

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 2nd meeting of 2026 to be held remotely via video conferencing on 19th February 2026 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 Neale
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 1st meeting of 2026 held on 22nd January 2026.

Matters Arising

2. None

Major Developments

3. **MA/20110/25** 9-15 Bayside Road -- Proposed construction of phase 2 of the development comprising the mixed-use development of residential accommodation, commercial office space, retail units and associated amenities.

Consideration of minor amendments including:

- *moving the balcony faces 40cm outwards;*
- *moving the inner façade outwards thereby increasing the net internal area behind the balcony that extends around the whole façade;*
- *moving some of the penthouse facades within Building A outwards;*
- *limited expansion of Building B; and*
- *amendment to apartment mix with the overall number of apartments increasing from 313 to 369 units.*

Other Developments

4. **O/19137/24** 27-31 Flat Bastion Road -- Proposed demolition of existing building and construction of a new residential development.

Consideration of revised scheme following previous consideration by the Commission

5. **O/19973/25** 24-30 Flat Bastion Road -- Proposed redevelopment of the site to provide 4 town houses, 3 flats and parking.
6. **D/19984/25** 26 Flat Bastion Road -- Proposed demolition of three storey building.
7. **F/20070/25** El Kasbah, 5 Castle Street -- Proposed installation of platform on castle street.
8. **F/20100/25** 55 Europa Road -- Proposed social club with restaurant, gym, recreational, residential and sporting facilities.

Follows on from Outline application.

9. F/20109/25 21 Moorland Mews, Ordnance Wharf, Queensway -- Proposed vertical extension of townhouse by one floor and refurbishment of property including flat roof for maintenance purposes only.

Minor and Other Works– not within scope of delegated powers

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

10. F/18165/22 69-70 Catalan Village -- Proposed construction of three storey residential building with terrace and general refurbishment of existing cottage.
- Consideration of request to renew Planning Permission No. 8514 for an additional year.*
11. O/19288/24 72-79 Catalan Bay -- Proposed single storey extension over an existing two x storey residential building with retention of existing commercial unit at ground floor level and a further extension to the rear to allow for a new circulation core.
- Consideration of request to renew Outline Planning Permission No. 9133 for an additional year.*
12. F/19914/25 Europa Point, Pillars Of Hercules, Queens Balcony, Great Siege Tunnel, Princess Caroline Battery, Douglas Path (South), Gun Platforms O'Hara's Battery -- Proposed replacement or removal of existing and installation of new telescopes.
13. F/20078/25 Mount Misery, St Michael's Road close to Sky Walk and midsection of Douglas Path -- Proposed relocation of two existing telescopes within the Nature Reserve to new locations.
14. F/20049/25 M106, Block M, Hassan's Centenary Terraces -- Proposed installation of two x pergolas within Balconies.
15. F/20064/25 M107, Block M, Hassan's Centenary Terraces -- Proposed installation of two x pergolas within Balconies.
16. MA/20104/25 1 Corral Road -- Proposed redevelopment of the existing 'Eurolife' building' to provide a 120 bedroom hotel with restaurant and roof-top bar.

Consideration of minor amendments including:

- *internal reconfiguration at ground and first floor levels;*
- *revisions to the roof level to accommodate updated servicing, plant, extraction, and fire safety requirements and introduction of a new sedum roof canopy to screen*

equipment, enhance aesthetics, and improve environmental performance without exceeding previously approved height limits.

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.

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

GoG Application

Consideration of request to discharge Condition 5 of Planning Permission No.9392 in respect of details of perimeter fence.
18. **F/19990/25** Kids Hub, Unit 5G, I.C.C -- Proposed refurbishment of unit as an afterschool and holiday club for children aged 5-10 years.
19. **F/19991/25** 7-9 Demaya's Ramp -- Proposed replacement of the existing single storey storeroom on the roof terrace with an enlarged single storey extension and associated works including the installation of a roof pergola and deck alongside minor internal alterations.
20. **F/20000/25** 12A Unit B, North Mole Road -- Proposed internal fit-out including and installation of air conditioning and plant.

Consideration of screening details to discharge Condition 2 of Planning Permission No. 9538.
21. **F/20020/25** 12 Dexterous House -- Proposed extension and alterations.

Consideration of revised plans to address the Commission's decision.
22. **F/20027/25** 261 Main Street -- Proposed facade upgrade and fit out of unit including installation of new signage.
23. **F/20032/25** Florencia, Riviera Mews, 86 Riviera Promenade Walk, Catalan Bay Village -- Proposed installation of awning.
24. **F/20040/25** House 3, Atlas Views, 8 Naval Hospital Hill -- Retrospective application for installation of skylights and internal alterations.
25. **F/20048/25** Second and Third Floors, Forbes 1848 -- Proposed installation of louvered screens along the open sides of the car park.
26. **F/20060/25** 10 Library Gardens -- Proposed replacement of existing timber

windows with sympathetic hardwood windows with similar profile and proportion to original windows.

27. **F/20062/25** 19 South Walk, Europa Walks -- Proposed extension and conversion works to property.
28. **F/20066/25** 125 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
29. **F/20067/25** 85 Governors Street -- Proposed refurbishment of unit including installation of awnings and signage proposals.
30. **F/20071/25** 1203, Block 6, Europlaza Block -- Proposed installation of glass curtains.
31. **F/20077/25** 21 The Sails Queensway -- Proposed installation of glass curtains.
32. **F/20079/25** 1203, Block 6, Europlaza -- Proposed minor internal alterations to apartment and installation of pergola to terrace.
33. **F/20081/23** 2.1.10 Rosemary Court, Sir William Jackson Grove -- Proposed installation of air conditioning unit.
34. **F/20090/25** 7 Rock Rose House, Waterport Terraces -- Retrospective planning application for minor interior alterations, the creation of a new window and installation of air conditioning unit.
35. **F/20096/25** Referendum House Bus Stop -- Proposed installation of green roof.
36. **F/20097/25** Waterport Road Bus Stop -- Proposed installation of green roof.
37. **F/20122/25** 1.22 Madison, Midtown -- Proposed minor internal alterations to existing premises and installation of replacement signage.
38. **F/20123/25** 4 Shrine Walk, Europa Walks Estate -- Proposed extension and alterations.
39. **F/20124/25** Warehouse WH5, Garrod Road -- Proposed replacement of existing asbestos pitched roof with insulated sandwich panels.
40. **F/20132/26** 24/2 & 24/3 Crutchett's Ramp -- Proposed sub-division of one x 3 bedroom flat into one x 1 bedroom and one x 2 x bedroom flat.
41. **A/20162/26G** South Wall, Midtown Coach Park -- Proposed installation of photos of depicting Gibraltar tourist activities.
42. **A/20164/26** Balcony, Gustavo Bacarisa's Gallery -- Proposed installation of banner advertising Gibraltar Body Art Festival.

43. **MA/19688/25** Water Gardens Blocks 1,2 and 3 Waterport Road -- Proposed Maintenance works, waterproofing and the application of armored render/redecoration to all external facades of the buildings, balconies, podium, ground & first floor commercial units.

Consideration of minor amendments including:

- *replacement of existing single glazed aluminum windows to modern equivalent double-glazed window units, colour to match existing. homeowners are being offered an option to replace their windows while the scaffold is in place;*
- *balcony waterproofing polyurethane liquid applied with upstands, fully compatible with mesh reinforced render; and*
- *removal and disposal of existing podium planters and existing floor tiles, apply new waterproofing system and reinstatement with new tiles, install new perimeter handrail. new landscaping strategy to be free standing planters with irrigation.*

44. **MA/20035/25** 30 Europa Road -- Proposed emergency structural remedial works to deteriorated/defective roof terrace timber structure and removal of asbestos roof sheeting.

Consideration of minor amendments including:

- *replacement of external windows to Naval Hospital Hill elevation; and*
- *replacement/enlargement of Europa Road elevation with new tilt and turn casemate windows.*

45. **MA/20036/25** 3-4 Strait Views Terrace Europa Point - Proposed refurbishment, alterations and extension.

Consideration of minor amendments including:

- *internal layout alteration to the kitchen, bathrooms and bedrooms with updated room uses and associated window adjustments;*
- *external alterations comprise of the replacement of retractable awning with pergola, revisions to entrance porch and main door, updated landscape strategy, and introduction of bird-safe balustrading to swimming pool;*
- *outbuilding to be refined with additional detailing, new windows, and roof modifications;*
- *shading on South elevation revised to match traditional style of new pergola; and*
- *existing basement to be used for the underground plant*

room

Consideration of revised plans omitting rear facing window at second floor of property.

46. MA/20076/25 16 Europa Mews, Europa Road – Proposed extension and refurbishment.

Consideration of minor amendments including:

- *removal of terrace from proposed extension and introduce pitch roof and reducing the total footprint 7spm*

47. 1555/P/066/26 59-61 Main Street – Proposed refurbishment, re-rendering and painting of building.

48. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission