

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 10th meeting of 2025 to be held remotely via video conferencing on 16th October 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 8th meeting of 2025 held on 21st August 2025 and Approval of Minutes of the 9th meeting of 2025 held on 4th September 2025.

Matters Arising

2. None

Major Developments

3. **F/19731/25** 1-3 Boyd Street, 5 Boyd Street, 11-13 Boyd Street And 3 Rosia Road -- Proposed construction of a mixed-use development, comprising retail streetscape and green urban plaza, residential with car parking, including senior living accommodation, a dance hall facility for use by the Ministry of Culture, commercial office space and the widening of public footpaths.

Follows on from Outline application.

Other Developments

4. **F/19030/23** 9-15 Bayside Road -- Proposed construction of Phase 1 of the Bayside Central Development comprising the construction of the basement car parking and ancillary facilities, with access/egress via Bayside Road.

Consideration of request for the temporary relaxation of Condition 5 of Planning Permission No. 8955.
5. **F/19647/25** 20 Castle Road -- Proposed use of public highway as private parking for two x motorcycles.
6. **F/19866/25** 3 Catalan Gardens, Sir Herbert Miles Road -- Proposed garden extension to mirror house 1 and 2 of Catalan Gardens with a single concrete column and projected slab over existing rock face and tied into terrace slab of 4 Catalan Gardens.
7. **O/19930/25** 12 Tuckey's Lane, 55 -57 Irish Town and 61 Irish Town -- Proposed installation of transparent glazed bridge connecting adjacent properties at second-floor level.
8. **F/19931/25** Marina Club Entrance – Proposed installation of additional nighttime security measures including access gates and pedestrian card access.

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| 9. | F/19946/25 | Midtown Bus Stop, Campion Park -- Proposed installation of green roof. |
| 10. | F/19953/25 | 6 West Place of Arms -- Proposed extension of conservatory. |
| 11. | MA/19181/24 | Ex Toc-H Site -- Development of a boutique hotel and spa. |

Consideration of Minor Amendments including:

- *change of levels over powder magazine due to existing structures and split levels introduced to minimize impact to the north key visuals;*
- *addition of a toilet to the ground floor northeast corner adjacent to the cannons for conference room use;*
- *increasing lift and stair core to access roof terrace;*
- *addition of plant area deck over the western pitched roof;*
- *adjusting skylights / planter design over the gallery to allow for the increased slab area as built on site; and*
- *amended pool glass feature design and integration with extended cantilevered terrace.*

Consideration of revised proposals following issuing of Modification Order

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| 12. | MA/19885/25 | 22-24 Town Range -- Proposed refurbishment and redevelopment with new residential units, stores, swimming pool and ancillary areas. |
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Consideration of Minor Amendments including:

- *additional reconfiguration of internal areas; and*
- *additional necessary demolitions.*

Minor and Other Works– not within scope of delegated powers

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

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| 13. | F/19583/25 | 2 South Walk, Europa Walks Estate -- Proposed extension and alterations to perimeter wall. |
| 14. | F/19793/25 | 3 Engineer Lane -- Proposed construction of conservatory to roof terrace and associated works. |
| 15. | F/19906/25 | 15 South Walk, Europa Walks -- Proposed construction of a one storey extension and the installation of photovoltaic panels. |

16. **F/19985/25G** Varyl Begg Estate, Europort Road -- Proposed refurbishment of Warspite House, Barham House, Orsova House, Cathay House, Oronsay House including installation of outer insulation, clothing line baskets, air conditioning unit baskets, new paint and new awnings as well as new balcony enclosures.

GoG Application
17. **D/19932/25** Governor's Cottage, Europa Advance Road -- Proposed demolition of industrial. dilapidated structures including Nissen huts, concrete slab covering existing pit and retaining wall.

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.

18. **F/18031/22** 12/9 Armstrong Steps, Gibraltar -- Proposed minor alterations, loft conversion/refurbishment and ancillary works to apartment premises.

Consideration of request to renew Planning Permission No 8341.
19. **F/18060/22** 1-9 Governors Street and 2-4 Benzimra's Alley -- Proposed extension to, and general refurbishment of, building, installation of new passenger lift and ancillary works.

Request to renew Planning Permission No. 8466.
20. **F/18355/22** 1B Paradise Ramp -- Proposed refurbishment and extension to the existing property for use as a single dwelling.

Ratification of revised design for balconies as per DPC Modification Order.
21. **F/19012/23** 2 Atlas Views, 8 Naval Hospital Hill -- Proposed installation of new external deck and staircase to lower basement level.
22. **F/19380/23** 55-57 Main Street -- Proposed renovations to building façade including installation of ETICS (External Thermal Insulation Composite System).
23. **F/19610/25** Forbes Battery -- Proposed relocation of mobile antenna from Devil's Tower Carpark to Forbes Battery.

Consideration of revised plans for placement of generator.
24. **F/19794/25** Europa Point Cafeteria -- Proposed use of external area for tables and chairs.

25. **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*
- Consideration of colour samples to discharge Conditions 2 and 3 of Planning Permission No. 9421.*
26. **F/19804/25** 92 Irish Town -- Proposed office refurbishment including the replacement of windows on a like-for-like basis and the installation of a lift.
27. **F/19807/25** 2 and 6 Gavino's Passage -- Proposed renovation of existing roof cover to the laundry rooms and stair well including the removal of the existing clay roof tiles and corrugated sheets and replacement with new roof panels imitating clay roof tiles.
- Consideration of color scheme and roof sample to discharge Condition 3 of Planning Permission No. 9448.*
28. **F/19819/25** Trends, 84-90 Main Street -- Proposed conversion of second floor light well into cafe and stores.
29. **F/19829/25** CEPSA Petrol Station, Kingsway -- Proposed construction of store.
30. **F/19832/25** 13 Plata Villa, St Joseph's Road -- Proposed construction of a single storey terrace extension and associated minor internal alterations.
31. **F/19846/25** 101 and 108 Viking Lodge, Mons Calpe Mews -- Proposed amalgamation of two x 2 bedroom flats into one x 4 bedroom flat.
32. **F/19848/25** 15, 40 Buena Vista Park, Europa Road -- Proposed external works to extend planters outside front door.
33. **F/19861/25** 190-192 Main Street -- Proposed conversion of the vacant unit from retail (Class A1) to café (Class A3) and placement of external seating and associated furniture in existing licensed tables and chairs area.
34. **F/19863/25** Third Floor, Gibraltar Heights, Bishop Rapallo's Ramp -- Proposed supplement to existing steel balustrading.
35. **F/19876/25** 806 Forbes 1848, Devils Tower Road -- Proposed installation of glass curtains.
36. **F/19880/25** 33/34 Almond Lodge, Montague Gardens -- Proposed amalgamation of one x 2 bedroom flat and one x 3 bedroom flat into one x 5 bedroom flat and associated internal

alterations.

- 37. **F/19881/25** 806 Ocean Spa Plaza, 17 Bayside Road -- Proposed safety modification to handrail glazing.
 - 38. **F/19887/25** 310 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
 - 39. **F/19891/25** Unit 4 Chatham Counterguard -- Proposed minor alterations to unit and installation of replacement signage.
 - 40. **F/19892/25** 2016 Palm Tree Mews, Ocean Village -- Proposed installation of a retractable canopy system.
 - 41. **F/19903/25** 8004 Acacia Court, Sir Jackson William Grove -- Proposed installation of air conditioning units.
 - 42. **F/19904/25** 2 Prevost House, Buena Vista Estate -- Retrospective application for the installation of retractable awning.
 - 43. **F/19918/25** 252 Main Street -- Proposed change of use from a shop (Class A1) to a store.
 - 44. **F/19919/25G** Saluting Battery Promenade -- Proposed relocation of the existing exercise (street workout) park currently at the south end of the promenade further to the north on a temporary basis.
- GoG Application*
- 45. **F/19921/25** 2.6.10 Rosemary Court, Sir William Jackson Grove -- Retrospective application for the installation of two x air conditioning units.
 - 46. **F/19924/25** 26 Limonium House, West View Park -- Proposed installation of glass curtains.
 - 47. **F/19929/25** 2202 Murano, Eurocity -- Proposed installation of glass curtains and a sunroof.
 - 48. **F/19933/25** Garages No. 20 – 26, Europa Walks Estate -- Proposed installation of new electrical infrastructure for garages.
 - 49. **F/19934/25** 5C Cornwall's Parade -- Proposed change of use from commercial use (Class A2) to residential (Class C3).
 - 50. **F/19944/25** 121 Main Street -- Proposed change of use from shop (Class A1) to class takeaway (Class A3).
 - 51. **F/19949/25G** 80A Queensway Road -- Proposed fit-out of the existing shell and core first floor level to provide 5 x self-contained offices and associated works.

GoG Application

52. **F/19950/25** 801 - 802 International Commercial Centre -- Proposed internal alterations and amalgamation of two x 2 bedroom flats into one x 5 bedroom flat into one.
53. **F/19956/25** 102 Irish Town -- Proposed minor alterations and change of use from pub (Class A3) to retail (Class A1).
54. **F/19964/25** House 4, Atlas Views, 8 Naval Hospital Hill -- Proposed development of garden area.
55. **A/19994/25G** Main Street -- Proposed installation of lamppost banners to advertise the Gibraltar Literary Festival.
56. **MA/19860/25** Flat 7, 40 Engineer Lane -- Proposed conversion of 1 x three bedroom apartment into 1 x one bedroom flat and 1 x two bedroom flat and associated refurbishment works.

Consideration of minor amendments including:

- *minor changes to internal layout and entrance access.*
57. **MA/19875/25** House 9, Atlas Views, 8 Naval Hospital Hill -- Proposed alterations, extension and refurbishment of property.

Consideration of minor amendments including:

- *minor internal alterations;*
 - *installation of covered terrace adjacent to garden area on lower level;*
 - *introduction of balcony on entry level;*
 - *relocation of stair location in garden area; and*
 - *rear facade facing garden changed to accommodate design changes.*
58. **MA/19884/25** Eurocity Retail Arcade, Commercial Unit -- Eurocity Retail Arcade Commercial Unit Eurocity, Europort Avenue -- Proposed fit-out of vacant commercial unit into a spa and wellness Centre.

Consideration of minor amendments including:

- *minor internal alterations.*
59. **MA/19902/25G** 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.

GoG Application

Consideration of minor amendments including:

- *addition of clothing baskets on the west façade of the building.*

60. **MA/19908/25** Engineer Road, Maida Vale, The Sanctuary, Villa 2 -- Proposed modifications to the pool area, including the addition of a free-standing sauna and steam room.

Consideration of minor amendments including:

- *improved pool layout and functionality as well as expanded and better-integrated greenery.*

61. **MA/19911/25** 3-7 & 9-11 Naval Hospital Road -- Proposed facade refurbishment / repair including replacement of all steel balcony railings to glass balustrading on the west facade and installation of steel balcony handrails on the east façade.

Consideration of minor amendments including:

- *change of approved balustrade style.*

62. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission