

## THE DEVELOPMENT AND PLANNING COMMISSION

### AGENDA

Agenda for the 2nd meeting of 2024 to be held remotely via video conferencing on 25th January 2024 at 9.30am

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

The Hon Dr J Garcia  
(Deputy Chief Minister)

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

Mr H Montado  
(Chief Technical Officer)

Mr G Matto  
(Technical Services Department)

Mrs C Montado  
(Gibraltar Heritage Trust)

Mr K De Los Santos  
(Land Property Services)

Dr K Bensusan  
(Gibraltar Ornithological & Natural History Society)

Mr C Viagas

Mrs J Howitt  
(Environmental Safety Group)

Mr C Freeland  
(Rep Commander British Forces, Gibraltar)

Mr C Key  
(Deputy Town Planner)

Mr R Laposi  
(Minute Secretary)

## Approval of Minutes

1. Approval of Minutes of the 1st meeting of 2024 held on 10th January 2024.

## Matters Arising

2. **F/18809/23** 6/6 Castle Road -- Proposed construction of new private and commercial storage units and associated ancillary works.

## Major Developments

3. **O/18701/23** 10/11 Carrera's Passage -- Proposed construction of a residential development.
4. **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).

## Other Developments

5. **None**

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

(All applications within this section are recommended for approval unless otherwise stated).

6. **F/18996/23** G08 Ionian Building, Marina Club, Ocean Village -- Proposed installation of glass curtains.
7. **F/19001/23G** St John's Court, Witham's Road -- Proposed refurbishment works including installation of external wall insulation and render, enclosure of roof terrace to make way for domestic stores, replacement of old windows, removal of slim windows, installation of new dry riser on west façade and provision for relocating air conditioning units on roof terrace gallery.

### *GoG Application*

8. **F/19002/23G** Knights Court, Upper Witham's Road -- Proposed refurbishment works including installation of external wall insulation and render, enclosure of roof terrace to make way for clothes drying areas, construction of new bin store and relocation of motorcycle spaces, replacement of old windows and provision for relocating air conditioning units to proposed balcony 'baskets' on west façade of building.

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

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

9. **F/16362/19** 49-51 Engineer Lane -- Proposed extension, conversion and refurbishment work to building.  
*Consideration of colour scheme to discharge Condition 2 of Planning Permission No. 7400*
10. **F/16894/20** Units 12 - 18 Cemetery Road -- Proposed demolition of existing warehouse and construction of new three storey building comprising warehouse and offices.  
*Consideration of request to renew Full Planning Permission No. 7750.*
11. **O/18186/22** 10 - 18 Lancaster Road -- Proposed demolition of existing warehouse and construction of a new residential building and external refurbishment of façade of 18 Lancaster Road.  
*Consideration of request to renew Outline Planning Permission No. 8517.*
12. **F/18582/23** Flat 13, 59 Governor's Street -- Proposed minor internal alterations and reconfiguration of apartment premises including new or replacement windows.
13. **F/18638/23** Flat 2, 1 Tudury's Steps -- Proposed construction of terrace level to building including installation of a spiral staircase, blocking up of an existing window opening, creation of a new window opening, installation of two x air conditioning units and cladding of the building envelope with an external wall insulation.  
*Consideration of revised plans relocating spiral staircase to west and removal of AC unit on north elevation as requested by the Commission.*
14. **F/18659/23** Ground Floor, 37/41 Line Wall Road -- Proposed change of use from office (Class A2) to retail (Class A1) and internal alterations.
15. **F/18681/23** 50 Town Range, Leanse Place -- Proposed improvement to existing disabled ramp at ground floor entrance to building.
16. **F/18860/23** 103 Harbours Walk, New Harbours, Rosia Road -- Proposed interior refurbishment of the existing commercial unit including installation of exterior signage and louvres for plant room.

17. **F/18938/23** The Rotunda, Queensway Quay -- Proposed installation of windows and doors on a like-for-like basis to those installed within.
18. **F/18941/23** 907 West One, Europort Road -- Proposed installation of glass curtains.
19. **F/18947/23** Unit 55 and 55A New Harbours -- Proposed installation of new window to west facade.
20. **F/18949/23** 1605 Grand Ocean Plaza, Ocean Village -- Proposed installation of glass curtains and internal alterations.
21. **F/18955/23** House 18, The Island, Queensway -- Proposed construction of external staircase from basement to rear garden.
22. **F/18975/23** 9B Glacis Road -- Proposed subdivision of unit into two and change of use from food and drink (Class A3) to business (Class B1) and storage (Class B3).
23. **F/18976/23** Apartment 1103, Block 1, Europlaza -- Proposed installation of glass curtains.
24. **A/18826/23** BookGem, 310 Main Street -- Proposed installation of a shop sign.
25. **A/18964/23** Holland & Barrett, 53 Main Street -- Proposed installation of replacement fascia sign and projecting sign.
26. **A/18983/23** NP Estates, 31/33 City Mill Lane -- Proposed installation of fascia sign.
27. **MA/18722/23** Waterside Apartments (Marina Club) -- Proposed construction of new secure superyacht berthing facility with associated mooring facilities and access pier with 144 rental apartments.

*Consideration of minor amendments including:*

- *Main deck – extent, finishes, landscaping, parking spaces;*
- *Access jetty – finishes, pontoon access;*
- *Residential blocks – facade colours, balcony design & balustrade, resort deck design & finishes;*
- *Substation – dimensions & finishes; and*
- *Screening of air conditioning units.*

28. **MA/18900/23** 1A Booths Passage -- Proposed single storey extension to building.

*Consideration of minor amendments including:*

- *Proposed reconfiguration of the second floor apartment layout and replacing a section of parapet wall with glazing.*

29. **MA/18903/23G** 1 Bishop Caruana Road -- Proposed construction of multi storey building to accommodate a new elderly care nursing

home to cater for 182 bedrooms.

*Consideration of minor amendments including:*

- *Proposed loading and unloading area in the west north corner of the site plot; and*
- *Proposed increase of drop-off area and reduce cycle lane width.*

30. **MA/18912/23** 27/4 Hospital Ramp -- Proposed loft conversion and extension to property.

*Consideration of minor amendments including:*

- *Retrospective relocation of skylights.*

31. **MA/18928/23** 43/A1 Rosia Road -- Proposed installation of a lift and associated alterations to balconies, ground floor toilet and store.

*Consideration of minor amendments including:*

- *Ground floor – toilet amended to adjust for tighter internal dimensions, occupying part of the store and meter room;*
- *Ground floor – store/meter room reduced;*
- *First floor – narrow terrace extension including balustrade removed as the available width was not viable and replaced with a traditional tile roof over the store/meter room and lift lobby area enclosed to match the existing terrace line;*
- *First Floor – existing terrace sliding door relocated to access terrace from lift lobby to the east and new fixed window added to lift lobby north façade;*
- *Second floor – balcony enclosed to form lift lobby, and to include a T&T window with shutters to match existing; and*
- *Additional alterations – glass panels on lift shaft replaced with coved frames to form blind windows effect as used in traditional architecture.*

32. **MA/18995/23** 1 Corral Road -- Proposed redevelopment of the existing 'Eurolife building' to provide a 120 bedroom hotel with restaurant and rooftop bar.

*Consideration of minor amendments including:*

- *Original up and over door changed to an open mesh security roller shutter door;*
- *Ground floor – changes to general arrangement including Accessible / Unisex Toilets relocated to North side, Proposed new Bar area location. 2 small stores absorbed into one larger bar store and moved to location behind proposed bar. New area allocated for breakfast buffet area with altered seating*

- arrangements;
- Ground floor – new server room added on Ground Floor East side;
  - Ground floor – fifth Floor – Existing projection on the Southwest to be retained and the General arrangement layout to floor levels 1-4 is revisited, resulting in minor tweaks to the layouts of rooms 1.10, 2.10, 3.10 and 4.10;
  - First floor – retention of west projecting slab with new curved composite floor infill resulting in enlarging guestrooms 1.05, 1.06 and 1.07 resulting from retaining the existing West Elevation Projection;
  - Eighth floor – general seating arrangement to the public space has been slightly adjusted making the most of the curvature and external views at the North Façade, consequently the store which was unnecessarily extensive, has been reduced in size to maximise the floor space and circulation;
  - Eight floor – public/accessible toilets have been reconfigured with the lobby entrance facing the North to provide easier access from the bar / circulation area and direct access into the accessible toilet;
  - Eight floor – external doors to the terrace are now all outward opening;
  - Façade change from fritted glass to solar control glass with a matt finish to bathrooms and private zones;
  - Façade change from lightweight cladding system to a Proprietary Render finish in a ( textured stone finish); and
  - Façade Changes - Given the change of materials it was believed that the anodized aluminium decorative band would no longer provide a successful contrasting visual element to the design and therefore has been omitted.

33.

### **Any other business**

**Chris Key**

**Secretary to the**

**Development and Planning Commission**