

Mosta

Planning Control Applications

PC Number: PC 32/17

Proposal: Proposed area to be zoned for terraced development.

Location: Zokrija, Triq il-Leggenda, Mosta

Architect: Veronica Bonello

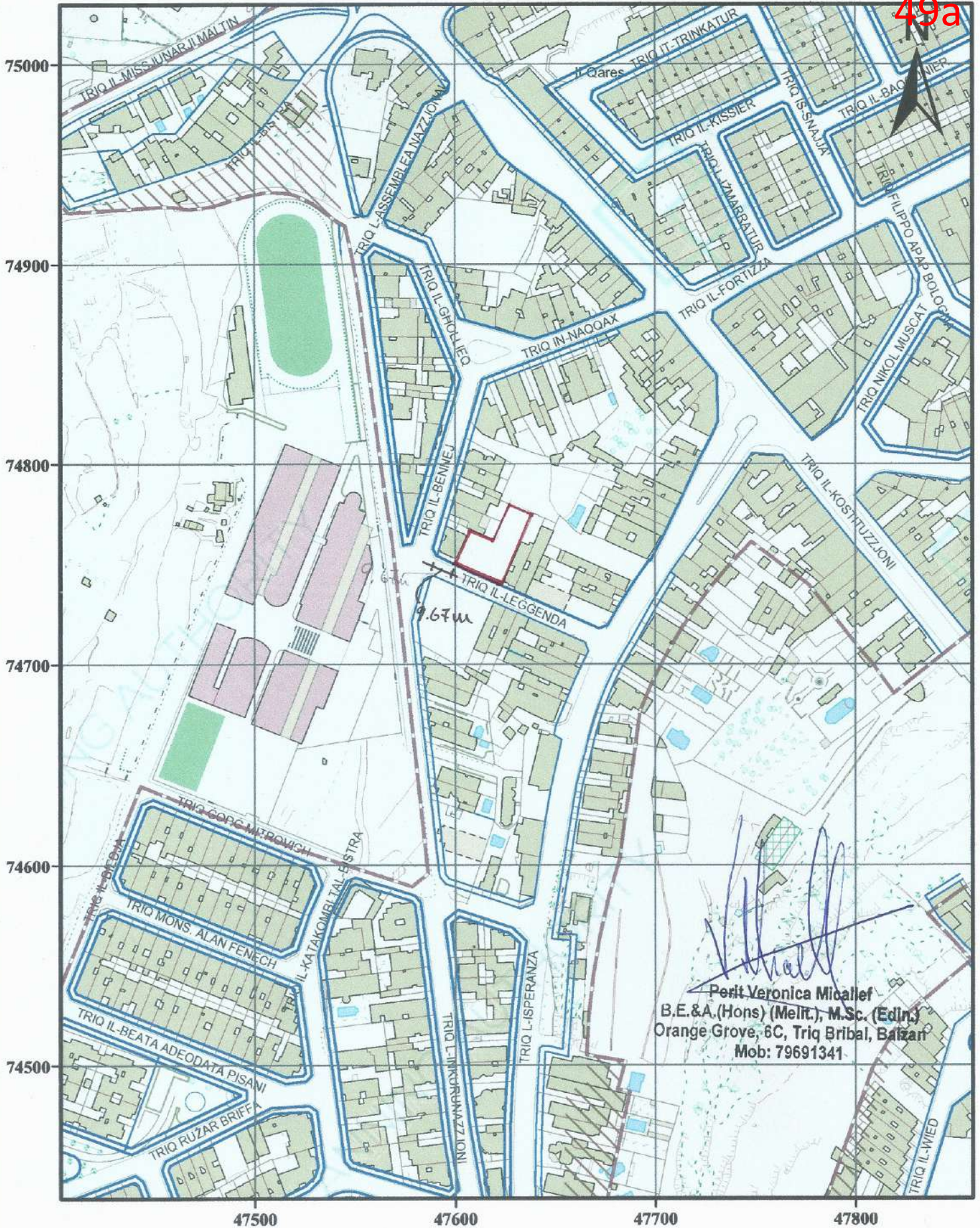
Applicant: Euphrasia Bezzina

Date of Endorsement: 8th July 2022

Drawing Numbers: PC 32/17/49A/130B

Conditions:

1. Land within the site boundary shown on map PC 32/17/130B is zoned as a Residential Priority Area (Terraced Development) following Central Malta Local Plan Policy CG08.
2. The transition between the terraced houses without front garden and the rest of the site with front garden shall have a designed treated side elevation as a frontage on the front garden.
3. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage



Perit Veronica Micallef
 B.E.&A. (Hons) (Melt.), M.Sc. (Edin.)
 Orange Grove, 6C, Triq Bribal, Balzan
 Mob: 79691341

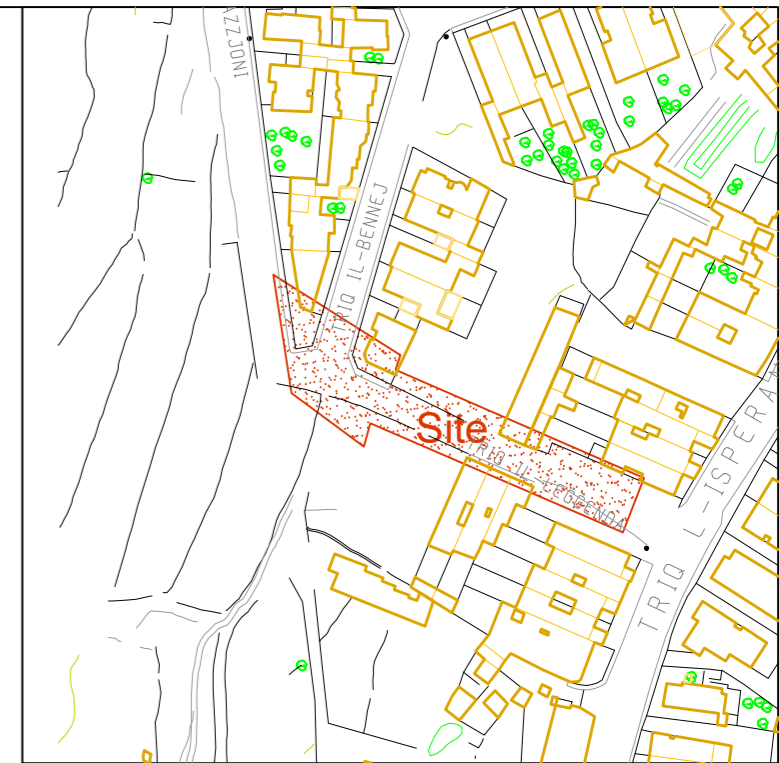
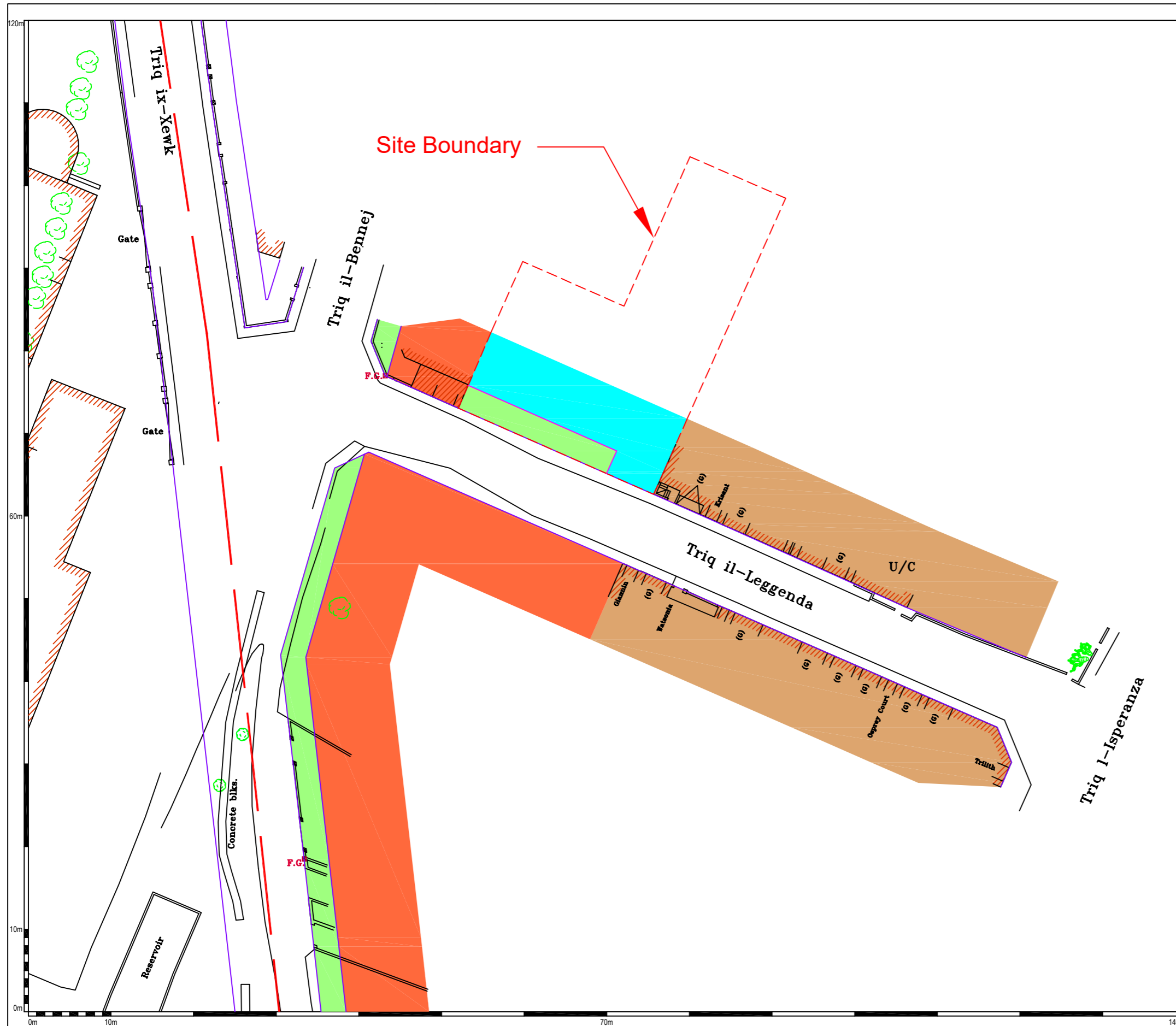


1:2,500 Date Printed: 27/02/2019

Public Geoserver

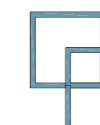
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 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments

PLANNING AUTHORITY
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 www.pa.org.mt, mappingshop@pa.org.mt



S.S. No.: 4674

Scale: 1:2500



PLANNING AUTHORITY

Subsidiary Plan Minor Modification

Locality:

Mosta

Plan Reference Number:

PC 32/17/130B

Scale:

1:500

Survey No.:

Mst1773E4-17

Grid System:

WGS84

Scale Factor:

0.999632

Min. Coordinates:

447490|3974480

Level datum:

M.S.L.

Survey Completion Date:

16/10/2017

Plan Completion Date:

16/03/2022

Survey Checked By:

M. Azzopardi (LSU)

Plan Checked By:

I.Fava

Endorsed by Executive Council:

**Map as approved by Minister
on the 8th July 2022**

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.

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.

Legend:

- | | | | |
|----------------------|-------------------------|--------------------|--|
| Existing Field Walls | Spot Level | Front/Side Garden | Residential Priority Area CG08 |
| Existing Building | Formation Level | Alignment | Residential Priority Area CG08
(Terraced Houses, Maisonettes & Flats) |
| Existing Vegetation | Limit to Development | Proposed Alignment | Residential Areas CG07 |
| Street Furniture | Urban Conservation Area | | |

PC Number: PC 118/19

Proposal: Addition of class 4A office use to list of land uses as per policy MO04 of the Central Mosta local plans (CMLP) concerning the SME site k.a. 'Tal-Qares' Industrial Area

Location: Farmhouse, Triq il-Fortizza, Mosta

Architect: David Vassallo

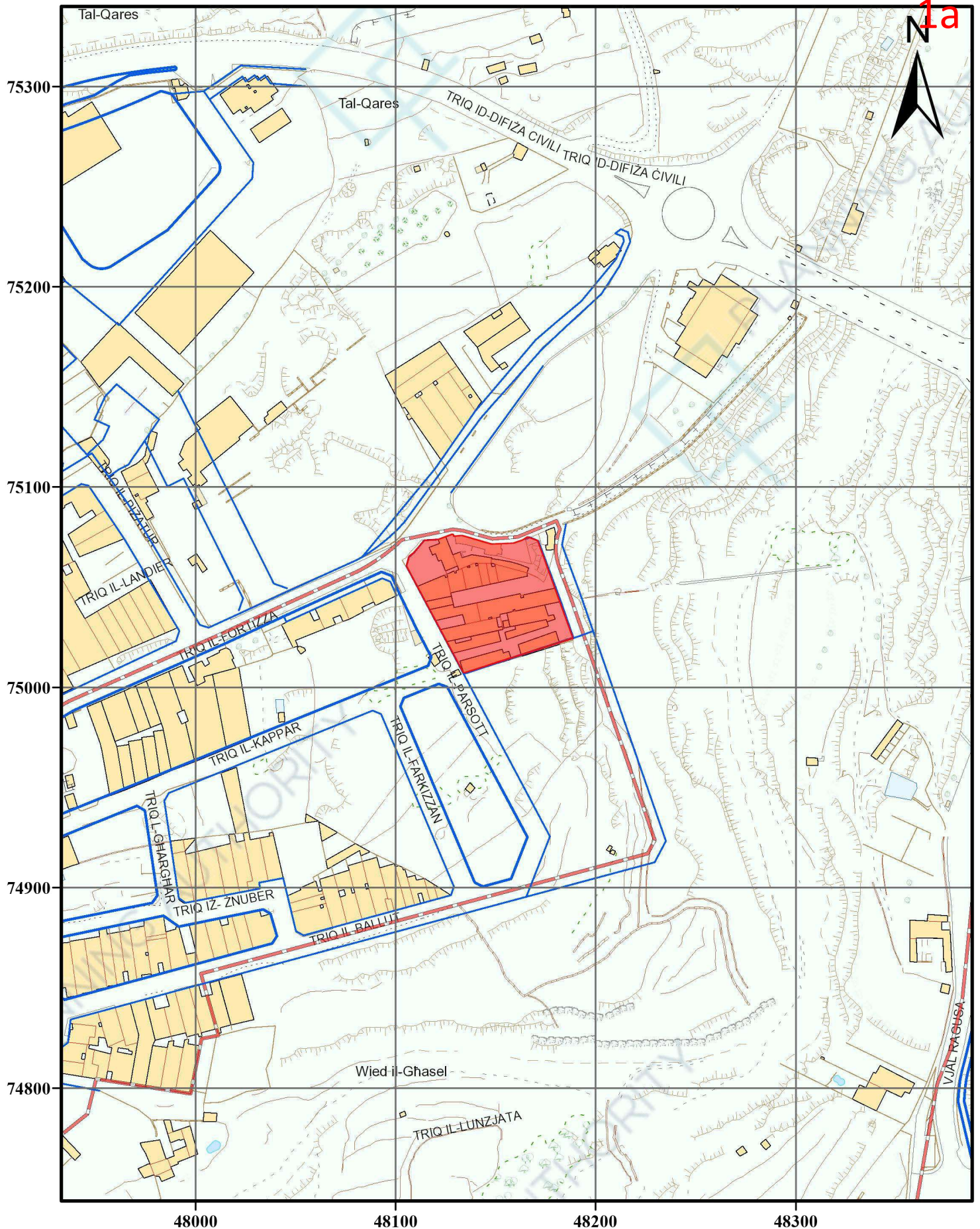
Applicant: JZT Investments Company Limited Attn: Joseph Zammit Tabona

Date of Endorsement: 10th May 2022

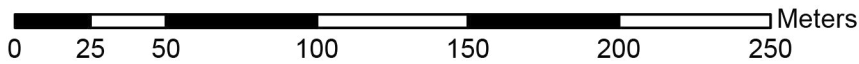
Drawing Numbers: PC 118/19/1A/53B.

Conditions:

1. The permissible land uses in the "Tal-Qares Mixed Area" as identified in map PC118/19/53B are Class 4A Commercial Uses (Use Classes Order, 2014) in addition to the uses listed in Policy MO04 in the Central Malta Local Plan.



