

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 10th meeting of 2026 to be held remotely via video conferencing on 22nd October 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 S Benson
(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 9th meeting of 2026 held on 24th September 2026.

Matters Arising

2. **D/20055/25G** Extension Jetty No. 3, North Mole -- Proposed demolition of jetty.
GoG Application
Consideration of request to vary the approved extended working hours under Condition 12 of Demolition Permission No. 9567 to allow extended working hours.

Major Developments

3. **F/19736/25** Victualling Yard Storehouse, Rosia Bay -- Proposed refurbishment of the property to create a public aquarium on the first floor of the storehouse and to extend the building upwards by adding a second floor to house the support, research and educational facilities and ancillary uses including a café and soft play area.
Follows on from Outline application.

Other Developments

4. **F/20396/26** 11 East Walk, Europa Walks Estate -- Retrospective application for installation of conservatory to rear patio.
5. **F/20429/26** 2A Victualling Office Lane -- Proposed change of use from commercial to residential.
6. **F/20446/26** 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.
Follows on from Outline application.
7. **F/20454/26** Eastern frontage of Europort adjacent to Europort Road -- Proposed beautification including landscaping of underutilized space at ground floor and podium level, commercial units and a cycle lane.
Follows on from Outline application.

8. **D/20465/26** 23 John Mackintosh Square -- 5 x storey-high building with a lift core overrun, comprising a reinforced concrete frame of columns and beams, with composite concrete floor slabs incorporating clay infill blocks.
- Proposed demolition works follow the approved Full Planning Application*

Minor and Other Works– not within scope of delegated powers

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

9. **F/17871/21** Seabed of the Outer Marina Waters South-West of the Airport Runway Revetment (RAF Gibraltar) -- Proposed installation of a 30 linear meter piled wave attenuator.
- Consideration of request to renew Planning Permission No. 8406A for an additional year.*
10. **F/18783/23G** John Mackintosh Hall, 308 Main Street -- Proposed partial demolition and refurbishment and extensions to existing John Mackintosh Hall to allow construction of new National Theatre.
- GoG Application*
- Consideration of request to renew Planning Permission No. 8756 for an additional year.*
11. **O/19738/25** 2-3 Humphrey's Bungalow, 7 Engineer Road -- Proposed demolition of existing dwelling and construction of a single dwelling.
- Consideration of request to renew Outline Planning Permission No. 9437 for an additional year.*
12. **O/19879/25** 1 Lower Bruce's Farm -- Proposed demolition of the existing building and construction of a new dwelling.
- Consideration of request to renew Outline Planning Permission No. 9449 for an additional year.*
13. **F/20452/26G** O'Hara's Battery, O'Hara's Road -- Proposed touristic site refurbishment and upgrades.
- GoG Application*
14. **F/20457/26** Unit 18 Governor's Cottage Camp -- Proposed construction of a first floor extension on top of the existing unit and a two storey extension at the rear of the unit to provide additional

storage facilities.

15. **F/20476/26G** St Bernards Hospital, Harbour Views Road -- Proposed installation of temporary portacabins for the administration department of the GHA Ambulance Service.

GoG Application

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.

16. **F/15779/18** 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 application for relaxation of A12 Building Regulations in respect of the provision of continuous handrails in the internal firefighting staircase.

17. **F/19897/25** 22 Castle Ramp -- Proposed rendering of the facade of building and replacement of existing windows.

18. **F/19925/25** 3 Europa Road -- Proposed new changing areas, external terraces and pool deck.

Consideration of the Geotechnical Study to partially discharge Condition 8 of Planning Permission No. 9645.

19. **F/20131/25G** Western seafront of Westview Park -- Proposed reclamation of land from the sea.

GoG Application

Consideration of Westview Park reinstatement scheme and completion details of limpet relocation to discharge Condition 6 and 7 of Planning Permission No. 9741.

20. **F/20181/26** Flat 1, The Hargrave, 73-75 Prince Edward's Road -- Retrospective application for installation of an awning with a retractable canopy.

21. **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.

Consideration of the proposed glass curtain wall glazing and

framework and planters to discharge Conditions 2 of Planning Permission No.9687.

22. **F/20289/26** 4 Benoliel's Passage -- Proposed minor alterations to property including replacement timber window and shutters and front door.

Consideration of As Built Plans with change of window, installation of roller shutter and omission of shutters.
23. **F/20378/26** 4 Trafalgar Road -- Proposed refurbishment and change of use from retail (Class A1) to mixed use comprising offices (Class A2 and/or B1), stores (Class B3) and dance studio (Class D2), including replacement fascia signage.
24. **F/20388/26** Vinopolis Wineshop, 5-7 Main Street -- Proposed external seating proposals and associated change of use of public highway.
25. **F/20404/26** 4 – 4A Europa Advance Road -- Proposed construction of the first phase of the Waste Treatment Facility comprising waste sorting plant and associated uses.

