Queensway (former Rooke site) into a comprehensive mixed-use development. The scheme includes residential units, commercial spaces, public realm improvements, cycle lanes, green roofs, green walls, water features, biodiversity measures, and a Botanical Garden within the exposed Dock No. 4. The proposals also incorporate a reconfigured linkage to the road network, amendments to the public realm including pedestrian crossings, and sustainability measures including PV panels, grey water recycling, and passive and active energy solutions.

## Background and Planning History

Members approved an outline application for the redevelopment of the site by majority vote at the DPC Meeting held on 27 March 2024. The full application follows the outline scheme in terms of use, height, mass, and design principles. The detailed design includes minor changes such as adjustments to building heights, removal of a podium level to increase light penetration,



the evolution of the design of No. 4 Dock omitting the basement level from the outline scheme following site investigations and exposure including use as a botanical garden...**Public Participation**

The application was not subject to public participation as it followed on from an approved outline planning application. Section 22 notices were served on occupiers of the existing buildings on the site. No representations were received.

### **Supporting Documentation**

Technical documents including a Renewables and Energy Assessment, Traffic Impact Assessment, Landscaping Strategy, Heritage Impact Assessment, Lighting Study, Wind Comfort Analysis were submitted in support of application as per conditions stipulated on the Outline Planning Permission.

### **Consultee's Comments**

- **DCA** – no objections subject to lighting of cranes during construction;
- **DOE** – welcome the comprehensive Renewable Energy Assessment, confirm that the department is satisfied with the Predictive EPC for the residential aspect of the development, however, require predictive EPCs for the individual commercial elements within the wider development for clearance prior to the commencement of the development, require the submission of a CEMP prior to works commencing, require a Geotechnical Study of the development's footprint ahead of construction to understand the ground conditions as well as groundwater conditions and confirm that the applicant requires a License under the Nature Protection Act to proceed with demolition works planned at site due to presence of Hare's Foot Fern;
- **GFRS** – require a fire strategy to be submitted;
- **MfH** – confirm that they have no significant objections to the project, consider the Heritage Impact Assessment satisfies the requirements of the Outline Planning Permission and agree with the proposed mitigation and monitoring measures;
- **GHT** – note the changes in use of the No. 4 Dock, specifically loss of basement space as a result of ground conditions and emphasize that these alterations make the interpretation and placemaking proposals all the more important to ensure significance of the site is appreciable and accessible to public;
- **MOT** – welcome inclusion of cycle lane on Queensway and Bishop Caruana Road and the other changes to the road network and confirm that they are satisfied with proposals for new road layouts and the Transport Impact Assessment subject to ratification from the Traffic Commission; and
- **TSD** – no objections subject to the Traffic Impact Assessment being ratified by the Traffic Commission and the submission of a comprehensive Sewerage Assessment being submitted prior to works commencing.

### **Planning Assessment and Recommendations**

TPD commended that the applicant has engaged with them and other consultee's in developing all aspects of the development further since Outline Planning Permission was granted. Confirmed that this has led to a comprehensive submission which hasn't been watered down, has addressed previous concerns and has led to a well-designed scheme that has sought to

integrate with its surrounding area through various place making initiatives including improvements to the highway network, provision of public transport infrastructure and the provision of public spaces including the large scale park, botanical gardens and exposure of the No. 4 Dock and changes made to residential building including removal of mass from the podium which has refined this element of the scheme and allowed for additional greening.

TPD confirmed that overall the development is considered to be a comprehensive, well-considered, and policy-compliant scheme that offers substantial public, environmental, and economic benefits through the delivering of high-quality mixed use accommodation, new public spaces and critical infrastructure upgrades and recommended approval of the application subject to the ratification of the Transport Impact Assessment and highway proposals by the Traffic Commission and the following conditions:

- transposition and updates to conditions from the outline planning permission;
- submission of demolition applications for the buildings on the southern portion of the site;
- submission of Predictive EPCs for the commercial elements of the development prior to commencement;
- submission of a detailed CEMP prior to commencement;
- an Archaeological Watching Brief and preservation, documentation, and interpretation of Dock No. 4;
- interpretation of Dock No. 4 to be developed in conjunction with heritage bodies;
- implementation of road safety audits and highways modifications prior to completion;
- lighting of cranes during development;
- submission of a geotechnical study prior to commencement;
- applicant to apply for a Licence under the Nature Protection Act prior to demolition works commencing;
- submission of Sewerage Capacity Assessment; and
- other standard conditions.

## Discussion

Members welcomed the comprehensive scheme and discussed the need to preserve public accessibility to Dock No. 4 as a key community amenity. There was general support for the heritage and sustainability measures. Members emphasised the importance of considering future adjacent developments, particularly the site currently earmarked for the Fire Station, to ensure cohesive public realm improvements.

Concerns were raised about the complexity of integrating the proposed cycle lanes into the wider transport network and the importance of ensuring pedestrian safety throughout the site.

## Decision

The Commission unanimously approved the application in line with the TPD's recommendations.

**283/25 – O/19723/25 – Regal House, Reclamation Road – Proposed refurbishment and extension of the building, retention of the central courtyard, enhancement of external spaces and renovation of internal communal areas.**

## Application Details

Outline application seeking in principle permission for the refurbishment and vertical extension of Regal House on Reclamation Road. Regal House was originally built in the 1980s on the site of the former Regal Cinema.

The proposals includes the addition of two full floors and two partial upper floors, a new pitched roof, refurbishment of internal communal spaces, new lift core, redesigned entrance, and public realm improvements with new paving, lighting, planters, and signage. The design incorporates sustainability features including green roofs, solar panels, passive ventilation, and biodiversity measures.

The architectural approach to the development incorporates a contextual massing approach, acknowledging nearby tall buildings, sloped roof profiles to reduce perceived bulk, the inclusion of dormer features and new facades and glazed atrium for a modern, transparent look.

## Public Participation

The application was subject to public participation. No representations were received.

## Consultee's Comments

- **DOE** – No objections, however, require NZEB compliance, photovoltaic panels, biodiversity measures, green roofs and nesting boxes;
- **GHT and MfH** – Support the design approach but request the revision of the material palette to avoid glare and enhance compatibility with nearby Listed heritage assets and recommend the inclusion of heritage interpretation in respect of the former Regal Cinema; and
- **DCA** – no objections;
- **MoT** – no objections, provision of on-street and sheltered bicycle parking and welcome shared space joining Regal House and Chatham Counterguard provided accessible parking bay and motorcycle spaces not removed;
- **GFRS** – submission of a Fire Strategy; and
- **TSD** – submission of details of means of access and an initial assessment of sewerage capacities.

## Planning Assessment and Recommendations

TPD consider the proposals to be a positive and well-structured response to the regeneration potential of Regal House. The combination of functional upgrades, sustainability features and public space enhancements significantly strengthens its contribution to the surrounding urban fabric. Notwithstanding this TPD consider that the visual impact of the upper levels, especially the dormers and roof pitch are dominant and inconsistent with the surrounding context and the roof line requires design simplification in any subsequent full planning application to avoid visual clutter and ensure harmony with adjacent developments. TPD recommended approval of the outline application subject to the following conditions to be addressed at the full planning application stage:

- redesign of the top storey to simplify the roof profile, with an option to increase the southern elevation height to form a full storey and provide a roof terrace and green roof on the set back western elevation;
- submission of a detailed material palettes ensuring the use of muted, non-reflective finishes that are sensitive to the adjacent historic and civic context;
- inclusion of heritage interpretation proposals to recognise the former Regal Cinema.
- submission of a Fire Strategy
- submission of a detailed landscaping and public realm improvements proposals.
- submission of details of biodiversity and sustainability features including swift nesting boxes and green roofs;
- submission of a Renewable Energy Assessment and Sustainability Statement
- Detailed sewerage capacity and traffic access arrangements.
- Fire safety compliance, NZEB predictive EPC, and a comprehensive CEMP.
- Ratification by the Traffic Commission.
- Other standard conditions.

## Discussion

Members discussed the building's increased mass and scale, the importance of visual integration with nearby Listed Buildings, and the need for careful consideration of the material palette and colour scheme for a full application. Concerns were raised about the perceived height and visual impact of the extension, and the need to maintain readability of nearby heritage structures. On request of the Members, Ruth Massias Greenberg (agent) confirmed that the proposal represents approximately a 40% increase in floor space and around a 20% increase in volume of the existing building.

EH left the meeting at 11:15 am.