1a



1:2,500 Date Printed: 04/12/2019

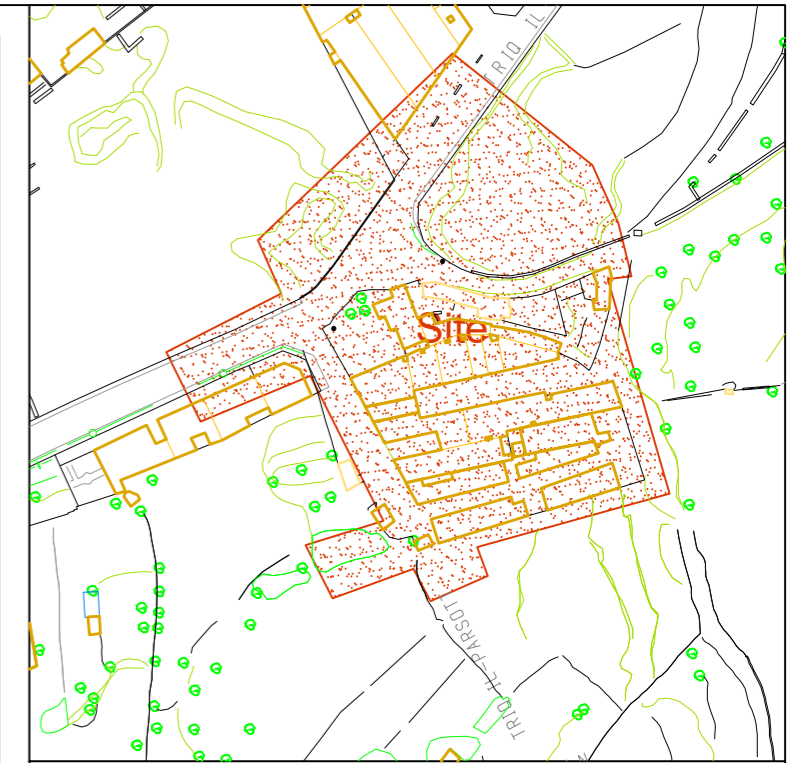
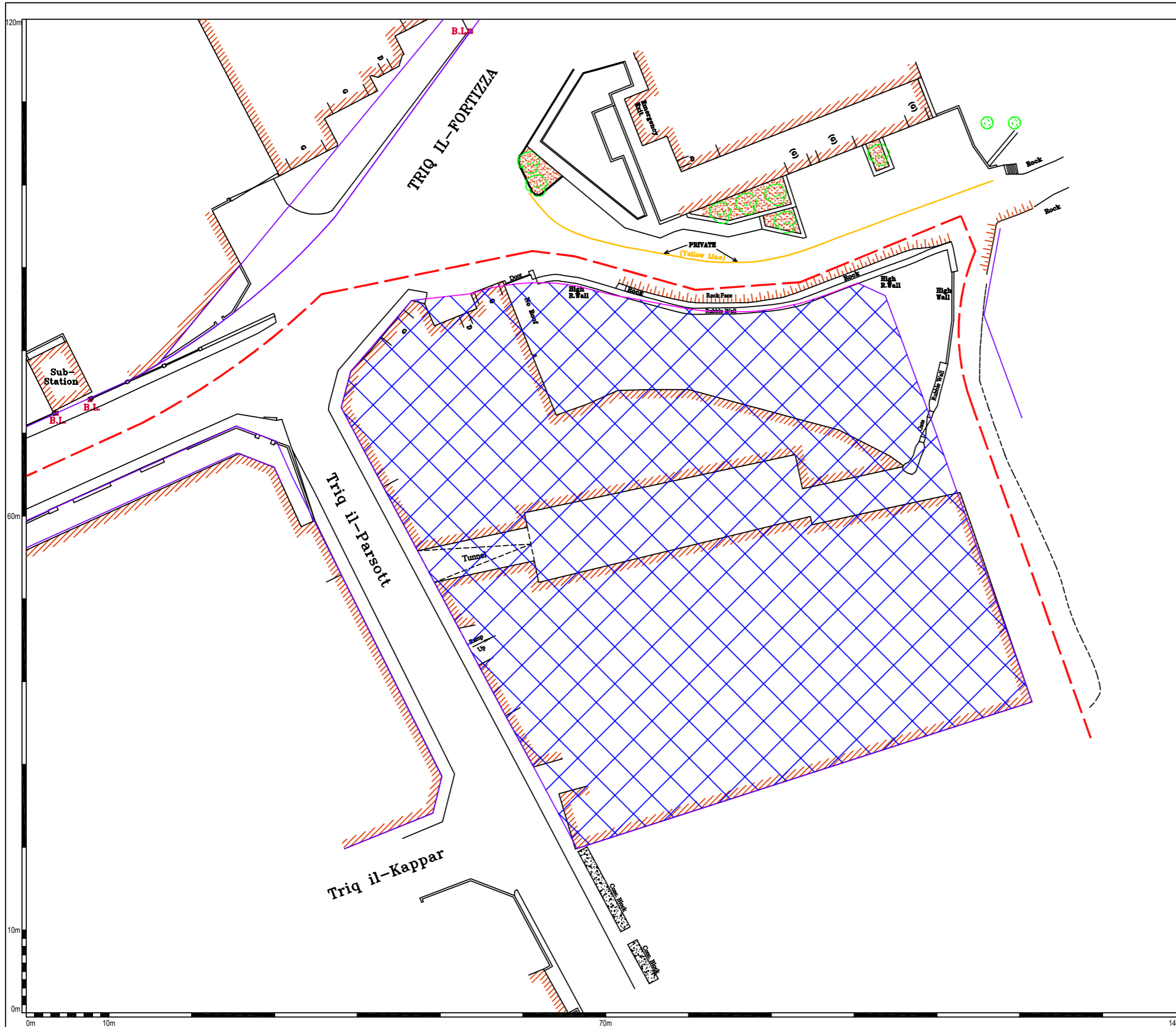
Public Geoserver

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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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S.S. No.: 4875

Scale: 1:2500



PLANNING AUTHORITY

Subsidiary Plan Minor Modification

Locality:

Mosta

Plan Reference Number:

PC 118/19/53B

Scale:

1:500

Survey No.:

Mst 2190E3-20

Grid System:

WGS 84

Scale Factor:

0.999632

Min. Coordinates:

448010|3974790

Level datum:

M.S.L.

Survey Completion Date:

7/8/2020

Plan Completion Date:

18/08/2021

Survey Checked By:

M. Azzopardi (LSU)

Plan Checked By:

I. Fava

Map as approved by Minister
on the 10th May 2022

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.

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Legend:

- Existing Field Walls
- Existing Building
- Existing Vegetation
- Street Furniture
- Spot Level
- Formation Level
- Limit to Development
- Urban Conservation Area
- Tal-Qares Mixed Use Area (refer to condition 1)
- Alignment
- Alignment as approved in PA8196/18

PC Number: PC 36/13

Proposal: PC application to identify road alignment for rationalisation site. (change in proposal).

Location: Site at Ta' Mellu, Triq Antonio Miruzzi, Triq San Silvestru, Vjal L-Indipendenza, Mosta.

Architect: Mr Joseph Xuereb et al

Applicant: Joseph Bondin

Date of Endorsement: 25th March 2020

Drawing Numbers: PC 36/13/1A/133B

Conditions:

1. The area is zoned as a residential area in terms of Policy CG 07 of the Central Malta Local Plan (2006), or any other subsequent amendment.
2. The maximum allowable height of buildings should not exceed an overall height of 17.50 metres and shall be interpreted in terms of the applicable policies, guidelines and standards in the Development Control Design Policy, Guidance and Standards, 2015 (DC15).
3. The designated public open spaces as identified in Map PC 36/13/133B shall only be used for landscaping purposes and made accessible to the public. Continuing protection and maintenance of such spaces will be secured by development control conditions. The public landscaped open space to be satisfactorily landscaped as per relevant guidelines.
4. The developers shall financially contribute Euro 18 per meter square of the developable land zoned as residential areas, or part thereof, over and above any other rates established by LN 356/10 as amended by LN163/16 for implementation of the public open spaces indicated on map PC 36/13/133B. These monies shall be administered by the Urban Improvement Fund and shall be allocated for the implementation of these public open spaces indicated on map PC 36/13/133B.
5. The design of the public open spaces indicated on Map PC 36/13/133B shall be included as part of the first development application submitted on any site having a frontage on the street on which the public open spaces are located.
6. Particular attention must be given to the design of buildings abutting onto the designated public open spaces so as to ensure that no adverse visual impacts are created especially through the

creation of blank party walls. No vehicular access shall be permitted on designated public open spaces.

7. A 1.2m boundary walls along the road at edge of scheme shall be constructed totally within the Development Zone in traditional random rubble (sejjiagh), avoiding ashlar walls and walls faced/clad in rubble.
8. Along Triq Antonio Miruzzi, the minimum landscaped areas through the provision of tree planting in the green strip should be 3 metres between every 2 plots. Should the site be developed with lesser accesses to the plots, the tree planting provision should be increased accordingly.

The implementation of the green strip to honour such condition should be the responsibility of the applicant while the maintenance of such green strip should be the responsibility of the Local Council.

A bank guarantee to warrant the implementation of the green strip should be imposed in the Planning Application.

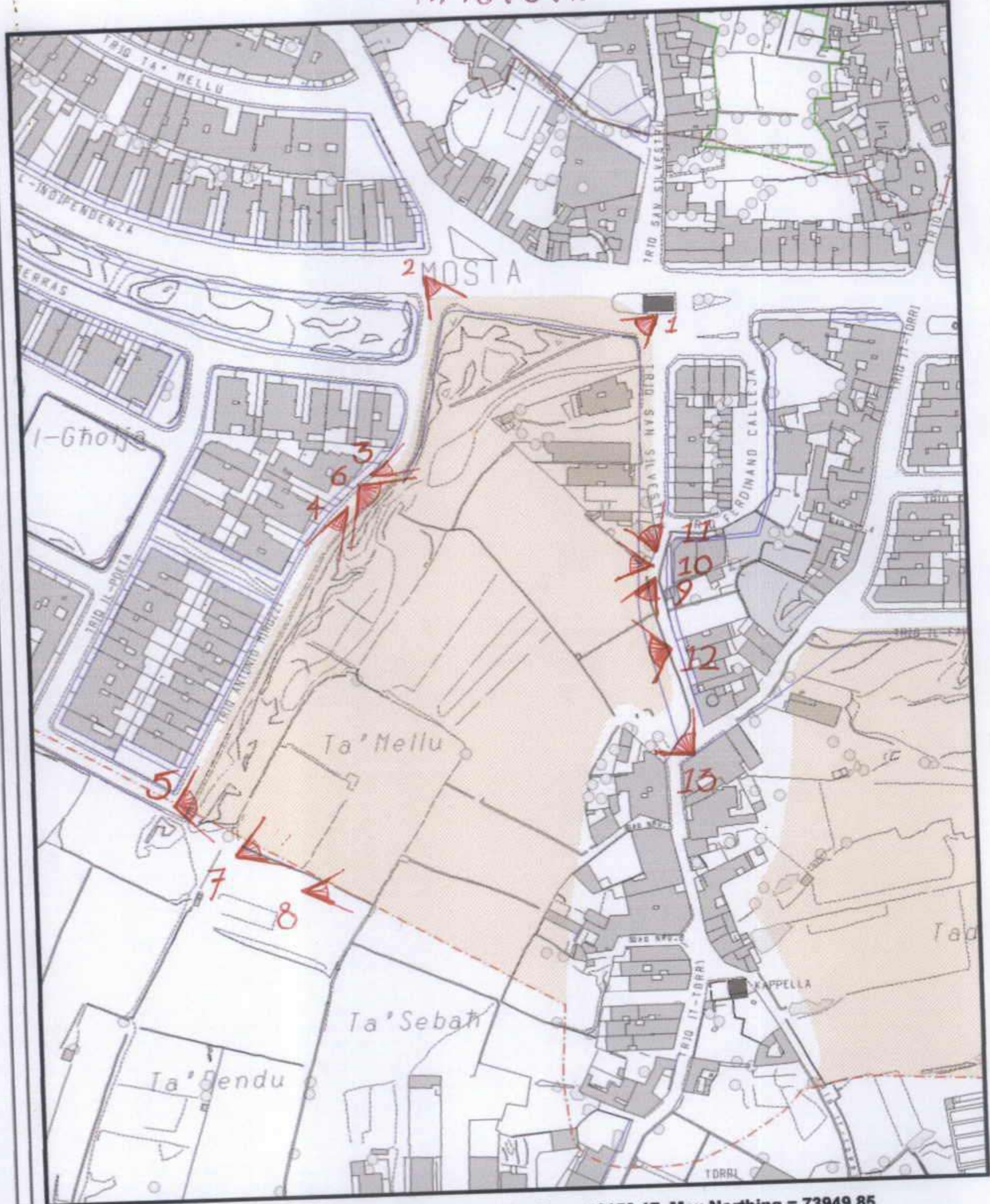
9. The width of Antonio Miruzzi street be that of 10.36metres.
10. Site shall not be subject to Floor Area Ratio Planning considerations.
11. Detailed development proposals shall be subject to any legal third-party access rights through or to the site.
12. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.

70737872

1A

1a

500m



0m

Min Easting = 47750.17, Min Northing = 73449.36, Max Easting = 48150.17, Max Northing = 73949.85

0m

400m

MEPA

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Site Plan, Scale 1:2500 Printed on: Wednesday, February 04, 2009
 Not to be used for interpretation or scaling of scheme alignments

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Site at ta' Mellu- Mosta: plan showing orientation of

photos architects & civil engineers
 Joseph Bondi B.E.&A (Hons.), A.&C.E.

3, Triq in-Naqqax, Mosta MST 03, Malta
 Tel: 2141 7371 Fax: 2143 0960 Mob: 7949 0777

PC Number: PC 0058/08

Proposal: Establishment of zoning, road alignments and building height limitation.

Location: Triq Patri Guze Delia, Triq ta' Zejfa and Triq Camillo Sciberras, Mosta

Architect: Mr. Robert Grech

Applicant: Mr Raymond Fenech obo Easysell Properties Ltd

Date of Endorsement: 27th February, 2015.

