

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 7th meeting of 2025 to be held remotely via video conferencing on 31st July 2025 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

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 J Celecia
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 6th meeting of 2025 held on 26th June 2025.

Matters Arising

2. None

Major Developments

3. **F/19803/25** 10/11 Carrera's Passage -- Proposed construction of a residential development.
Follows on from Outline application.

Other Developments

4. **F/19532/24** House 8, South Barrack Mews, South Barrack Road -- Retrospective application for minor works to residence and patio areas.
5. **O/19552/25** Vacant plot, 94 Queensway -- Proposed garage building and stores.
6. **F/19675/25** Unit 14, 3 South Dockyard Approach -- Proposed extension to building.
7. **O/19738/25** 2-3 Humphrey's Bungalow, 7 Engineer Road -- Proposed demolition of existing dwelling and construction of a single dwelling.
8. **F/19758/25** Unit 12, 1 Casemates Square -- Proposed change of use from shop (Class A1) to nursery (Class D1) and associated fit-out of unit.
9. **F/19764/25** 123 Main Street -- Proposed refurbishment of building including contemporary roof extension and change of use from offices (Class B1) to residential (Class C3).
10. **F/19798/25G** Ex-SES Site, Lathbury Road -- Proposed building to accommodate the Gibraltar Electrical Authority facilities, including offices, warehouse and ancillary uses.
GoG Application
11. **F/19821/25** 4/4 Crutchett's Ramp -- Proposed removal of the existing front window to be replaced with a new entrance and doorway.

12. **A/19824/24** 4/4 Crutchett's Ramp -- Proposed installation of sandwich board.
13. **MA/19785/25** House 13, St Christopher's Court St Christopher's Alley -- Proposed conversion, extension and refurbishment of property.

Consideration of Minor Amendments including:

- *construction of ground floor conservatory;*
- *installation of second floor balcony; and*
- *internal alterations.*

Minor and Other Works– not within scope of delegated powers

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

14. **F/19671/25** Flat 5, 12 Parliament Lane -- Proposed conversion of roof terrace into a studio apartment.
15. **F/19790/25** 20-22 Hospital Ramp -- Proposed internal alterations & conversion of pitched roof to a flat roof terrace with false pitch roof around the perimeter.
16. **F/19795/25** First Floor Roof Terrace at Ocean Heights -- Proposed conversion and alterations of commercial/office premises into residential accommodation.
17. **F/19806/25G** Devil's Gap Battery Green Lane, Gibraltar Nature Reserve -- Proposed refurbishment and enhancement of former military fortification to be used as a visitor interpretation and ticket office.

GoG Application
18. **F/19836/25** Eurocity, Europort Avenue -- Proposed subdivision and change of use of ground floor commercial unit to flexible uses (Classes A1, A2, A3, B1 and D1).
19. **MA/19809/25** Winston Churchill Avenue -- Proposed construction of a new residential building with apartments and day care center, an elevated playground area and a car park.

Consideration of Minor Amendments including:

- *installation of new access doors on east façade of building at ground floor level;*
- *reduction to entrance area at ground floor level;*
- *updated stairs to rooftop garden floor;*
- *revised design to elevated podium;*

- increased floor level at Level 9; and
- introduction of disaligned window pattern.

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.

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| 20. | O/16992/20 | <p>Both Worlds (South Site), Sir Herbert Miles Road -- Proposed construction of a part six and part seven storey residential development comprising 13 x apartments and a separate three storey dwelling to the south connected to the main building by a bridge as well as 30 car parking spaces (28 in the two storey carpark including 15 x public car parking spaces to fulfil an outstanding requirement and two x spaces for the detached house accessed off Sir Herbert Miles Road) and storage facilities.</p> <p><i>Ratification of revised plans to ensure compliance with DPC recommendations on application.</i></p> |
| 21. | O/18712/23 | <p>South/West Corner Of Europort Development -- Proposed beautification of an existing access road, construction of four new town houses and re-development of a garden landscaped area with additional amenities.</p> <p><i>Consideration of request to renew Planning Permission No. 8977.</i></p> |
| 22. | F/18791/23 | <p>240-248 Main Street -- Proposed refurbishment of external building facades, including installation of new render, removal of redundant services and installation of new windows and shutters.</p> <p><i>Consideration of details of fibre glass shutters to discharge Condition 6 of Planning Permission No. 8879.</i></p> |
| 23. | F/19040/24 | <p>Cathedral Of St Mary, The Crowned, 215 Main Street -- Proposed roof replacement and installation of roof access hatch.</p> <p><i>Consideration of roof colour to discharge Condition 2 of Planning Permission No. 8870.</i></p> |
| 24. | F/19337/24 | <p>9/7 and 9/8 Lynch's Lane -- Retrospective application for the amalgamation of two units into one, changing entrances and the replacement of windows.</p> |
| 25. | F/19391/24 | <p>9A Gardiner's Road -- Retrospective planning garden modifications and proposed wall, garden room and parking</p> |

deck.

Consideration of revised plans to comply with DPC decision including:

- *glass balustrading being changed to alternative material, railings on communal stairs and omission of two gates on communal stairs;*
- *landscaping plans for bottom level with section through; and*
- *elevations of boundary wall no more than 1.8m with areas by accesses no more than 2.1m with details of finishes; and elevations of pergola and sliding gate to pergola.*

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| 26. | F/19417/24 | Flat 3, 12 New Passage -- Proposed internal alterations and replacement of external lightwell-facing windows. |
| 27. | F/19616/25 | 20 West Walk, Europa Walks -- Proposed extension of the height of the north and east piers of a patio wall. |
| 28. | F/19619/25 | 15A Town Range -- Proposed replacement of all timber windows on ground, first and second floors on the west elevation on a like-for-like basis. |
| 29. | F/19628/25 | House 2, 1A Mount Road -- Proposed minor external alterations to residence. |
| 30. | F/19630/25 | Onyx Suite, Eurocity -- Proposed internal fit out of unit together and installation of glass manifestation to external curtain walling. |
| 31. | F/19651/25G | The Sunrise Hostel and DH Ceramics Store, 78 – 82 Devils Tower Road -- Proposed refurbishment and extension of the building. |

GoG Application

Consideration of revised plan setting extension back 2m from site boundary to comply with DPC decision.

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| 32. | F/19665/25 | Podium/Pool Level, Tradewinds, Bayside Road -- Proposed construction of pergolas on the podium level, replacement of the timber deck and pool edge tiling around the existing pool, and installation of glass gates to access the pool area. |
| 33. | F/19682/25 | Ragged Staff Magazine 53 Queensway Road -- Refurbishment of magazines for use as a commercial storage facility. |

Follows on from Outline application.

Ratification of proposals to reinstate one of the vaults as original as

part of the proposals.

- 34. **F/19691/25** 717 Sand Dune House, Beach view Terraces -- Proposed change of balcony doors.
- 35. **F/19692/25** Flat 3, 14 Flat Bastion Mews, Flat Bastion Road -- Proposed installation of awning.
- 36. **F/19694/25** 404 Neptune House, Marina Bay -- Proposed internal alterations, installation of glass curtains and replacement of windows of a like-for-like basis.
- 37. **F/19701/25** 20/1 Witham's Road -- Proposed terrace conversion works.
- 38. **F/19703/25** Unit 13 Ocean Heights -- Proposed subdivision of vacant unit into three stores.
- 39. **F/19709/25** 32A Rosia Road -- Proposed installation of glass curtains.
- 40. **F/19711/24** 25B Elliotts Battery -- Proposed installation of an air conditioning unit.
- 41. **F/19716/25G** 9A Glacis Road -- Proposed change of use and refurbishment of unit to provide to St Martin's School with a temporary educational facility (Class D1).

GoG Application

Ratification of revised plans to ensure compliance with Modification Order.

- 42. **F/19721/25** 2.1.13 Rosemary Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
- 43. **F/19722/25** 17/2 Gardiner's Road -- Proposed redevelopment of the existing pool area and ancillary accommodation.
- 44. **F/19724/25** Area outside Prior Park School Entrance, by Arengo's Palace -- Proposed construction of a new electrical meter cabinet and installation of new mains supply cable.
- 45. **F/19730/25** 10.0.16 Oleander Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
- 46. **F/19739/25** 32 Shrine Walk, Europa Walks Estate -- Proposed refurbishment and extension.
- 47. **F/19741/25** 8 Ragged Staff Wharf, Queens Way Quay -- Proposed replacement of two windows.
- 48. **F/19748/25G** Champion Park, Queensway -- Proposed installation of freestanding sign with the word "Gibraltar".

GoG Application

49. **F/19749/25** House 1, The Olives, 7/9 Naval Hospital Hill -- Retrospective application for installation of pergola, conservatory and alterations to pool.
50. **F/19753/25** 53 Governor's Street -- Retrospective application for fit out of retail unit and replacement fascia signage.
51. **F/19754/25** 14 North Gorge, Europa Road -- Proposed installation of pergola structure in garden.
52. **F/19756/25** 1003 Europlaza, Harbour Views Road -- Proposed installation of glass curtains.
53. **F/19760/25** 112 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.
54. **F/19762/25** 18 Shorthorn Farm Estate, Europa Road -- Proposed installation of electric powered awning to second floor balcony.
55. **F/19763/25** Europa Sports Bar, Europa Sports Complex -- Proposed internal refurbishment and extension.
56. **F/19766/25** 14 Britannia House, Marina Bay -- Proposed internal and external alterations.
57. **F/19769/25G** Europa Point Sports Complex -- Proposed external staircase to aid with entry and fire escape requirements.

GoG Application.

58. **F/19774/25** 20 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.
59. **F/19775/25** 119 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.
60. **F/19776/25** 9 Cormorant Wharf Queensway -- Proposed installation of glass curtains.
61. **F/19779/25** 114 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile.
62. **F/19780/25** 902 – 903 Atlantic Suites -- Proposed amalgamation of two x 2-bedroom flats into one x 4-bedroom flat.

