

**Attard**

# **Planning Control Applications**

**PC Number:** PC 0061/16

**Proposal:** Proposed formation of roads and pedestrian areas including levels and alignment, plus zoning and height limitation of 17.50 m, 11.40 m, and semi-detached/fully detached villas (8.50 m height excluding roof structures - 11.40 m including roof structures) at site bordering Triq Dun Mikiel Xerri and Triq Dun Gwann Theuma, area known as Tal-Mandra sive Tal-Idward, Attard..

**Location:** Site at Tal-Mandra sive tal-Idward, Attard

**Architect:** Mr. Colin Zammit A&CE

**Applicant:** Mr. Carmelo Gauci

**Date of Endorsement:** 18th October 2017

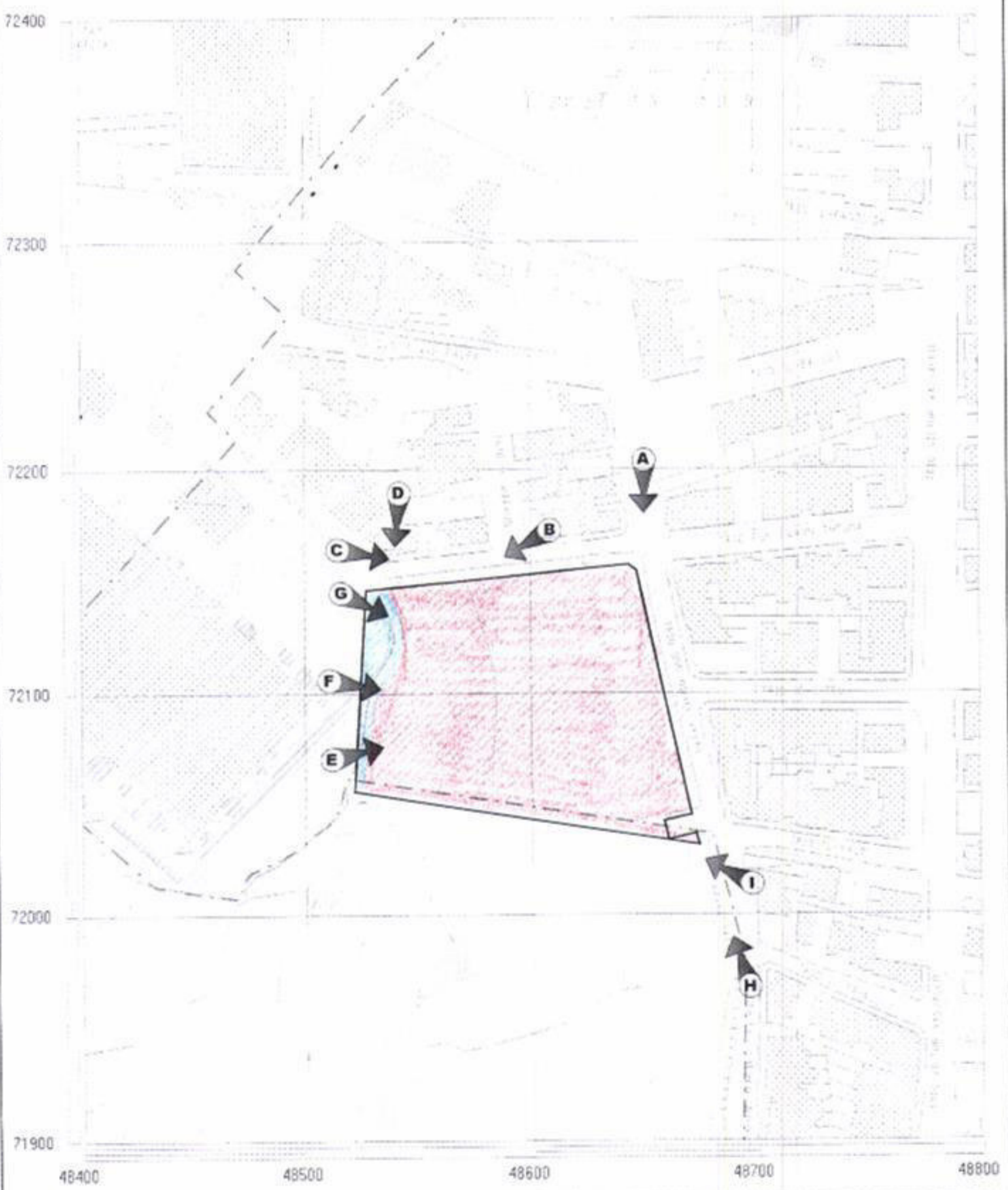
**Conditions**

Drawing Numbers: PC 61/16/3/251B.

Following EC meeting held 3rd July 2017, PC 61/16/251B is recommended for approval subject to the following conditions;

1. The area is zoned as a Residential Area and Residential priority Area in terms of policies CG07 and CG08 of the Central Malta Local Plan (2006), or any other subsequent amendment.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 61/16/251B.
3. Every additional floor above the facade height of 8.50 m on the corner plot between Triq Dun Mikiel Xerri and Triq Dun Gwann Theuma shall have a setback of 3 metres from Triq Dun Gwann Theuma.
4. Every additional floor above the facade height of 10.10 m on the corner plot between Triq Dun Mikiel Xerri and the pedestrian access overlooking the ODZ shall have a setback of 3 metres from the said pedestrian access.
5. The footprint of the buildings within the villa area is indicative and may be amended through a development application, provided condition for villa areas in Attard in Policy P28 of DC 2015 shall still apply.
6. Boundary walls along the road at edge of scheme should be constructed in traditional random rubble (sejjiegh), avoiding ashlar walls and walls faced/clad in rubble.
7. The car park underneath the segment B including the part underneath the public pedestrian passage is to be planned comprehensively. Vehicular access from Triq Dun Gwann Theuma or road to the south of the segment "B".
8. Any application submitted on the plot immediately adjacent to the substation shall include the shifting of the said substation to enable the opening of the pedestrian passage

9. All new development within the rationalisation site are to include a reservoir with a capacity of 20% in excess of the minimum requirement of Part II of L.N. 227 of 2016 – Development Planning (Health and Sanitary) Regulations, 2016.
10. Site shall not be subject to Floor Area Ratio Planning considerations.
11. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
12. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended by LN163/16 at the Development Planning Application (DPA) stage.



**Malta Environment & Planning Authority**  
 Mapping Unit Site Plan, Scale 1:2500

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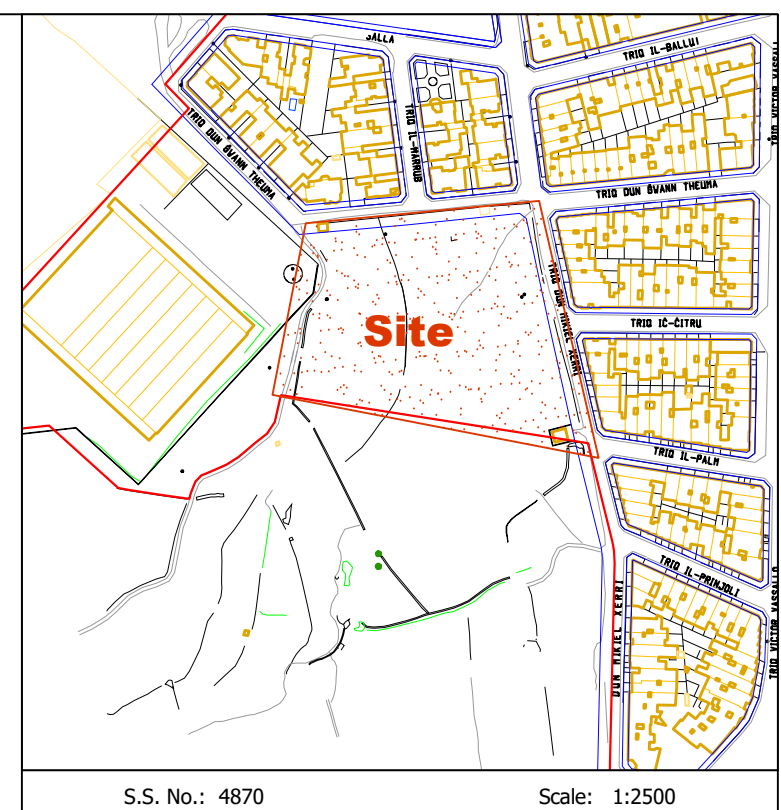
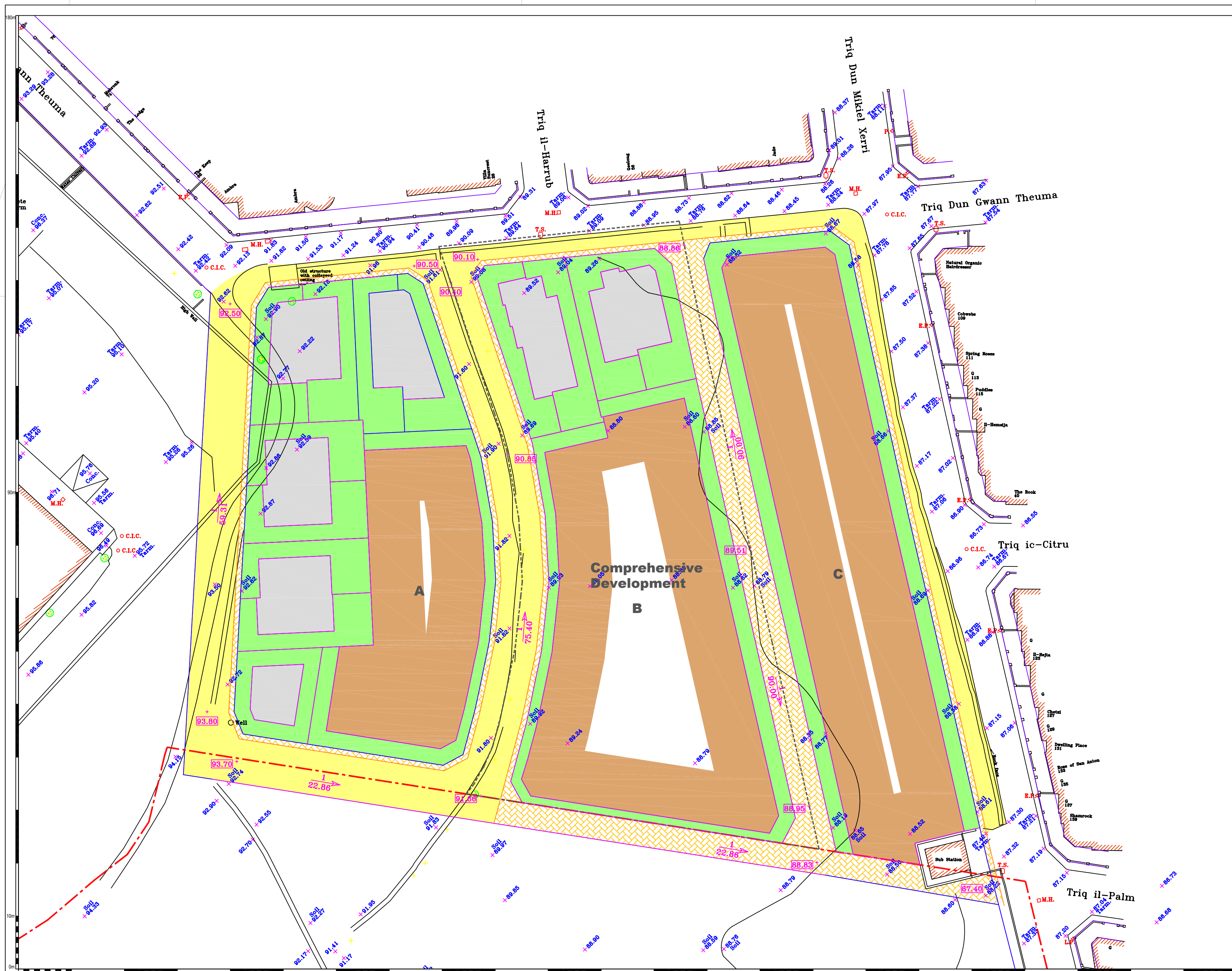


Part of Survey Sheet(s): 4871 4872

Date Issued:- 12/12/07

- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments
- Users noting additions or corrections to this map are kindly requested to inform the Mapping Unit





PLANNING AUTHORITY

Subsidiary Plan  
Minor Modification

Locality:  
**Attard**

Plan Reference Number:  
**PC 61/16/251B**

Scale:	1:500	Survey No.:	2157e2-13
Grid System:	U.T.M.	Scale Factor:	0.999632
Min. Coordinates:	48490172020	Level datum:	M.S.L.
Survey Completion Date:	21/01/2013	Plan Completion Date:	14/09/2017
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	M. Galea

Map as approved by Minister  
on the 18th October 2017

This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27 th February 2007.

- Legend:
- Existing Field Walls
  - Existing Building
  - Existing Vegetation
  - S.F.O Street Furniture
  - Spot Level
  - Formation Level
  - Limit to Development
  - Urban Conservation Area
  - Front/Side Garden
  - Scheme Road
  - Pedestrian Area
  - Villa Area - Detached / Semi-Detached - 40% Site Coverage
  - Terraced Development (Residential) - Maximum Building Height of 11.40 metres. (A)
  - Terraced Development (Residential) - Maximum Building Height of 11.40 metres. (B)
  - Terraced Development (Residential) - Maximum Building Height of 17.50 metres, also refer to conditions 3 and 4. (C)
  - Alignment
  - Proposed Alignment

Note: Segment B  
Uniform Design - Comprehensively  
Development Communal Garages  
Underground.

Disclaimer:  
The information on this plan has been carefully checked for accuracy at the time of survey. However the Planning Authority cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.

**PC Number:** PC 0066/09

**Proposal:** Request for minor modification (rationalised site) to a site within the Ta' Qali Action Plan area.

**Location:** Triq Dun Mikiel Xerri c/w Triq Dun Gwann Theuma, Attard.

**Architect:** Mr. Colin Zammit

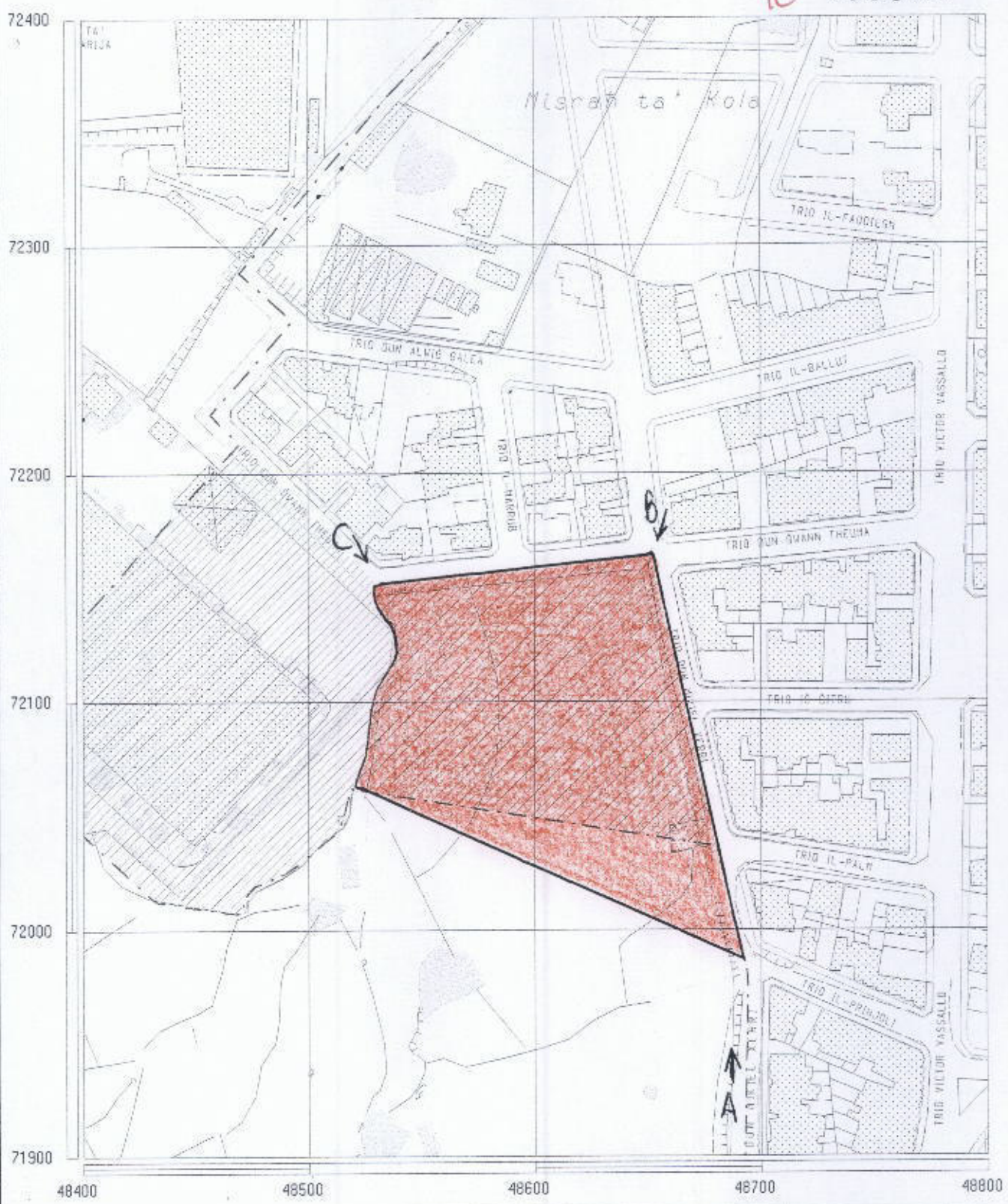
**Applicant:** Mr Charles Gauci obo Prince Poperties et al

**Date of Endorsement:** 17<sup>th</sup> October, 2014. Not Approved by Minister.

#### **Conditions**

**Not Approved for the following reason:** The proposal includes land for development that lies outside the limit of development set out by the Partial Structure Plan Review published in the Government Gazette on the 27th February, 2007. Therefore it runs counter to the requirements of regulation 3(c) of L.N. 71/07 which enables the establishment of zoning, building height and alignment of roads and buildings, to sites included within the Development Boundary. The proposal would also result in further encroachment by urban development onto land which is protected for its openness by the Ta' Qali Action Plan of 2006.

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**Mapping Unit Site Plan, Scale 1:2500**

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*ec/ld8*  
 Date \_\_\_\_\_ Signature \_\_\_\_\_