## Decision

The Commission approved the outline application in line with the TPD's recommendations by majority vote:

In favour: 8

Against: 1

Abstentions: 1

## Other Developments

**284/25 – F/18628/23 – St Michael's Cabin -- Proposed conversion of the existing flat roof to be used as an accessible roof terrace.**

The Chairman advised the Commission, that the DOE had requested that the application be deferred to allow them further time to consider the proposed Macaque Management Plan as they had concerns with what is being currently being proposed.

Members agreed to defer this application.

**285/25 – O/19204/24 – Flat 1, 15-19 South Barrack Road -- Proposed two storey extension to building to provide two x additional two flats and the installation of a lift.**

### **Application Details**

Outline application that was seeking permission for a two storey extension with pitched roof to provide 2 x additional flats.

### **Background and Planning History**

Outline application was previously considered by the Commission at the DPC meeting held on 10 October 2024 where Members unanimously resolved for a Modification Order to be issued to the applicant to submit revised plans to reduce the scheme by one storey as the original proposal was considered to be an overdevelopment of the site and needed to relate to the street level plane of buildings.

Members also agreed that the objectors would be consulted on the revised scheme upon submission.

### **Revised Plans**

Applicant subsequently submitted a revised scheme for one additional flat which has been achieved through omitting the previously proposed third floor and reducing the floor to ceiling level of second floor to decrease the height of the building as well as the replacement of the full pitched roof with a flat roof sitting behind a false pitched roof on the west and east elevations of the building and accessible through a roof hatch.

### **Representations by Objectors and Counter-representations**

The objectors who submitted representations to the original application, were notified of the revised scheme. One set of representations Woodford Cottage Owners Association (WCOA) was received. WCOA welcomed the revisions, including the reduction in height, but expressed concerns regarding the roof terrace and the east-facing windows overlooking their patios.

Counter representations were submitted by the applicant confirming that the revised scheme comply with the requirements of the Modification Order and stressed that the east-facing windows are 4.3 metres away from the east boundary wall above which the gardens of 2/15 South Barracks are located, and an additional 8 metres away from the terrace element of Woodford Cottages.

### **Planning Assessment and Recommendations**

TPD consider that the revised plans are in accordance with the DPC's modification order and TPD welcome changes that have been made to the scheme. TPD no longer consider that the

proposed development constitutes an overdevelopment and now sits into the cascading tiers of its surroundings and within the streetscene TPD acknowledge the additional representations and note amenity concerns raised, however, consider that there is a substantial distance between roof terrace and properties.

TPD recommended that Outline Planning Permission is issued subject to the following conditions:

- submission of materials for shutters and windows in support of the full planning application;
- submission of a Predictive Energy Assessment, including details of solar thermal and photovoltaic panels in support of the full application;
- details of bat and bird nesting sites to be integrated within the scheme;
- submission of a proportionate Construction Management Plan; and
- other standard conditions

### **Discussion**

Members welcomed the design revisions and acknowledged that the revised proposal sits more sensitively within the landscape and the local urban fabric.

### **Decision**

The Commission unanimously approved the application in line with the TPD's recommendations.

## **286/25 – F/19254/24 – Atlas Views, Naval Hospital Hill -- Proposed community Masterplan for the development of external rear garden areas.**

### **Application Details**

Proposal for the redevelopment of the rear gardens of five pairs of former MOD Dwellings at Atlas Views, Naval Hospital.

### **Background**

Members deferred taking a decision on the application at the DPC meeting held on 10 October 2024 to allow for a meeting to be held with representatives of the DOE, ESG, GONHS, the applicant, and the TPD to review the submission including the Tree Study. The meeting and subsequent site meetings have since taken place and revised plans submitted.

### **Revised Plans**

Applicant has subsequently submitted a revised Masterplan that included the treatment of the boundary wall in relation to the natural environment and visitor experience of the National Trails. Revised Masterplan also clarified the desire line of movement alongside the trail and introduced a slightly meandering retaining wall with additional greenery.

### Consultee's Comments

- DOE – confirmed that they are satisfied with the updated Masterplan subject to the submission of a maintenance plan for the upkeep of the entire green area being submitted for approval prior to the completion of the development and confirming that the applicant will need to apply for a License under the Nature Protection Act.

### Planning Assessment and Recommendations

TPD welcomed the extensive consultation that has taken place between the applicant and the environmental bodies to develop the Masterplan proposals in a co-joined effort and recommended that the application is approved subject to the following conditions:

- submission of a Maintenance Plan for the Masterplan to be submitted prior to completion;
- requirement for the applicant to apply for a licence under the Nature Protection Act.
- submission of anti-bird collision measures for the glass balustrading on elevated paths;
- submission of a proportionate Construction Management Plan;
- requirement for an Archaeological Watching Brief;
- relevant conditions to be transposed from the Outline Planning Permission; and
- other standard conditions

### Discussion

Members noted the extensive collaborative efforts to revise the scheme and to ensure environmental considerations were addressed. JH welcomed the retention of trees and the planned vegetation along the boundary walls to soften the visual impact along the National Trail. JH highlighted the importance of tree protection within individual plots to preserve the natural character of the area and asked how these areas will be monitored once the wall is up.

### Decision

The Commission unanimously approved the application in line with the TPD's recommendations.

### **287/25 – F/19614/25 – 18 The Laurel, North Gorge -- Proposed internal ground floor and first floor works.**

#### **Application Details**

Proposal for internal alterations to a two-storey dwelling at House 18, North Gorge including the conversion of the ground floor garage into an extended bedroom and walk-in wardrobe. The conversion would result in the loss of one designated car parking space directly associated with the dwelling. Applicant has secured an irrevocable rental agreement for a surplus car

parking space within the development to maintain compliance with the Town Planning Regulations which require two car parking spaces to be provided for a dwelling.

### **Public Participation**

No requirement for Public Participation. Applicant served notice of the application on the Management Company and no representations were received.

### **Supporting Documentation**

Submitted documents included an irrevocable rental agreement securing a surplus parking space.

### **Consultee's Comments**

- **DOE** – require a Predictive Energy Assessment to be submitted prior to works commencing.

### **Planning Assessment and Recommendations**

TPD confirmed that although the internal alterations would have typically been determined at Subcommittee level, the loss of a car parking space necessitated determination of the application by the Commission. TPD acknowledged that the applicant has obtained an irrevocable rental agreement with owner of House 11 to use a surplus car parking space (there are seven across the development) in order to still have two car parking spaces for the dwelling to comply with the Regulations and that if the owner of House 11 ever sells his house the car parking space will be sold to the applicant.

TPD consider that circumstances of this application does not affect overall provision of car parking in the North Gorge development and would only set a very limited precedent as there are only limited other surplus spaces in the development. Anyone seeking to undertake similar works would need to obtain a similar agreement. On balance, TPD recommended the approval of the application subject to a legally binding document being submitted to the TPD that ensures that the parking space is available in perpetuity to the applicant's property, and to the following conditions:

- restricting the use of the designated surplus car parking space in accordance with the submitted legal agreement;
- submission of a Predictive Energy Assessment prior to works commencing; and.
- other standard conditions.

### **Discussion**

The Chairman sought clarification from the applicant on the legal agreement's operation to ensure long-term protection of the car parking space. The applicant confirmed that the agreement is indefinite, transferrable to future owners of both properties, and ensures that the parking space would always remain associated with House 18.

### **Decision**



The Commission unanimously approved the application in line with the TPD's recommendations. EH rejoined the meeting at 12.00am).

**288/25 – F/19765/25 – 1 Johnstone's Passage -- Proposed refurbishment and extension of existing premises and conversion into a half-way house to provide temporary accommodation with 23 x units and internal community areas.**

### **Application Details**

Proposal for the refurbishment and extension of a three-storey building at 1 Johnston's Passage which was previously occupied by government offices and the care agency. The proposals include a single-storey extension to the building with a flat roof and a photovoltaic panel installation and the conversion of the building into a halfway house providing temporary accommodation with 23 units and shared community facilities. The proposed development is seeking to address a lack of accommodation provision in the community by providing temporary accommodation for separated or divorced men facing challenging life circumstances. Proposed development also seeks the reinstatement of shutters on the south façade of the building.

### **Public Participation**

The application was subject to public participation and no representations were received.

### **Consultee's Comments**

- **DOE** – require a Predictive Energy Assessment to be submitted prior to works commencing, require a Photovoltaic Panel Statement setting out full specifications and confirmation on energy production, require a brown or green roof throughout the entire roof area, bat and bird surveys, bird collision deterrence measures to be installed and final refuse requirements to be agreed;
- **GFRS** – require Fire Strategy to be submitted;
- **MfH** – confirm no significant heritage concerns, consider that the project is a welcome initiative that preserves the structural integrity of the building and welcome the intention to reintroduce shutters; and
- **MoT** – require secure cycle parking on site.

