

THE DEVELOPMENT AND PLANNING COMMISSION

AGENDA

Agenda for the 7th meeting of 2026 to be held remotely via video conferencing on 30th July 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 6th meeting of 2026 held on 25th June 2026.

Matters Arising

2. None

Major Developments

3. **D/20055/25G** Extension Jetty No. 3, North Mole -- Proposed demolition of jetty.

GoG Application

Consideration of request to temporarily and partially vary Condition 12 of Demolition Permission No. 9567 to allow extended working hours.

Other Developments

4. **F/20268/26** Flat 10, 18 Hospital Ramp -- Proposed extension and alterations to premises.
5. **F/20376/26G** Joshua Hassan House, 2-8 Secretary's Lane -- Proposed refurbishment of the existing building, including change of use to accommodate the Community Mental Health Team, Citizens Advice Bureau and Ombudsman.

GoG Application
6. **A/20360/26** Atlantic Suites, Europort Roundabout -- Proposed installation of fascia signage of office logo on building.

Minor and Other Works– not within scope of delegated powers

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

7. **O/16992/20** 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.

Consideration of request to renew Outline Planning Permission No. 9358 for an additional year.

8. **F/20189/26** 2A Engineer Road -- Proposed extensions at ground-floor and basement levels, including internal alterations, new enclosed staircase, roofed porch and terrace, external works and creation of a parking space beneath the new terrace.
- Recommended for approval subject to ratification from the Traffic Commission in respect of the new access to site to accommodate the proposed parking space.*
9. **F/20336/26** 20 Line Wall Road -- Proposed refurbishment of existing vacant garage / storeroom into office space with new mezzanine level (Class B1) with additional highways refurbishment, new pedestrian footpath and landscaping.
10. **F/20375/26G** Port Authority Building, 12 Windmill Hill Road -- Proposed extension at third-floor level to provide two new office spaces and a mesh room.
- GoG Application*
11. **F/20415/26G** Parking area in front of St. Joseph's Schools, South Barrack Parade -- Proposed installation of temporary porta cabin classrooms.
- GoG Application*
12. **MA/20390/26G** Northern Defences -- Proposed enhancements to all external areas and creation of a new visitor experience attraction to tunnels - Areas 1, 2 and 3 of Northern Defences Masterplan.
- GoG Application*
- Follows on from Outline application.*
- Consideration of proposed Minor Amendments including:*
- *inclusion of visitor access enhancements and associated facilities to Hannover Battery, Prince's Lines South (Area 3).*
13. **MA/20407/26G** Moorish Castle Complex (Willis' Road Access, Tower of Homage and Former Garrison Prison and 1st Castle Battery -- Part of the Outer Keep) -- Proposed enhancements to Moorish Castle Complex visitor experience.
- GoG Application*

Consideration of proposed Minor Amendments including:

- modifications to entrance platform and platform geometry;
- definition of small out building (photo collection); and
- vehicular drop/off area.

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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| 14. | F/17783/21 | <p>Rosetree Cottage, 8 North Pavilion Road -- Proposed single story extension, pottery workshop and internal alterations.</p> <p><i>Consideration of request to Renew Planning Permission No.8303A for an additional year.</i></p> |
| 15. | F/19374/24G | <p>North Mole Road (Adjacent to Gea Power Station) -- Proposed removal of existing back up diesel generator and replacement with new battery energy storage system (Class B2) and new south boundary wall.</p> <p><i>Consideration of colour samples and boundary wall details to discharge Condition 2 of Planning Permission No. 9141. Steering review to Option 1 and 2 (Wall Type B) final details.</i></p> |
| 16. | F/19598/25G | <p>1 South Barrack Parade -- Proposed refurbishment and extension to school.</p> <p><i>Consideration of transport and public footpath details discharge Conditions 11 , 12 and 13 of Planning Permission No. 9247.</i></p> <p><i>GoG Application</i></p> |
| 17. | F/19662/25 | <p>The area of land located between eastern beach and Catalan Bay known as "The Eastside" -- Proposed sales gallery and associated offices.</p> <p><i>Consideration of signage details to discharge Condition 7 of Planning Permission No.9237.</i></p> |
| 18. | F/19817/25 | <p>1-Gibraltar International Airport; 2-Ocean Village; 3-Casemates; 4-John Mackintosh Square; 5-Campion Park 6-Commonwealth Park 7-Alameda Botanic Gardens 8-Europa Point 9-Midtown 10-Apes Den -- Proposed temporary erection of 10 x 3D fiberglass monkey sculptures on a temporary basis to form a sculpture trail to be decorated by the community and local artists.</p> <p><i>Consideration of details of plaque design template discharge</i></p> |

Condition 5 of Planning Permission No. 9543.