Consideration of revised plans due to a small adjustment to the electrical sub-station (Building 5). Essentially, in lieu of the two small buildings originally proposed (temporary and permanent substation facilities) this is now a single consolidated structure without any temporary element.
26. **F/20410/26G** 12 St Bernards Hospital, Harbour Views Road -- Proposed extension to entrance, internal refurbishment and new landscaping and seating within forecourt.

GoG Application

Consideration of materials and finishes, signage proposals and landscaping details to discharge conditions 2, 3, 5 and 6 of Full Planning Permission No. 9807.
27. **F/20421/26** 246 – 248 Main Street -- Proposed amalgamation of two retail units into a single unit as well as the enclosure of part of the existing rear open sunken walkway to provide additional storage and an internal WC/staff facility, together with alterations to the existing façade.

Consideration of revised plans addressing Subcommittee concerns regarding elongated window and access to unit.
28. **F/20441/26** 537 Watergardens -- Proposed refurbishment works, enclosure of external terraces and installation of pergola.

29. **F/20442/26** Units 7 and 8 Chatham Counterguard -- Proposed interior refurbishment of two vaults and minor external alterations including new signage.
- Consideration of revised signage proposal.*
30. **F/20456/26** Flat 1, Clifftop House, 9 Windmill Hill Road -- Proposed single storey extension to provide ground floor study and toilet.
31. **F/20462/26** Roof of Atlantic Suites, Europort, Europort Road -- Proposed installation of additional antenna on existing mast.
32. **F/20487/26** Unit 3, 1 Casemates Square, Gibraltar -- Proposed refurbishment of the existing restaurant including minor internal/ external alterations and new signage.
33. **F/20490/26** 32 Glacis Road, Imperial Ocean Plaza -- Proposed change of use from office (Class A2) to shop (Class A1).
34. **F/20495/26** 705 Viking Lodge, Mons Calpe Mews -- Proposed installation of glass curtains.
35. **F/20522/26** 23 Trafalgar Heights, 50 Europa Road -- Proposed installation of glass curtains.
36. **F/20535/26** 621 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
37. **F/20543/26** 909 Ocean Spa Plaza, 17 Bayside Road -- Proposed installation of glass curtains.
38. **F/20552/26G** 12 Lime Kiln Steps -- Retrospective application for the refurbishment of the building and subdivision from 2 x one bedroom and 3 x two bedroom apartments into 9 x one bedroom apartments.
- GoG Application*
39. **A/20498/26** Morrisons Roundabout, Ragged Staff Roundabout, Cathedral Square -- Proposed installation of banners to advertise 'Midnight Mike' dance event.
40. **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 proposed Minor Amendments including:*
- *re-instatement and slight increase in total units to 115 units due to structural design development and private stores reconfiguration; and*
 - *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 lighting strategy to discharge condition 27 of Supplemental Planning Permission No.7506D.

41. **MA/20411/26** Blocks 4, 5 and 6 Watergardens, Waterport Wharf -- Proposed remedial maintenance works including the application of new rendered façades of building as well as façade repairs, balcony repairs and waterproofing.

Consideration of proposed Minor Amendments including:

- *removal of the existing planters, paving, railings, etc., and re-waterproofing and re-provision of new paving, railings, landscaping scheme and other associated works.*

42. **MA/20473/26** West from No. 3 Jetty to Western Arms, North Mole via main North Mole Road -- Proposed upgrade and diversion of the existing fuel pipework infrastructure network, together with construction of a larger pump room.

Consideration of proposed Minor Amendments including:

- *relocation of the pump room from North Mole Road to behind the existing boundary wall, to be screened from public view, while also allowing for a wider pedestrian walkway along North Mole Road.*

43. **MA/20496/26** 270 Main Street -- Proposed change of use from bar to dental practice and alterations to existing frontage including new access ramp and removal of existing awning.

Consideration of proposed Minor Amendments:

- *replacement roof over Clinic 3 including installation of skylight.*

44. **MA/20502/26G** St. Martin's School, Europort Avenue -- Proposed extension and conversion of lower ground level to accommodate additional pupils and works at roof level to increase playground areas and provide additional support rooms.

GoG Application

Consideration of proposed Minor Amendments including:

- *conversion of external sensory space into new internal teaching space with playground above.*

45. **1555/ P/071/26** Mid-Town Coach Park, Queensway -- Painting of external ground floor columns to be partially covered in vinyl graphics.

GoG Application

46.

Any other business

Chris Key

Secretary to the

Development and Planning Commission