

Approved

DPC meeting 8/19

8th July 2019

THE DEVELOPMENT AND PLANNING COMMISSION

Minutes of the 8th Meeting of 2019 of the Development and Planning Commission held at the Charles Hunt Room, John Mackintosh Hall, on 8th July 2019 at 9.30 am.

Present:

Mr P Origo
(Chairman)

The Hon Dr J Cortes (MEHEC)
*(Minister for Education, Health, the Environment, Energy
and Climate Change)*

Mr H Montado (HM)
(Chief Technical Officer)

Mr G Matto (GM)
(Technical Services Department)

Mr Ian Balestrino (IB)
(Gibraltar Heritage Trust)

Mr Alfred Brittenden (AB)
(Land Property Services)

Mr Charles Perez (CP)
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas (CV)

Mrs J Howitt (JH)
(Environmental Safety Group)

In Attendance:

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

Mr. R Borge
(Minute Secretary)

Apologies:

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

Mrs C Montado (CAM)
(Gibraltar Heritage Trust)

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

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

Mr M Cooper (MC)
(*Rep Commander British Forces, Gibraltar*)

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354/19 – Approval of Minutes

The Minutes for the 6th meeting held on 30th May 2019 and the Minutes for the 7th meeting held on 20th June 2019 were deferred.

Matters Arising

None

Major Developments

355/19 – F/16246/19G – North Mole Road, Waterport G.E.A. Power Station Site, Warehouse Storage Site, AquaGib Premises, Driving School Site – Proposed construction of a new Government housing development consisting of approximately 482 apartments, in blocks of varying heights, between 10 and 13 storeys, including approximately 82 units within an independent living apartment block for the elderly, as well as car parking for residents at levels 0 and 1, podium recreational and landscaped areas at level 2 and commercial units located at level 0 to the West and North of the site.

GoG Project

Before the presentation began the Chairman informed members of the Commission that together with this application a screening opinion had been circulated to all members scoping out the need for an Environmental Impact Assessment.

Mr Ben Benzecry (BB) and Nicky Crawford (NC) from ERM were invited to present this development to the Commission.

BB explained that the site was off North Mole Road and had been used for Port related activities. The development would be next to the GASA facilities and close to public transport links and supermarkets. The proposed garage would consist of 2 floors and there were 3 podium areas which would include a children's park. A staffed day centre for the elderly would also be constructed at podium level.

A green wall, large standalone planters and extensive landscaping would also be included at podium level.

The Sea Scouts facility on site would be maintained. There were some OLS constraints relating to the height of the development due to its proximity to the airport runway. The height would increase from North to South. BB told the Commission that after early consultation with the Town Planning Department (TPD) they were advised to break up the massing which they had done by varying the heights of the buildings and façade treatments. The buildings ranged from ground floor plus 9 storeys on the northern side ground plus 12 storeys on the southern side. There would be a building with independent living facilities for Senior Citizens. All apartments would have assigned car parking spaces. All lower levels of the building would have secure access. Commercial units to be used for the relocation of Port Agents were included in the western end of the site as indicated on the plans.

After the plans, drawings and a video had been displayed CP asked whether green/brown roofs

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and Solar Panels would be incorporated.

MEHEC seconded CP's comments and mentioned that after viewing the Sustainability Report he had noticed that there was potential for including an array of Solar Panels and should have been incorporated at this stage.

BB replied that Solar Panels were taken into consideration at design stage but had received comments from the Civil Aviation Authority (CAA) that Solar Panels were reflective and could not be placed so close to the airfield.

MEHEC responded that it was a myth that they could affect aircraft and that it was Government policy for panels to be installed.

CP reiterated and asked whether green/brown roofs would be implemented.

BB replied that CAA had also advised them that green/brown roofs could also attract birds and they should avoid this due to the proximity of the airfield.

JH commented that HMGOG had called on the Climate Emergency matter and that sustainability should be integral to all projects.

BB added that rainwater would be harvested for irrigation purposes.

The Chairman asked whether a pedestrian link would be implemented between this development and Europort Avenue.

BB replied that it was possible but that would be a management issue.

HM noted that the block for Senior Citizens would have a separate entrance and all entrances would have accessibility measures put in place.

JH commented that the video displayed portrayed this development being next to a Marina but this was not possible seeing as chandlery services would have to be relocated and that it would in fact be next to a 24-hour port facility. She added that multiple agencies had also expressed concerns on noise and air pollution and were asking for an EIA which would take into account the cumulative impacts. JH asked why it wasn't included that this development would be next to a 24-hour port facility.

BB replied that some mitigation measures would have to be implemented and that it should not stop a mixed use development from going ahead as this site had been earmarked within the Development Plan 2009.

NC mentioned that Noise and Air Quality were both valid issues and surveys would be undertaken over a period of a month and explained that an EIA would look into the impact a development would have on the surrounding environment. NC added that they were hoping to predict the level of noise there would be within an apartment at that development. NC also said that they were looking into the baseline effects not the cumulative effects.

JH responded that Diffusion Tubes would not monitor any spikes and there already were concerns on the air quality in the area.

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The Chairman asked when the project would start as it was advisable for monitoring to be conducted over a year instead of just one month.

CP added that there already are residents in the area and the onus was on the Port Authority to clean up their act.

NC replied that depending on the results, mitigation measures should be implemented.

DTP then went on to detail the planning report. Comments had been received from CAA stating that they accepted the Aeronautical Study submitted and that a Wind Study was still being conducted to determine possible effects of the buildings on turbulence. The Traffic Commission (TC) had also submitted comments proposing vehicular visibility splays.

DTP described the architecture of the development as contemporary and that the scale and mass was in keeping with the area. DTP welcomed the proposed hard and soft landscaping and the inclusion of green walls. DTP explained that after a Shadow Study had been conducted the development would have minor effects on Waterport Terraces, but the main effects would be during the summer months.

A detailed transport assessment was being carried out but early indications were that there may need to be some widening of car park entrances, loading bays and turning facilities for HGVs would need to be reviewed. A total of 492 car parking spaces more than 1 per apartment) were being proposed together with 108 motorcycle spaces. An Outline Construction Traffic Management Plan had been submitted.

DTP recommended that:

- Air and Noise Quality Survey be conducted.
- Wind Study to be completed.
- A Bat and Bird Survey needed to be agreed upon with Department of Environment, Heritage and Climate Change (DoEHCC).
- External illumination needed to be confirmed with CAA.

MEHEC commented that there should not be an issue with birds at this distance from the airfield. He added that in 2035 all cars registered in Gibraltar would have to be electric and this needed to be taken into account. He requested that provisions be made for electrical car charging points or at least the infrastructure to install them be implemented into the scheme. MEHEC also noted that Gibraltar lacked space on which to develop and that the Commission should look at the positive aspects of this development. He added that HMGOG was currently looking at where to relocate the desalination plant.

JH responded that she understood that Gibraltar was a challenging place in which to develop but that this development would be next to a 24-hour port facility and complaints would be coming in.

MEHEC replied that they must not lose sight of what used to be a polluting facility (the old generating station) will now be removed.

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The Chairman noted that this development signified an improvement for the area and for residents. He added that the Port would continue to improve and there would be an Environmental Impact as part of the new Development Plan being prepared. The Chairman also noted that this development complied with the implementation of the Development Plan 2009.

The Chairman also recommended that a waterfront promenade be provided to connect this development with the Westside Promenade.

Doubts were expressed by some DPC members as to being able to join these separate areas. However, the Chairman stated that a technical solution could be found for this.

Other Developments

None

Minor and other Works – not within scope of delegated powers.

356/19 – F/16247/19G – Montagu Crescent – Devil’s Tongue Road – Development of a new office and disabled lift.

The Commission approved this application.

357/19 – D/16255/19G – Montagu Crescent – Devil’s Tongue Road – Gibraltar – Proposed demolition of ground level half-storey storage unit comprised of concrete roof slab, ground slab and external stair.

The Commission approved this application.

Applications Granted by Sub Committee under delegated powers (For Information Only)

358/19 – BA13311 – 1 Cheshire Ramp, Buena Vista Estate – Proposed extension and new swimming pool.

Consideration of revised plans to reconfigure approved ground floor layout of building to vary Condition 1 of Supplemental Planning Permit No. 4819B.

359/19 – BA13488 – Stagioni Restaurant, Rosia Road – Proposed new single storey glazed extension to existing restaurant.

Consideration of revised plans to relocate gas bottle store from next to BBQ area to adjacent GEA Meter Cupboard to vary Condition 1 of Planning Permit No. 4811C.

360/19 – F/14759/17 – 158 Main Street – Proposed internal alterations.

Consideration of details of proposed awnings to discharge Condition 2 of Planning Permit No. 5987.

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361/19 – F/15038/17 – 2 Hospital Ramp – Proposed construction of four town houses and storage facilities.

Consideration of revised plans regarding minor external changes to the proposed development as a result of incorporating lifts within the development as well as change in the type of timber windows to be installed on the west elevation of the development to vary Condition 1 of Planning Permit No. 6272.

362/19 – F/15611/18 – 3 Boschetti’s Steps – Proposed extension, construction of swimming pool and refurbishment works to residence.

Consideration of amended plans involving the reconfiguration of internal areas, re-siting of chimney and swimming pool to be of a proprietary system to vary Condition 1 of Planning Permit No. 6735.

363/19 – F/15965/18 – 3 Mediterranean Terrace – Proposed internal alterations and refurbishment works to façade including reinstatement of shutters, original sash windows, reinstatement of verandas and access stairs.

