



GIBRALTAR HERITAGE TRUST

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Paul Origo
Town Planning Dept
Suite 631
Europort
Gibraltar

Your Ref: BA12850
Our Ref: 15_140
Date: 18th November 2015

Dear Paul,

BA12850 Rosia Bay - Redevelopment of Rosia Bay for leisure and residential use - application response

Thank you for your email of 29th October with the revised scheme for the Rosia Bay site. The Trust has reviewed the scheme and would comment the following:

- 1) We consider the revised scheme to mark a significant departure from the original scheme first pitched at outline planning stage. The revisions to the beach with the proposed infilling of 1/3 of the bay, the expansion of the original concept 'chiringuito' beach bar and decking area to an 80 seater seem to be larger than in the original scheme, even though the original scheme was for a 240 seat facility. This said, of more significance to the Trust is the introduction of 6 apartments into the scheme, a rooftop restaurant and a further seating terrace on the historic walls. All in all, an increase in activity which we feel is overdevelopment and will destroy the character of this historic bay. The original scheme with its proposed 'flume house' pool building was a heavy compromise for the Trust who took the view that some change would have to be allowed to bring this area back to life as a leisure amenity for the community, but we feel that the latest revisions cross the line.
- 2) The Gibraltar Development Plan Policy Z8.4 Rosia Bay says:
The site of Rosia Bay, as shown on the proposals map, is allocated for tourist, recreation and leisure use. Any proposal shall have to:
 - a) *Ensure that the character and appearance of any historical buildings within the area are not significantly detrimentally affected, and*
 - b) *Public access is provided to the waterfront'*

We would therefore assert that this revised scheme contravenes the policy by introducing residential accommodation into an area that it does not belong. We would go further to say that the EIA document concludes (point 8.14.5) that there will be 'adverse visual impact on certain receptors'. The question we are concerned with is whether these are acceptable impacts in the context of the wider project. We are not convinced that they are.

- 3) We feel that the introduction of terrace seating on the defence wall, is not appropriate to the setting; there is the addition of a rooftop restaurant that now projects above the defence walls. The previous scheme kept the roof level just below the level of the wall,

and it was not a 'usable' space for leisure related activities which meant that there would be no projections of umbrellas, planting, plant etc above the line of the defence wall. This no longer is the case.

- 4) Loss of the historical significance and setting of the Rosia Bay. At meetings with the applicant and their architect we have been assured that the historical story of the bay and its significance to Gibraltar and European history would not be lost and incorporated into the furniture and fixtures with interpretation also being factored into the scheme. We see no attempt at having done this or any reference to this as a contributing factor to the concept and design for this project.

5) We are also concerned as to the transport arrangements being made for the operational phase of the project. No extra parking is being provided, which in itself is difficult due to the area and its narrow access points. The area is at present saturated with no parking available on a day to day basis in the vicinity of the site or nearby areas. To rely on the existing already pressurised provision for the Camp and Little Bay users is irresponsible on behalf of the applicant.

In summary, the Trust cannot support the scheme as revised and presented.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'CMontado', written in a cursive style.

Claire Montado
Chief Executive