

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 5th meeting of 2026 to be held remotely via video conferencing on 28th May 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 R Laposi
(Minute Secretary)

Approval of Minutes

1. Approval of Minutes of the 4th meeting of 2026 held on 23rd April 2026.

Matters Arising

2. None

Major Developments

3. **F/20131/25G** Western Sea Front of Westview Park -- Proposed reclamation of land from the sea.
GoG Application
4. **O/20214/26** Ex Brewery Crusher Site, 3 Levanter Way, Little Bay Car Park adjacent to existing Manhole 44 and Keightley Way Tunnel -- Proposed urban wastewater treatment plant at the Ex-Brewery Crusher site, new pumping station at Little Bay Car Park and transfer pipeline towards and through Keightley Way Tunnel and between Tunnel exit and Brewery Crusher, including discharge pipe installation at Europa promenade.

Other Developments

5. **F/19833/25** 15 Scud Hill -- Proposed refurbishment and extension including proposed garage at ground floor level.
6. **F/20197/26** 13A Ocean Village Promenade, Ocean Village -- Proposed installation of a lightweight freestanding aluminum-framed terrace enclosure with retractable transparent PVC side screens to provide weather protection to the existing outdoor seating area.
7. **F/20209/26** 1 and 3A Queen's Road -- Proposed visitor attraction, including refurbished military battery, butterfly enclosure, digital experience, landscaping and interpretation.

Minor and Other Works- not within scope of delegated powers

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

8. **F/20101/25** Townhouse 2, Ordnance Wharf, Queensway Quay -- Proposed alterations to property including recessed first floor terrace and installation of internal lift.

- 9. F/20218/26 Unit 7, Casemates House, 16 Casemates Square -- Proposed change of use from shop (Class A1) to bar/restaurant (Class A3)
- 10. F/20266/26 15 Gardiner's Road -- Proposed External Refurbishment.

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.

- 11. F/15807/18 20 Aloe House, Waterport Terraces -- Proposed replacement of balcony door with a sliding door.
- 12. F/18968/23 Commercial Units on Eurocity Passage, Eurocity Tower 2 -- Proposed change of use of existing units to shops (Class A1) and-or food and drink (Class A3), fitting shop front and shelf on core fit-out.

Consideration of details to discharge Conditions No. 3 (No hot food) and No. 4 (Signage and shop signs) for Unit 2.0.16 in respect of Planning Permission No. 8838.
- 13. O/19518/24G 23-25 Town Range -- Proposed refurbishment of existing school building with retention of existing facades and other built elements, partial demolition of structures and construction of two levels of educational spaces with rooftop recreational area.

GoG Application

Consideration of request to renew Outline Planning Permission No.9311 for an additional year.
- 14. F/19584/25 Flat 1B, 251 Main Street -- Proposed minor alterations/conversion of residential premises & decontrol of apartment including replacement windows.
- 15. F/19948/25 1 Glacis Road -- Proposed replacement kiosk with green roof.
- 16. F/19979/25 11 South Walk, Europa Walks -- Retrospective application for opening windows on ground and first floor west elevation.

Consideration of revised plans omitting air conditioning unit from façade of building.
- 17. F/20023/25 152 Main Street -- Proposed internal alterations and installation of replacement shopfront and signage.
- 18. F/20058/25G Tovey Cottage, 6 Queen's Road -- Proposed redevelopment of the site to provide conservation, education and touristic

centre.

GoG Application

Consideration of materials and finishes to discharge Conditions 3 and 4 of Planning Permission No. 9544.

19. **F/20067/25** 85 Governors Street -- Proposed external refurbishment of premises to include new awnings and signage.
Consideration of installed arrangement of awnings.
20. **F/20075/25** 22 Victoria House, 5 Alameda Estate, Red Sands Road -- Proposed door opening to flat to access terraced communal planter area.
21. **F/20092/25** 1-3 Irish Place -- Proposed replacement of windows and door and addition of fire doors on stair landings.
22. **F/20114/25** 16 South Walk, Europa Walks -- Erect a balcony/terrace area over back patio.
Consideration of details to screen air conditioning units.
23. **F/20169/26** Flat 10, 51 Governor's Street -- Proposed renovation of property.
24. **F/20120/25** Flat 5 Bright Cottage, 3 Charles V Ramp -- Retrospective application for the refurbishment and alterations to the property.
25. **F/20170/26** 10 Europa View Terrace, 73 Europa Road -- Proposed internal reconfiguration and refurbishment.
26. **F/20187/26** Swift Cottage, 15E Town Range -- Proposed replacement of uPVC windows for wood and replacement patio door.
27. **F/20193/26** 1101, Block 3, Europlaza -- Proposed replacement of master bedroom window.
28. **F/20205/26** 9 Trafalgar Heights, 50 Europa Road -- Proposed installation of glass curtains.
29. **F/20208/26** Flat 4, Green Hills, 9A Mount Road -- Proposed extension and alterations to residential premises including partial retrospective approval for changes made by previous owner.
30. **F/20216/26** Unit 2, 1 Lynch's Lane -- Proposed subdivision of one x 3 bedroom flat into one x 2 bedroom flat and a studio.
31. **F/20224/26** Flat 6, Block M, Hassan Centenary Terraces -- Proposed installation of pergola.