Consideration of revised plans for minor internal alterations to approved ground and first floors layout of Club House building to vary Condition 1 of Planning Permit No. 6975.

364/19 – F/15996/19 – G21 A3C International Commercial Centre – Proposed change of use from Class A1 to Class A3 and associated internal alterations and refurbishment of unit.

365/19 – F/16061/19 – 50 Ragged Staff Wharf, Queensway Quay – Proposed replacement of all existing windows and doors with white uPVC double glazed windows and glass curtains.

366/19 – F/16177/19 – 201 Abyla Lodge, Mons Calpe Mews – Proposed installation of glass curtains.

367/19 – F/16181/19 – 13 and 15 Irish Town – Proposed reinstatement of partitions to subdivide current planning unit into previous units (13 and 15 Irish Town).

368/19 – F/16186/19 – 17-21 Cannon Lane – Proposed change of use from Class B1 to Class C3 and associated internal alterations.

369/19 – F/16199/19 – Prior Park School, 36 Castle Road – Proposed installation of acoustic internal sliding folding partitions and associated works to the main school building.

370/19 – F/16206/19 – 5.03 Madison, Midtown, Queensway – Proposed internal alterations.

371/19 – F/16207/19 – 19/21 New Passage – Proposed construction of pergolas and minor works to roof terrace.

372/19 – F/16209/19 – 100 Ragged Staff Wharf, Queensway Quay – Proposed internal alterations.

373/19 – F/16210/19 – 801 A and B Europort Suite – Proposed internal alterations to office.

374/19 – F/16214/19 – 101 Mayflower, 41 Both Worlds – Proposed installation of aluminium louvered roof above terrace.

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375/19 – F/16215/19 – 22 Garrod Road – Proposed removal of mezzanine and internal alterations to unit.

376/19 – F/16216/19 – 30 Silene House, West View Park – Proposed installation of glass curtains.

377/19 – F/16217/19 – 1203 Royal Ocean Plaza, Ocean Village – Proposed installation of glass curtains.

378/19 – F/16218/19 – 6/1 Gavino's Passage – Proposed internal alterations.

379/19 – F/16219/19 – 4 Iberis House, West View Park – Proposed installation of glass curtains.

380/19 – F/16222/19 – 54 Ragged Staff Wharf, Queensway Quay – Proposed refurbishment of the existing apartment and replacement of existing windows and exterior doors.

381/19 – F/16223/19 – 702 Europlaza, Harbour Views Road – Proposed installation of glass curtains.

382/19 – F/16227/19 – 6D Malvasia House, Vineyards – Proposed internal alterations.

383/19 – F/16229/19 – 3/2 Governor's Parade – Proposed internal alterations and replacement of windows.

384/19 – F/16230/19 – 28/1 Crutchett's Ramp – Proposed internal alterations.

385/19 – F/16231/19 – Flat 3, 41 Cumberland Road – Proposed internal alterations.

386/19 – F/16232/19 – 41/7 Cumberland Road – Proposed internal alterations.

387/19 – F/16243/19 – 2 Filomena House, Lady Williams' Close – Proposed internal alterations.

388/19 – F/16251/19 – 9 Selene House, Westview Park – Proposed installation of glass curtains.

389/19 – F/16252/19 – Suites 1A and 1B Regal House, Queensway Quay – Proposed refurbishment and fitting out of suites.

390/19 – F/16253/19 – 5.2 Waterport Place, Europort Avenue – Proposed refurbishment of office unit.

391/19 – F/16260/19 – 504 water Gardens – Proposed internal alterations.

392/19 – F/16264/19 – 11 Mayfair Close, Montage Crescent – Proposed internal alterations.

393/19 – D/16265/19G – Salt Water Pumping Station, Europa Road – Proposed demolition of valve room.

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GoG Project

394/19 - A/16248/19G - Waterport Roadway, Mons Calpe Road, Queensway - Proposed installation of banner to advertise the Island Games.

GoG Project

395/19 - A/16256/19 - Winston Churchill Avenue Bridge - Proposed installation of banner to advertise the Island Games.

396/19 - A/16257/19 - Main Street (By The Piazza) - Proposed installation of banner to advertise the Island Games.

397/19 - N/16250/19 - 19 Flat Bastion Road - Proposed removal of Ficus Microcarpa.

This tree application sought to remove a relatively large and healthy Ficus Microcarpa which was planted in a small planter close to a retaining wall and the roots of the tree are causing considerable damage to the surrounding floor and cracks are beginning to appear on the retaining wall. It was considered that unfortunately nothing can be done to improve the situation, because as the tree grows, it would cause safety issues to the adjacent road and the tree should be removed and replaced with two trees with less aggressive roots systems such as Citrus.

398/19 - Any other business.

None.

399/19 - Next Meeting

The next meeting will be held on 31st July 2019.