### **Planning Assessment and Recommendations**

TPD considered that the proposals form a welcome initiative, providing accommodation for part of the community with specific requirements and regenerating a tired building in the Old Town. TPD acknowledged the DOE requirements for a PEA and a green or brown roof as well as PV panels and recommended that in this instance PV Panels are placed on the main roof with green roofs being provided on the stair cores recommending that this could be dealt with via a planning condition once the sustainability requirements for the project are finalised. TPD also acknowledged the comments of the MOT and recommended that secure cycle parking should be provided within the building and that this can also be addressed via a planning condition.

TPD recommended approval of the application subject to the following conditions:

- submission of a Fire Strategy Report;

- submission of final details of green and brown roofs and PV panel installation;
- submission of a Predictive Energy Assessment;
- submission of a Photovoltaic Panel Report;
- provision of secure cycle parking within the building;
- final details of bat and swift nesting sites to be agreed;
- final bird collision deterrence measures to be agreed;
- submission of a Bat and Bird survey prior to works commencing;
- submission of a proportionate Construction Management Plan
- Other standard conditions.

### **Discussion**

Members discussed the proposal. MH confirmed that the halfway house would provide temporary accommodation for separated or divorced men, specifically to support those who have relinquished their family homes and are unable to afford market rental prices. MH clarified that the facility is intended as a transitional solution, not a permanent one, and aims to help men bridge their housing needs while establishing a new path.

### **Decision**

The Commission unanimously approved the application in line with the TPD's recommendations.

**289/25 – F/19784/25G – St. Martin's School, Europort Avenue -- Proposed extension and conversion of lower ground level to accommodate additional pupils and works at roof level to increase playground areas and provide additional support rooms.**

### **Application Details**

Government of Gibraltar application seeking planning permission for expansion of Saint Martin's School on Europort Avenue. Proposed development includes the conversion of a section of the lower ground floor car park into nine additional classrooms, the extension of the roof playground with associated green roofs, a weatherproof canopy system, and other internal alterations. The existing drop-off and pick-up arrangements within the car park to be proposed to be retained to avoid impacts on Europort Avenue.

The proposed development is seeking to meet increased educational needs. The site is largely screened from public view by neighbouring schools and residential buildings and is accessed for drop-off and pick-up of students via the car park entrance on the corner of Europort Avenue and Queensway.

### **Public Participation**

The application was subject to Section 57 Public participation and no representations were received.

### **Supporting Documentation**

Supporting documents included a sustainability statement, traffic management plan, and detailed architectural plans for the proposed works.

### **Consultee's Comments**

- **DOE** – Sustainability Statement to be submitted prior to works commencing;
- **GFRS** – require Fire Strategy to be submitted; and
- **MOT** – welcome proposals for retention of existing drop off and pick up of students once the development is completed and require the temporary provision for a drop off and pick up arrangement within the car park during construction which needs to be agreed prior to works commencing.

### **Planning Assessment and Recommendations**

The TPD, consider that the proposals relate well to the existing context and architectural character of the area and reduces embedded carbon through re-using the existing structure of the development. TPD do not consider the new playground area would result in adverse amenity impacts on neighbouring uses and welcome the greening proposals within the development including green roofs and walls. No objection to loss of parking as school still meets car parking requirements.

TPD recommended approval of the application subject to the following conditions:

- submission of a Fire Strategy Report.
- clearance of the Sustainability Statement prior to the issue of planning permission.
- submission of a Construction Management Plan and a Construction Traffic Management Plan.
- agreement of temporary drop-off and pick-up arrangements with Highways Authority during the construction period.
- submission of final landscaping details for approval; and
- other standard conditions.

### **Discussion**

Members supported the proposal and noted the importance of managing temporary traffic arrangements during the construction period to ensure safe drop-off and pick-up operations within the car park.

### **Decision**

The Commission unanimously approved the application in line with the TPD's recommendations.

### **Minor and Other Works– not within scope of delegated powers**

**290/25 – O/18972/23 – Car Park adjacent to West One, Europort Road -- Proposed construction of a 14-storey mixed use building including the construction of an ambulance**

parking facility (Class B2), associated offices (Class B1) and a residential development (Class C3).