32. **F/20233/26** Unit G2, Cornwall's Centre -- Change of use from Class A2 to Class B1.
33. **F/20240/26** 237 Peninsular Heights, Harbour Views Road -- Proposed installation of glass curtains.
34. **F/20246/26** 703 Seashell House, Beach View Terraces -- Retrospective application for the installation of glass curtains.
35. **F/20247/26** Flat 8, 5 Cornwall's Parade -- Retrospective application for changing three x doors to fire doors and the replacement of seven x timber windows with five x white uPVC tilt and turn windows and two x aluminum sliding windows.
36. **F/20248/26** 408 Express Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
37. **F/20254/26G** Outside of Gib Water Sports to the rear of the Bayside Sports Complex. -- Proposed boatshed for storage of diving rib and associated works.
- GoG Application*
38. **F/20255/26** 25 Main Street -- Proposed conversion of one x 2 bedroom apartment, one x 3 bedroom apartment and redundant areas into four x studies, one x 1 bedroom apartment and two x 2 bedroom apartments.
39. **F/20261/26** 2 Ebony Lodge, Montagu Gardens -- Proposed internal alterations and replacement of patio door.
40. **F/20265/26** Unit 3, Tradewinds, Bayside Road -- Proposed refurbishment and interior fit-out of existing bar and restaurant premises including the replacement of curtain walling throughout and installation of new signage.
41. **F/20276/26** 91, Quay 27, King's Wharf -- Proposed installation of glass curtains.
42. **F/20279/26** 1101 Block 3, Europlaza -- Proposed installation of pergola.
43. **F/20290/26G** St. Christopher's School, Four Corners, Winston Churchill Avenue -- Proposed construction of a single-storey detached annex to the existing school building to provide an additional offices and ablutions.
- MoD Project*
44. **A/20161/26** PWC, 327 Main Street -- Proposed installation of projecting sign.
45. **A/20227/26** Secretary's Lane, opposite the Cathedral, Ragged Staff

Roundabout and Morrisons Roundabout -- Proposed installation of banners to advertise the Eco Fest.

46. **A/20237/26** Cathedral Square, Westside Road Roundabout, North Pavilion Road and Ragged Staff Roundabout -- Proposed installation of banners to advertise 'Back to the Classics' event.
47. **A/20304/26** Main Street to Casemates -- Proposed installation of lamppost banner to advertise the 'Calentita food festival'.
48. **A/20329/26** Marina Bay and Main Street -- Proposed distribution of A5 leaflets advertising Dolphin Safari.
49. **MA/19870/25** 7 Europa Road -- Proposed demolition of derelict casino and bund wall to provide a new apartment block of 111 high quality residences with multi-storey car park and amenities.

Consideration of Minor Amendments including:

Consideration of proposed Minor Amendments including:

- *re-instatement and slight increase in total units to 115 units due to structural design development and private stores reconfiguration;*
- *re-location of substation on the north side of the site within the site boundary; and other minor adjustments due to design development.*

Consideration of HVAC unit covers to discharge Condition 26 of Planning Permission No.7506D.

50. **MA/20192/26** 2 Cathedral Square -- Proposed construction of an extension at the rear of existing bedroom on the fourth floor, replace existing damaged fire escape stairs and associated ancillary works to include new stair flight from the second floor to third floor landing.

Consideration of Minor Amendments including:

- *retention and repair of the existing escape stairs from the 4th floor to the 3rd floor central stair landing;*
- *omission of the originally approved replacement stairs;*
- *relocation of windows; and*
- *allow for an escape floor hatch to access the escape stairs.*

51. **MA/20239/26** Cannon Lane Hotel -- Proposed refurbishment of the building and construction of two-storey extension.

Consideration of Minor Amendments including:

- *reconfiguration of the ground floor; and*
- *adjustments to the stairs; and*

- *alterations to a few door locations.*
52. **MA/20264/26** Cannon Lane Hotel -- Proposed extension to the current 5th floor to include a suite.
- Consideration of Minor Amendments including:*
- *reduction of 5th floor ensuite 3 to match what is actually the site restrictions compared with the original survey.*
53. **REF/1555/P068** 16 North Pavilion Road -- Proposed refurbishment, repair and repainting of facade exterior and surrounds.
54. **Any other business**

Chris Key
Secretary to the
Development and Planning Commission