19. **FB/19856/25** Lighthouse, Europa Point -- Proposed internal alterations to improved access within the lighthouse.
- *Rule R2 (1) (a) of the Building Rules 2017 relating to “access to and use of buildings other than dwellings”; and*
 - *Rule H6 (2) (a) Table 10 (1) of the Building Rules relating to “guarding of stairways”.*
20. **F/19956/25** 102 Irish Town -- Proposed minor alterations and change of use from pub (Class A3) to retail (Class A1).
- Consideration of revised plans removing mock Tudor timber beams on façade, removal of existing projecting sign and minor internal layout adjustments.*
21. **F/20060/25** 10 Library Gardens -- Proposed replacement of existing timber windows with sympathetic hardwood windows with similar profile and proportion to original windows.
- Consideration of colour scheme for replacement shutters and door to discharge Condition 2 of Planning Permission No. 9597.*
22. **F/20075/25** 22 Victoria House, 5 Alameda Estate, Red Sands Road -- Proposed door opening to flat to access terraced communal planter area.
- Consideration of air conditioning location and screening details to discharge Condition 4 of Planning Permission No. 9692.*
23. **F/20146/26** Unit 2B Marina Bay -- Proposed minor alterations and refurbishment to premises including installation of replacement signage.
24. **F/20220/26** 10 Main Street -- Proposed modifications to shopfront.
- Consideration of façade material details to discharge Condition 2 of Planning Permission No. 9715.*
25. **F/20249/26** 13 Shrine Walk, Europa Walks Estate -- Proposed internal and external alterations to property including a utility room extension and installation of a pergola.
26. **F/20251/26** 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 details to discharge Conditions 2 – 3, 6 – 10 and 12 – 15 of Planning Permission No.9663.*

27. **F/20280/26** 15 Buena Vista -- Proposed extension to external planters.
28. **F/20287/26** House 8, Atlas Views, 8 Naval Hospital Hill -- Proposed development of external/garden of property.
29. **F/20288/26** House 7, Atlas Views, 8 Naval Hospital Hill -- Proposed development of external garden areas.
30. **F/20292/26** House 5, Atlas Views, 8 Naval Hospital Hill -- Proposed developments of external areas/garden of property.
31. **F/20293/26G** Montagu Bastion, Line Wall Road -- Proposed replacement of windows to rear and side elevation of building and internal door.
GoG Application
32. **F/20295/26** 123 Main Street -- Proposed refurbishment of main facade including windows and shutters, change of use and conversion of two existing third floor office units to provide two x dwellings (1 x one bedroom and 1x two bedroom flats) and refurbishment of existing apartment and improvement to communal areas.
33. **F/20299/26** Units 4/5 Ragged Staff Wharf, Queensway Quay -- Proposed refurbishment and interior fit-out of existing restaurant premises, including the replacement of external doors and the like-for-like reconstruction of the conservatory and pergola structures.
Consideration of air conditioning installation details to discharge Condition 2 of Planning Permission No.9718.
34. **F/20312/26** Flat 16, 59 Governor's Street -- Proposed minor alterations to apartment premises including change of windows facing internal lightwell.
35. **F/20313/26** 1203 Ocean Spa Plaza -- Proposed installation of glass curtains.
36. **F/20319/26** 206 Both Worlds -- Proposed internal refurbishment and patio enclosure.
37. **F/20323/26** House 17, The Island 17 -- Proposed external works entailing renewal of large windows and slight displacement of the first-floor rear facade wall.
38. **F/20325/26** 1404 Ocean Spa Plaza -- Proposed installation of glass curtains.
39. **F/20330/26** 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.
40. **F/20333/26** 16A Elliotts Battery -- Proposed installation of air conditioning units.
 41. **F/20334/26** Apartment One, Quay 29, Kings Wharf -- Proposed installation of awning.
 42. **F/20337/26** 12 South Walk, Europa Walks Estate -- Proposed conversion of basement into habitable space.
 43. **F/20339/26** Flat 7, 5 Cornwall's Parade -- Retrospective application for internal works and replacement of timber windows with aluminum windows and timber shutters to roller blinds.
 44. **F/20341/26** 1/19 Serfatys Passage -- Proposed construction of new passenger lift.
 45. **F/20346/26** Car Park Entrance, Third Floor, ICC -- Proposed construction of an external entrance canopy.
 46. **F/20355/26** 615 Seashell House, Beach View Terraces -- Proposed installation of glass curtains.
 47. **F/20366/26** 1202 Ocean Spa Plaza -- Proposed installation of glass curtains.
 48. **F/20367/26** Units 11 and 12 New Harbours -- Proposed refurbishment of two units and internal and minor external alterations including relocation of existing external air conditioning units.
 49. **F/20368/26** 15B Casemates Barracks -- Proposed installation of air conditioning inverter in shop with condenser installed on the roof.
 50. **F/20371/26** 1101 Europlaza -- Proposed enclosure of utility balcony.
 51. **F/20374/26** Villa 3, The Sanctuary, 3 Maida Vale Engineer Road -- Proposed external alterations and landscape enhancements to the pool terrace and rear garden areas including extensions to the terrace, pool and pergola structures, replacement of artificial turf with natural grass and reconfiguration of planting and external amenity spaces.
- Follows on from Outline*
52. **F/20387/26** Unit 23A Casemates Barracks -- Proposed installation of two x air conditioning units inside property with use of existing vents to outside unit mounted at roof level next to chimney wall.
 53. **A/20344/26** Ragged Staff Roundabout, Morrisons Roundabout and Cathedral Square -- Proposed installation of banners for

Bonkers event.

54. **A/20357/26** Ragged Staff Roundabout, Morrisons Roundabout, Cathedral Square and St Joseph's School -- Proposed installation of banners to advertise Summer Slop events over the summer.
55. **A/20377/26** Marina Court, 20 Glacis Road -- Proposed installation of building signage.
56. **A/20398/26G** Main Street from Southport Gates to I.C.C -- Proposed installation of lamp post banners for National Day celebrations.

GoG Application

57. **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 Biodiversity Management Maintenance Plan to discharge Condition 8 of Planning Permission No. 7506D.

58. **MA/20242/26** 5/4 Jumpers Building, Witham's Road -- Proposed internal alterations, replacement/alterations to external windows and doors and installation of pergolas on west facing terrace.

Consideration of Minor Amendments including:

- *proposed internal reconfiguration including enlargement of living area, extension of kitchen, reduction of bathroom and laundry spaces;*
- *relocation of water heater and air conditioning units;*
- *modified fenestration; and*
- *alternative escape from bedroom 3.*

59. **MA/20324/26G** The Sunrise Hostel and DH Ceramics Store, 78 – 82 Devils Tower Road -- Proposed refurbishment and extension of the building.

GoG Application

Consideration of Minor Amendments including:

- *change in location of the originally permitted bin store to the side of the property.*
- 60. **MA/20362/26** 24/2 & 24/3 Crutchett's Ramp -- Proposed sub-division of one property into two.

Consideration of proposed Minor Amendments including:
 - *internal alterations; and*
 - *relocation of fire door.*
- 61. **MA/20363/26G** 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
Consideration of Minor Amendments including:
 - *alterations to mechanical plant arrangement and ventilation strategy including replacement of six existing windows with architectural mesh.*
- 62. **MA/20392/26** 1-3 Irish Town -- Proposed replacement of windows and door and addition of fire doors on stair landings.

Consideration of Minor Amendments including:
 - *remedial works to facade tiles.*
- 63. **REF 1555/068** 16 North Pavilion Road -- Proposed repair and repaint façade and surrounds.
- 64. **Any other business**

Chris Key

Secretary to the

Development and Planning Commission