***Consideration of request to renew Outline Planning Permission No. 8851 for an additional year.***

This application was approved.

**291/25 – F/19496/24 – Villa 2 Sandpits Mews, Sandpits – Proposed extension of property to include new lift and roof terrace conversion.**

This application was approved.

**292/25 – F/19525/24 – 8 Library Ramp – Proposed conversion of the existing void inside the pitch roof into a habitable bedroom with en-suite bathroom.**

CAM commended the efforts of the applicant, the agent and the TPD for their effort in reducing the impact of the original submission, however she required clarification if the dormers sat flush with the roof or projected and recommended that they should be more in line with traditional roofscapes of the Old Town.

Chairman confirmed that the TPD would confirm this with the applicant prior to issuing a Planning Permission.

This application was approved.

**293/25 – F/19545/24 – Cathedral of The Holy Trinity -- Proposed enclosure of an exterior alcove of the building to provide an accessible toilet.**

CAM noted that the Cathedral is a Listed Building, and that the applicant would be required to obtain a Heritage License prior to works commencing.

This application was approved.

**294/25 – F/19642/25 – Area adjacent to Unit 27 New Harbours -- Proposed construction of an extension to the New Harbours complex for use as a warehouse facility with parking at roof level.**

This application was approved.

**295/25 – F/19652/25G – Area alongside Kingsway Road adjacent to the MOD compound -- Proposed open storage area to be fenced off for the GEA.**

This application was approved.

**296/25 – D/19498/24 – Top and Lower Cable Car Stations -- Proposed demolition.**

JH required further information on this application. CK provided a brief overview of the proposals as well as the Demolition Method Statement and confirmed that the applicant had submitted a suite of documentation in respect of the discharge of pre-commencement conditions in respect of the wider development which had included the CEMP, heritage and archaeological proposals, the Traffic Management Plan, Bat and Bird surveys and an Ecological Survey. CK confirmed that the TPD's recommendation is to approve the demolition application

in principle, subject to the discharge of the relevant pre-commencement conditions on the Supplement Planning Permission.

CK also outlined that the TPD understand that demolition works are programmed to commence after the peak tourist season later this year, subject to the issue of the Demolition Permission and clearance of the pre-commencement conditions. CK also confirmed that the TPD are aware that the applicant is in discussions with the Ministry of Transport, the Highways section of TSD and the DOE to ensure that all necessary requirements are met with a minimal impact.

This application was approved subject to the clearance of pre-commencement conditions on the existing Supplemental Planning Permission.

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**Applications Granted by Sub Committee under delegated powers (For Information Only and Not For Discussion)**

**NB: In most cases approvals will have been granted subject to conditions.**

**297/25 – F/18317/22 – North Front Cemetery Forecourt Halifax Road -- Proposed forecourt alterations.**

*Consideration of signage details to discharge condition No. 3 of Planning Permission No. 8484.*

**298/25 – F/19433/24 – House 3 The Arches, 11 South Barrack Road -- Proposed single storey extension to dwelling within patio area with new pool and ancillary works.**

*Consideration of revised plans setting back landing as requested by the Commission.*

**299/25 – F/19643/25 – 11 East Walk, Europa Walks -- Proposed patio extension.**

**300/25 – F/19740/25 – 6 Grafton House, Ordnance Wharf -- Proposed installation of glass curtains and replacement of windows.**

**301/25 – F/19757/25 – Europa Walks Garages -- Proposed installation of new electricity meter cabinet.**

**302/25 – MA/19375/24 – Europa Walks Estate -- Proposed construction of seven new residential villas, 15 townhouses, and a four storey block of flats with 1 x two bedroom units, 1 x one-bedroom units and 3 x three-bedroom units, as well as a landscaped podium, swimming pool and associated parking, with an additional landscaped communal pool, recreational area and a commercial shop / bar adjacent.**

*Consideration of Minor Amendments including:*

- *revised Type B and new car park stores.*

**303/25 – 1555/ P/063/25 – 12-16 City Mill Lane – Refurbishment, re-render and repaint the northern façade of property and surrounds (railings and guttering).**

**304/25 – Any other business**

There was no other business.

The Chairman confirmed that the date of the next meeting is 31 July 2025.

**Chris Key**

**Secretary to the**

**Development and Planning Commission**