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| 63. | F/19786/25 | 902 – 903 Atlantic Suites -- Proposed amalgamation of two x 2-bedroom flats into one x 4-bedroom flat. |
| 64. | F/19789/25 | 1 Engineer Lane -- Proposed change of use from shop (Class A1) to cafeteria (Class A3) and installation of fascia signage. |
| 65. | F/19797/25 | 49, Quay 31, Kings Wharf, Queensway -- Proposed installation of awnings. |
| 66. | F/19815/25 | 6 Ragged Staff Wharf, Queensway Quay -- Proposed replacement of wooden windows and doors with uPVC windows and doors with a like-for-like profile. |
| 67. | F/19816/25 | 20B Elliott's Battery -- Proposed replacement of existing glass curtains on covered terrace with three x uPVC windows. |
| 68. | F/19840/25 | Flat 83, Quay 29, Kings Wharf, Queensway -- Proposed installation of two x awnings. |
| 69. | F/19844/25 | Flat 26, Quay 29, Kings Wharf -- Proposed installation of awnings. |
| 70. | F/19851/25 | 30 Europa Road -- Proposed emergency structural remedial works to deteriorated/defective roof terrace timber structure and removal of asbestos roof sheeting. |
| 71. | A/19658/25 | Unit 12A, Block 5, Water Gardens, Waterport Wharf -- Proposed replacement of existing sign with new signage. |
| 72. | A/19690/25 | Unit 2 Casemates House, 21 Casemates Square -- Proposed display of two sandwich boards in tables and chairs area. |
| 73. | A/19695/25 | Unit A, 4 Tuckey's Lane -- Proposed display of a sandwich board. |
| 74. | A/19697/25 | 256 Main Street -- Proposed display of a sandwich board in tables and chairs area. |
| 75. | MA/19415/24 | North Gorge, Europa Road -- Proposed construction of an eco-sustainable residential development comprising 48 x residential units, access roads, storerooms, extensive landscaping and other associated site works. |

Consideration of Minor Amendments including:

- *design change of the family pool area to suit existing topography, including access arrangement.*

Consideration of details of gate to estate to discharge Condition 14 of Supplemental Planning Permission No. 8128F.

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| 76. | MA/19521/24 | North Gorge, Europa Road -- Proposed construction of a new eco-sustainable residential development, comprising 48 x |
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residential units, access road, footpaths, storerooms, landscaping and other associated site works.

Consideration of Minor Amendments including:

- *interior layout changes to house number 32, including lift access to area in front of the cold stores that shall be used as storage areas; and*
- *reprovision of car parking space, garden landscaping and placemaking to community areas.*

77. **MA/19726/25** Unit 14-16 Ocean Heights Gallery -- Proposed extension of current kitchen facilities to include hot food preparations.

Consideration of Minor Amendments including:

- *installation of a partition wall, separating the kitchen from the bar area.*

78. **MA/19734/25** 37 Line Wall Road -- Proposed internal external alterations and refurbishment of existing building to make nine apartments with the construction of a top floor extension two provide two new duplex apartments with associated ancillary works.

Consideration of Minor Amendments including:

addition of two x structural cylindrical steel columns on the east elevation balcony, painted in dark graphite gray and located on the second and third floors.

79. **MA/19767/25** 1 West Walk, Europa Walks Estate -- 1 West Walk, Europa Walks -- Proposed internal and external alterations.

Consideration of Minor Amendments including:

- *the addition of a first-floor bedroom balcony above the main entrance lobby; and*

enlargement of windows throughout property.

80. **MA/19777/25** 3 South Walk, Europa Walks Estate -- Proposed conversion, extension and refurbishment works to residence.

Consideration of Minor Amendments including:

- *installation of a new high-level window to the dining area in the north façade of the building.*

81. **MA/19799/25** Unit B Hassan Centenary Terraces, Eastern Beach Road -- Proposed fit-out of commercial premises into a nursery.

Consideration of Minor Amendments including:

- *re-siting façade windows and minor alterations to first floor layout.*
- 82. **MA/19800/25G** Units 3 and 4 GJBS Yard, Neil Piñero Road -- Proposed internal alterations to warehouse.

 GoG Application

 Consideration of Minor Amendments including:
 - *addition of 3 x windows; and*
 - *minor internal alterations.*
- 83. **MA/19810/25** 221-222 Mauretania, Both Worlds -- Proposed enclosure of terrace by installing bio-climatic pergola and glass curtain windows.

 Consideration of Minor Amendments including:
 - *enclose terrace by installing a sandwich panel fixed roof instead of a bioclimatic pergola.*
- 84. **MA/19847/25** 51 Main Street -- Proposed conversion of four stores in an office.

 Consideration of Minor Amendments including:
 - *enclosure of the patio at the rear to create a lobby; and*
 - *associated internal alterations.*
- 85. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission