

Hal-Lija

Planning Control Applications

PC Number: PC 61/18

Proposal: Proposed change in building alignment and zoning of site.

Location: St. Joseph Farm, Triq il-Mithna, Lija

Architect: Joseph Grech

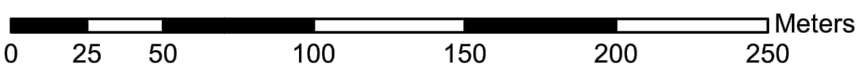
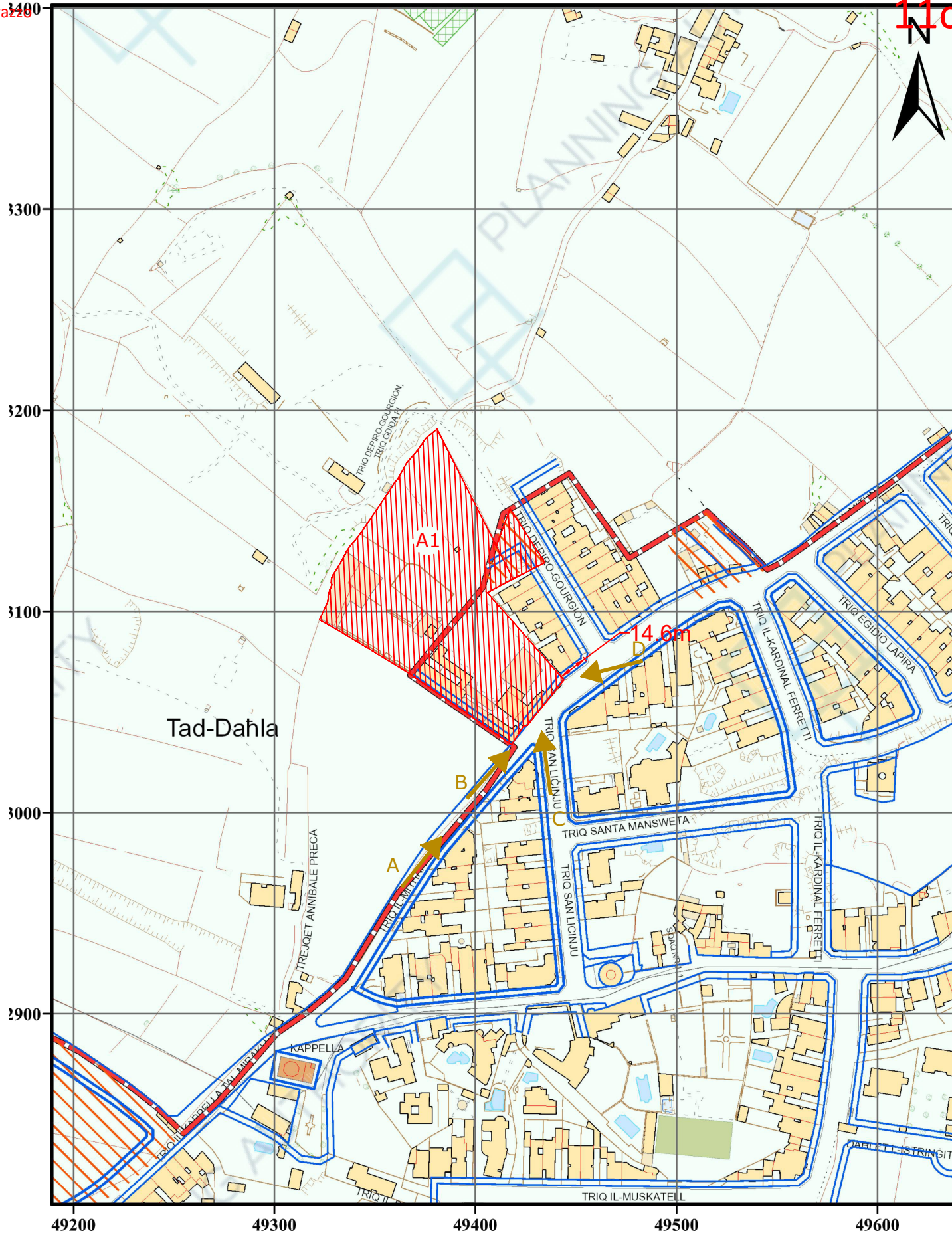
Applicant: Saviour Cutajar

Date of Endorsement: 18th November 2020

Drawing Numbers: PC 061/18/11C/103B

Conditions:

1. The site abutting the public pedestrian passageway and Triq il-Mithna is to be comprehensively developed and vehicular access to the car park is to be limited only from Triq il-Mithna.
2. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.



1:2,500 Date Printed: 20/09/2017

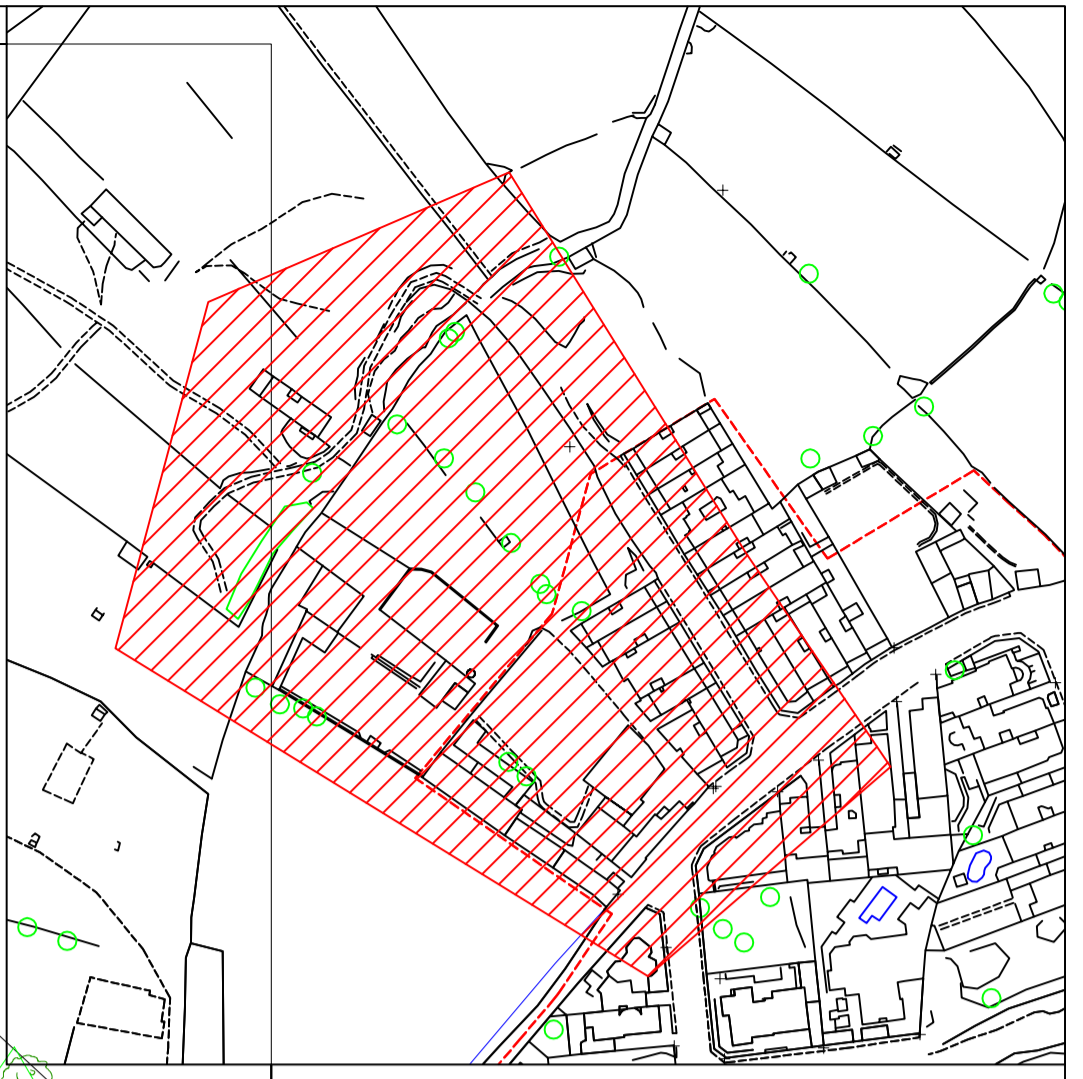
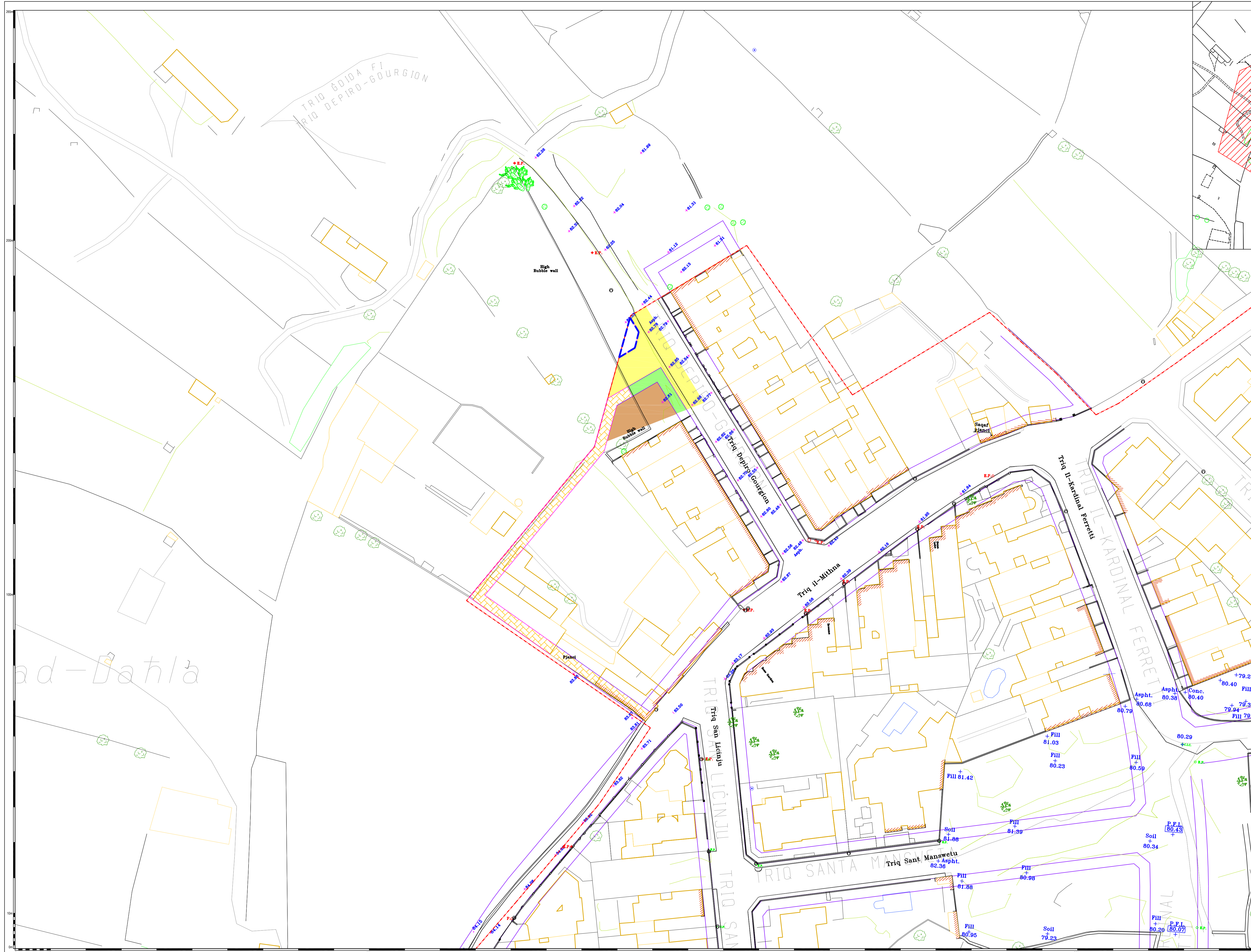
Public Geoserver

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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PLANNING AUTHORITY

St.Francis Ravelin, Floriana.
 Tel: +356 2290 0000, Fax: +356 2290 2221
 www.pa.org.mt, mappingshop@pa.org.mt



S.S. No.: 4872/3 Scale: 1:2500



**Subsidiary Plan
Minor Modification**

Lija

Plan Reference Number:
PC 61/18/103B

Scale: 1:500	Survey No.: 544e5-13
Grid System: U.T.M.	Scale Factor: 0.999632
Min. Coordinates: 4924072970	Level datum: M.S.L.
Survey Completion Date: 08/09/2012	Plan Completion Date: 10/11/2020
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: I. Fenech

**Map as approved by Minister
on the 18th November 2020**

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 27th February 2007.

<ul style="list-style-type: none"> Existing Field Walls Existing Building Existing Vegetation Street Furniture 	<ul style="list-style-type: none"> Spot Level Formation Level Limit to Development Urban Conservation Area 	<ul style="list-style-type: none"> Front/Side Garden Scheme Road Public pedestrian passageway 	<ul style="list-style-type: none"> Terraced Development (Residential) - Maximum Height 2 Floors plus Semi Basement Soft landscaping Alignment Proposed Alignment
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Disclaimer:
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PC Number: PC 0050/10

Proposal: To establish the land use zoning, building height limitation and road alignments for this Area of Containment.

Location: Area of Containment at Hal Mann, Lija.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 24th May 2012

Policies

The proposal on drawings PC 50/10/1, 47, 47A, 47B, 47C was **Approved** subject to the following policies:

Policy LJAC1: Land Use Zoning

For sites located within the designated Area of Containment at Hal Mann as indicated in Maps PC 50/10/47, 47A, 47B, 47C and which have a frontage on Triq il-Pantar, the development of the following land uses will be considered by MEPA;

- 1. Class 4, (Use Classes Order, 1994) Showrooms;**
- 2. Class 5 (Use Classes Order, 1994) Offices;**
- 3. Class 11 (Use Classes Order, 1994) Business and Light Industry provided that development will not cause undue disturbance to the nearby residential areas in Mosta;**
- 4. Class 12 (Use Classes Order, 1994) General Industry provided that development will not cause undue disturbance to the nearby residential areas in Mosta;**
- 5. Class 17 (Use Classes Order, 1994) Storage and Distribution;**
- 6. Supermarkets provided that these comply with CMLP Policy CG17;**
- 7. Taxi Business or for the hire of motor vehicles; and**
- 8. The sale or display of motor vehicles and vehicular parts.**

For sites located within the designated Area of Containment at Hal Mann as indicated in Map PC 50/10/47 and which have a frontage on Triq il-Mosta, the development of the following land uses will be considered by MEPA;

- i. Class 4, (Use Classes Order, 1994) Showrooms;
- ii. Class 5 (Use Classes Order, 1994) Offices;
- iii. Class 11 (Use Classes Order, 1994) Business and Light Industry provided that development is to be hidden away from view from Triq il-Mosta and will not cause undue disturbance to the nearby residential areas in Mosta;
- iv. Class 17 (Use Classes Order, 1994) Storage and Distribution provided that development is to be hidden away from view from Triq il-Mosta;
- v. Supermarkets provided that these comply with CMLP Policy CG17;
- vi. Taxi Business or for the hire of motor vehicles; and
- vii. The sale or display of motor vehicles and vehicular parts.

For Use Classes 11, 12 and 17, clearance from the Malta Resources Authority is required to the affect that the proposed activity is deemed acceptable. Land-uses falling outside those mentioned above will not be considered favourably within the Area of Containment, unless there are overriding reasons to locate such uses within these areas. Such exceptions include considerations of proposals that are ancillary or relate directly to existing MEPA permitted uses in this area that are being retained and that are justified as being necessary.

MEPA will only allow the extension of the existing Tile and Marble factories on condition that suitable mitigation measures will be implemented to the satisfaction of MEPA in order to reduce existing negative impacts in terms of noise, dust and intrusion into the Strategic Open Gap.

Policy LJAC2; Building Height Limitation

The height of development within this Area of Containment as indicated in Maps PC 50/10/47, 47A, 47B, 47C shall not exceed the maximum allowable height of 10.5 metres above street level and in accordance with the relevant development control Policy and Design Guidance. Stairwells, plant rooms and lift rooms will be the only built structures considered above this height limitation in accordance with the relevant development control Policy and Design Guidance. Developments within this Area of Containment shall not be subject to Floor Area Ratio (FAR) planning considerations.

Policy LJAC3; Site Coverage

Within the designated Area of Containment as indicated in Maps PC 50/10/47, 47A, 47B, 47C, new or complete re-development will only be allowed provided that the maximum site coverage of 60% is not exceeded. The

remaining minimum site coverage of 40% that is to be left undeveloped shall serve for the following purposes;

1. Vehicular circulation and manoeuvring areas;
2. Loading/Unloading areas;
3. Areas to be landscaped in accordance with the provisions of Policy LJAC5; and
4. Parking and servicing areas provided that these do not take the place of areas that are required for 1 to 3 in this list.

Policy LJAC4; Design Guidance

Development shall lead to a general improvement in the appearance of the Area of Containment. Development within the Area of Containment as indicated in Maps PC 50/10/47, 47A, 47B, 47C is to have the following characteristics;

1. The form and treatment of the elevations of development should provide both detailed and large scale visual interest and shall enhance the streetscape and the surrounding environment through high quality design;
2. Where possible and subject to other considerations, the massing of buildings should create interest through the juxtaposition of different built volumes and voids;
3. External facades and apertures are to be painted in matt and light colours to the satisfaction of MEPA;
4. Development will not result in the creation of blank party walls;
5. Particular regard will be given to the provision of advertising space in order to ensure that this will not be overly conspicuous;
6. The solid parts of boundary walls located along the periphery of the Area of Containment are not to exceed a height of 1.2 metres above pavement or soil level, and furthermore where boundary walls affect their rural surroundings it may be necessary that they be constructed of random dry stone rubble; and
7. Building services are to be satisfactorily and sensitively integrated in the design of the building.

Policy LJAC5; Landscaping

Development on sites located at the periphery of the Area of Containment as indicated in Maps PC 50/10/47, 47A, 47B, 47C is to provide for a continuous green landscaped belt (front/side garden) along and within the boundary line of the Area of Containment. However this landscaped belt is not to obstruct the visibility line as indicated in Map PC 50/10/47C. MEPA will only allow this landscaped belt (front/side garden) to be discontinued in locations where;

1. the periphery of the site is occupied by existing development up to the boundary line of the Area of Containment, and this development has been legally approved by an existing MEPA permit; or where
2. the landscaped belt (front/side garden) would interfere with planned building entrances/exits that are necessary for the development on site.

This landscaped belt (front/side garden) is to be at least 3 metres wide and is to be planted with trees where appropriate to the satisfaction of MEPA and in line with MEPA Guidance on Landscaping and Tree Planting.

Policy LJAC6; Transport, Circulation and Parking

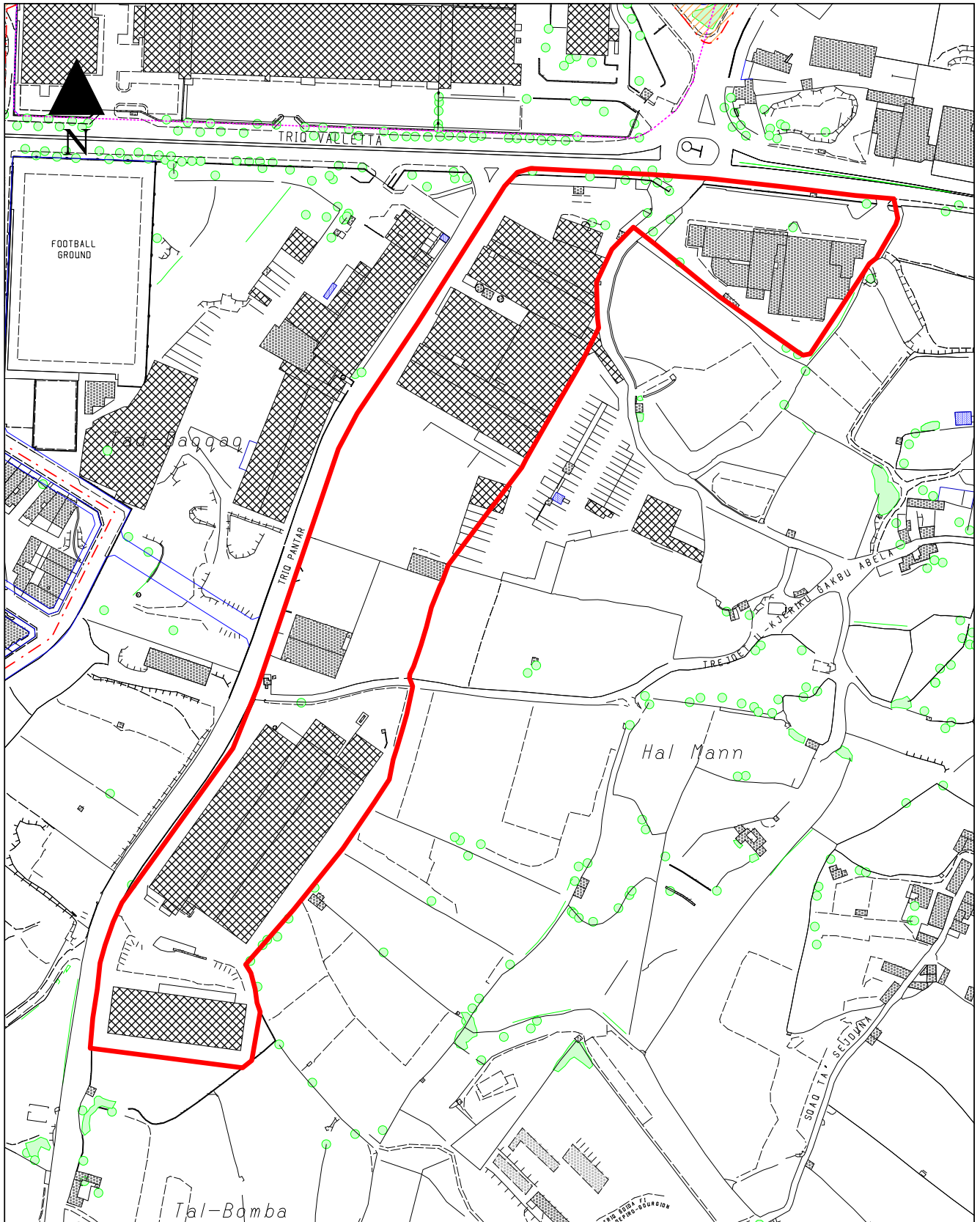
Development shall be set-back from the road alignment of Triq il-Pantar as indicated in Maps PC 50/10/47, 47A, 47B, 47C. For sites fronting Triq il-Mosta, new built development is to be adequately setback from the arterial road to the satisfaction of Transport Malta and MEPA in order to allow for the formation of a service road and a continuous belt of trees.

New development or redevelopment within the Area of Containment as indicated in Maps PC 50/10/47, 47A, 47B, 47C requires the introduction of new physical parking spaces on site. The Urban Improvement Fund (UIF) scheme is not applicable to this Area of Containment.

A bank guarantee of EUR 2,000 shall be imposed by MEPA on the person who applies for development permission on that part of the Area of Containment that is shown in Map PC 50/10/47C as a condition in the said development permission. This bank guarantee is to be used with respect to traffic management improvements in Triq Pantar as indicated in Maps PC 50/10/47B, 47C. The bank guarantee can be made directly to Transport Malta and will be liquidated by Transport Malta when it carries out the traffic management improvements.

The Paved Area with Bollards as indicated in Map PC 50/10/47C shall be inaccessible to vehicles at all times. This is to be ensured by means of a line of fixed bollards as indicated in the said Map. In addition no vegetation is permissible within the area that is enclosed between the road alignment of Triq Pantar and the visibility line as indicated in Map PC 50/10/47C.

Detailed development proposals within the Area of Containment shall be subject to third party access rights through or to the site.



Key



Area of Containment Boundary

**Hal-Mann Lija
Area of Containment**

Scale : 1:3000 Date : April 2011

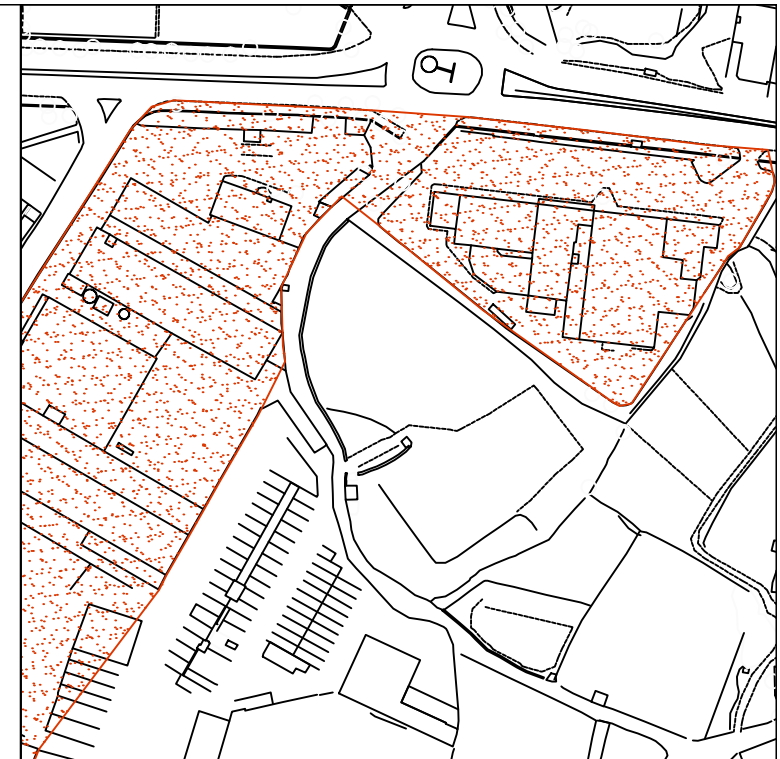
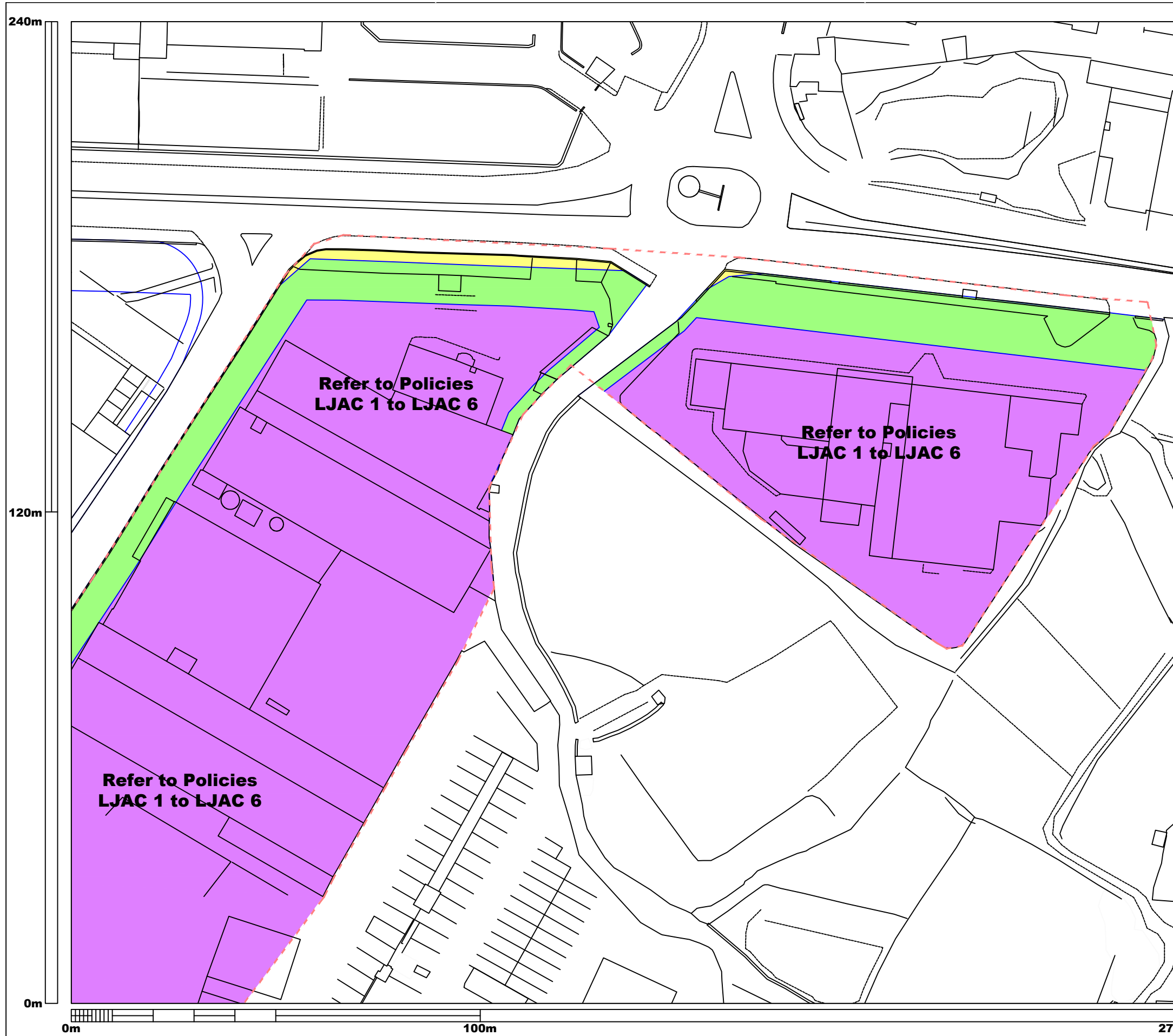
INDICATIVE ONLY

Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document. For the detailed interpretation of alignments kindly contact the Planning Directorate's Planning Control Unit.

Map :

PC50/10/1

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S.S. No.: 4873 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Lija

Plan Reference Number:
PC50/10/47

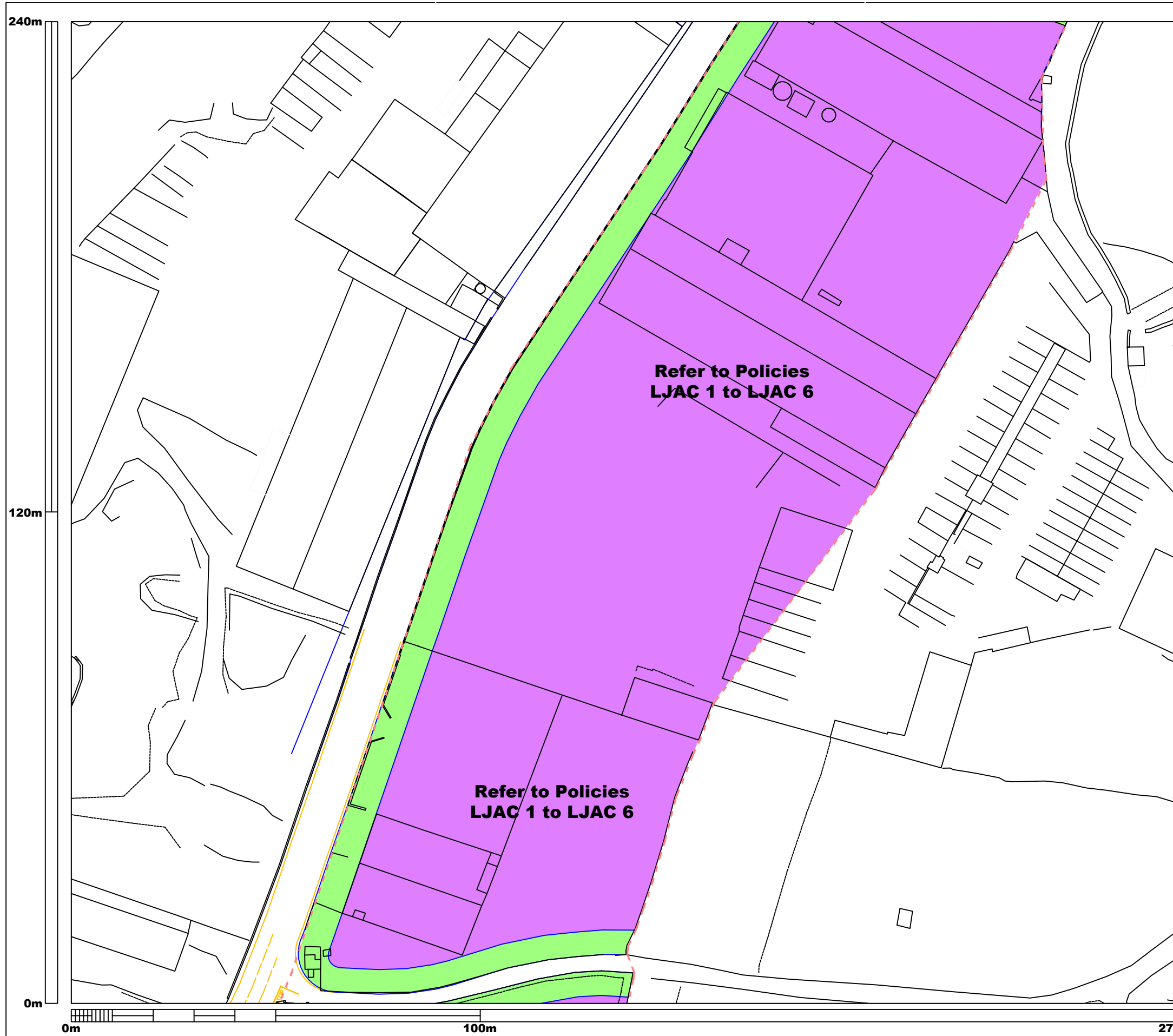
**Map as approved by Minister
on the 24th May 2012**

This map established the zoning, building height and alignments of the specific site in accordance with the provisions of the Central Malta Local Plan.

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However MEPA 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.



Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 49215	Max Easting: 49455	Legend: Existing field walls	Spot level +48.20	Building alignment	Scheme Road	Zoning: Refer to policies LJAC 1 Max. Height Limitation: 10.5 m (LJAC 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 73590	Max Northing: 73860	Existing building	Formation level 20.00	Front garden alignment	Front/Side Garden	
				Vegetation	Street Furniture E.P.O	Limit to Development	Area of Containment	



S.S. No.: 4873 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Lija

Plan Reference Number:
PC50/10/47A

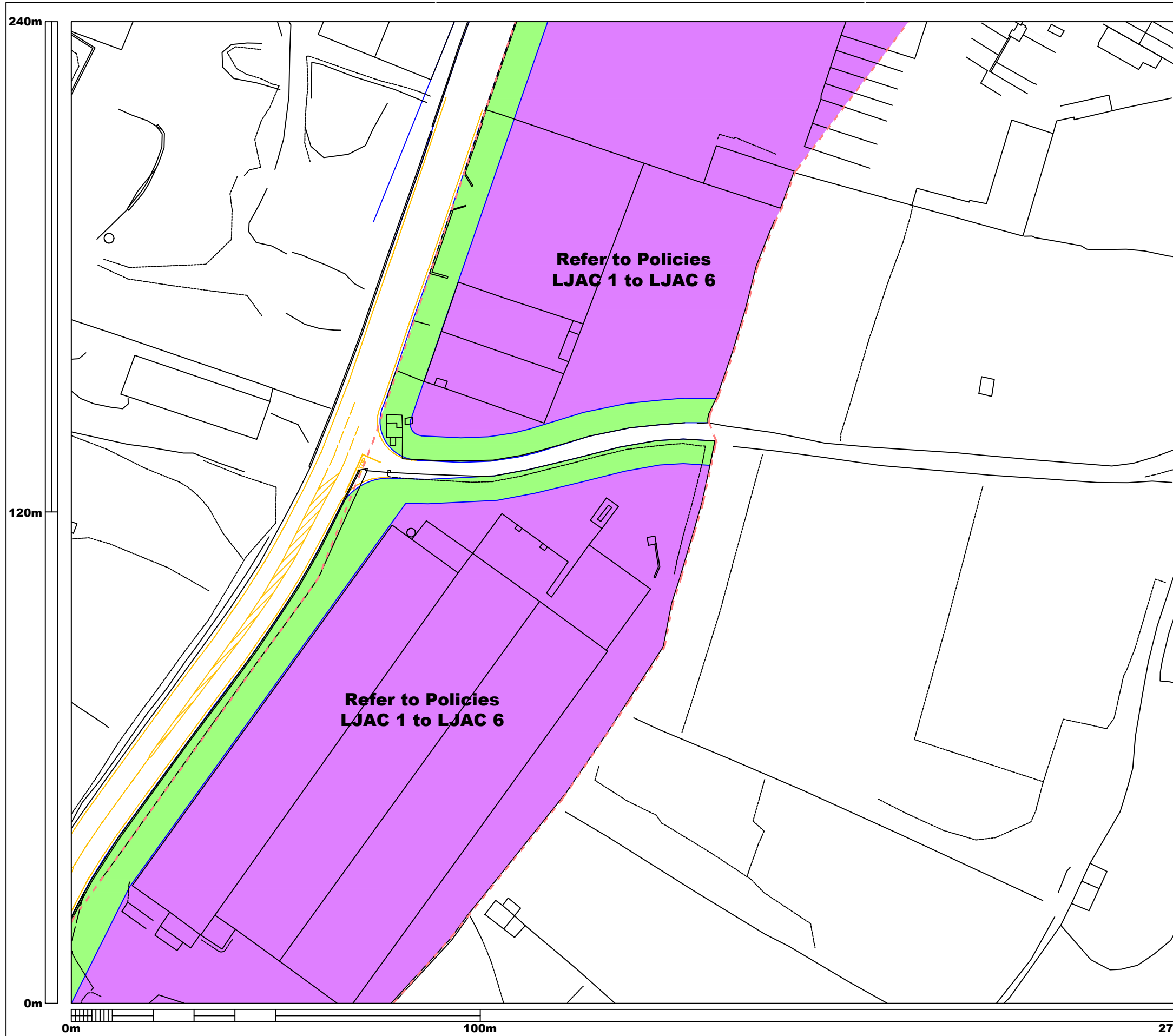
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Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 49080	Max Easting: 49320	Legend: Existing field walls	Spot level +48.20	Building alignment	Scheme Road	Zoning: Refer to policy LJAC 1 Max. Height Limitation: 10.5 m (LJAC 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 73490	Max Northing: 73760	Existing building	Formation level +20.00	Front garden alignment	Front/Side Garden	
				Vegetation	Street Furniture E.P.O	Limit to Development	Area of Containment	



S.S. No.: 4873 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Lija

Plan Reference Number:
PC50/10/47B

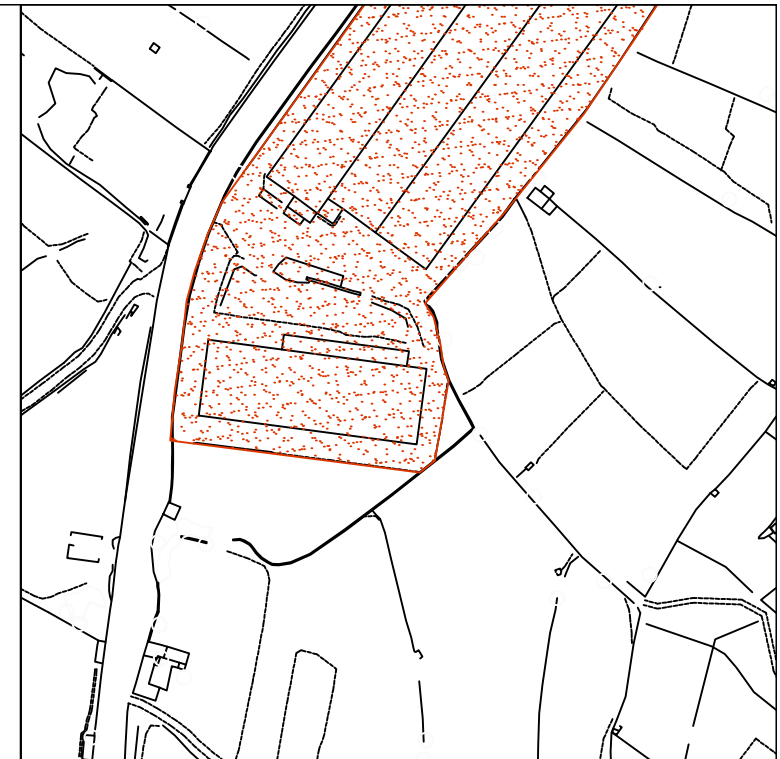
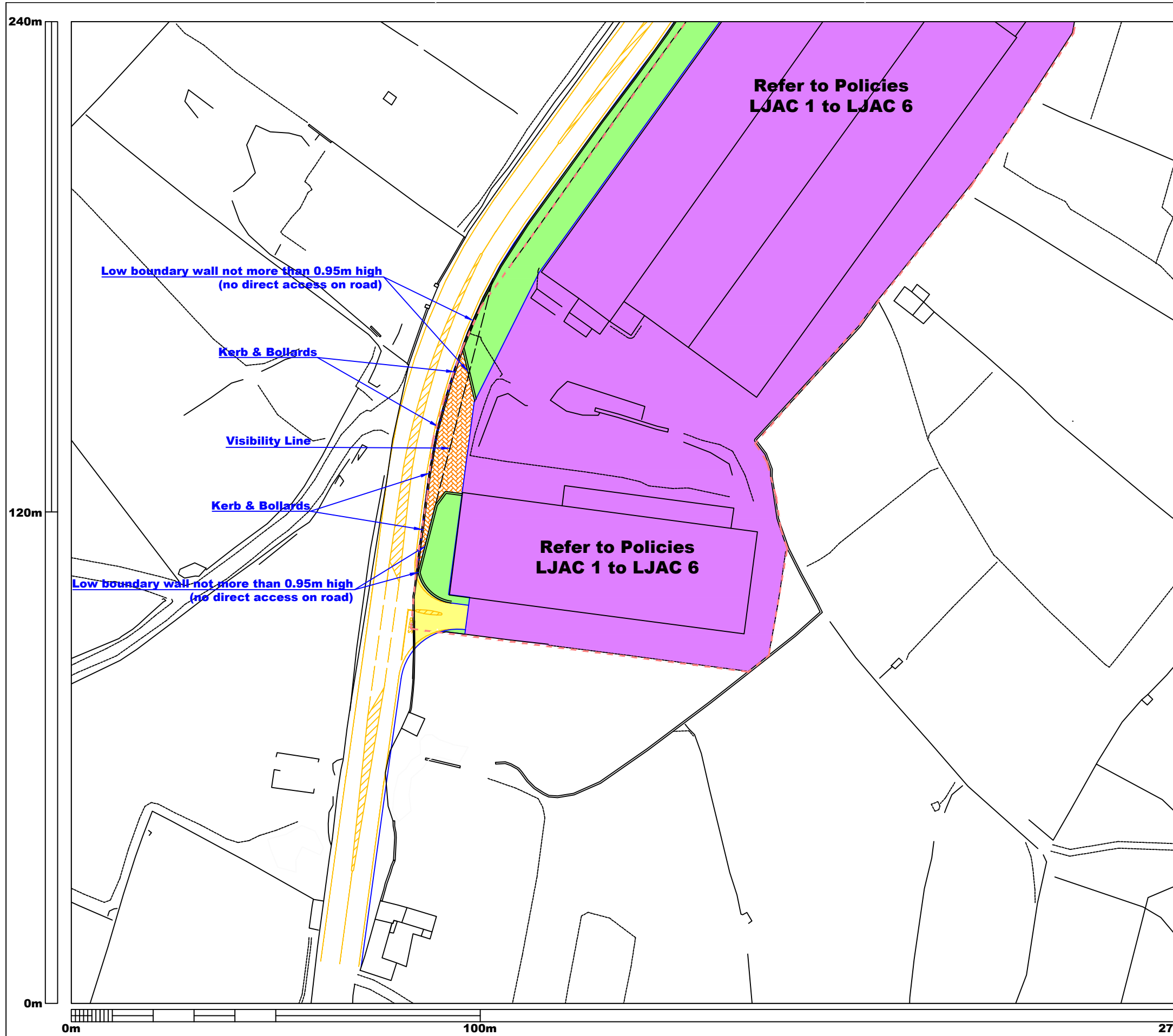
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Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 49060	Max Easting: 49300	Legend: Existing field walls	Spot level +48.20	Building alignment	Scheme Road	Zoning Refer to policy LJAC 1 Max. Height Limitation: 10.5 m (LJAC 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 73360	Max Northing: 73630	Existing building	Formation level 20.00	Front garden alignment	Front/Side Garden	
				Vegetation	Street Furniture E.P.O	Limit to Development	Area of Containment	



S.S. No.: 4873 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Lija

Plan Reference Number:
PC50/10/47C

Map as approved by Minister
on the 24th May 2012

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Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 48960	Max Easting: 49200	Legend: Existing field walls	Spot level +48.20	Building alignment	Scheme Road	Zoning: Refer to policy LJAC 1 Max. Height Limitation: 10.5 m (LJAC 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 73210	Max Northing: 73480	Existing building	Formation level +20.00	Front garden alignment	Front/Side Garden	Paved Area with Bollards
				Vegetation	Street Furniture E.P.O	Limit to Development	Area of Containment	