Conditions

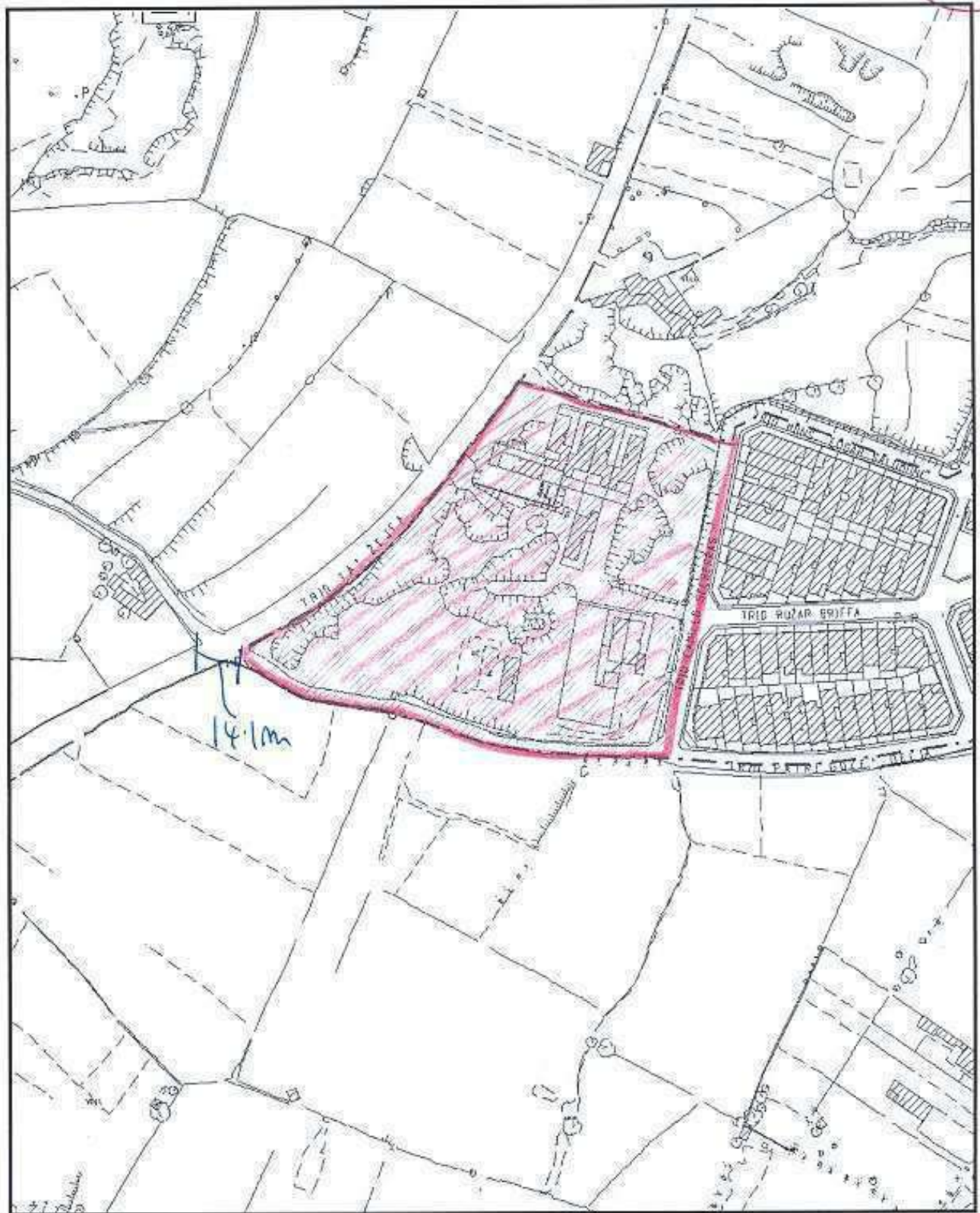
The proposal on drawings PC 58/08/13a; 38B was **Approved** with the following conditions:

1. The site is designated as a Residential Area regulated by Central Malta Local Plan Policy CG07.
2. Basements are not to be used for residential purposes.
3. The maximum height of buildings shall not exceed the following:
 - a) For sites fronting Triq Ta' Zejfa; 2 floors with an underlying basement plus a recessed floor that is to be set-back by 6m from the façade of the underlying floor. If a penthouse level is approved by MEPA at DPA stage, this is to be set-back by 6m from the façade of the underlying floor; and
 - b) For all other sites; 3 floors with an underlying basement.
4. All of the site shall not be subject to Floor Area Ratio planning considerations.
5. Development within the site as indicated in Map PC 58/08/38B requires the introduction of new physical parking spaces on site. In view of this, the Urban Improvement Fund (UIF) Scheme is not applicable to the Site.
6. The pedestrian passageway within stretch A-B as indicated in Map PC 58/08/38B is to be at least 1.3m wide.
7. Only pedestrian access is allowed within stretch C-D as indicated in Map PC 58/08/38B. The wall between the 3m pedestrian access within stretch C-D and the main road will be continuous (without any form of pedestrian or vehicular openings) and shall be at least 1.2m high.
8. Garage accesses are not allowed within stretch C-E as indicated in Map PC 58/08/38B.
9. Detailed development proposals shall be subject to third party access rights through or to the site.

10. Road works are to be carried out in accordance with L.N. 29, New Roads and Road Works Regulations, 2010.
11. The developer shall pay at his own expense for any changes that may be required to service the area with potable water.
12. Works that affect sewerage infrastructure are to be supervised by Water Services Corporation (Wastewater Unit) personnel. The Wastewater Unit shall be informed prior to the commencement of such works. The existing sewer and connections are not to be damaged during works.
13. A detailed lighting scheme shall be submitted to the Energy Directorate of the Malta Resources Authority.
14. Full payment of PC Zoning Application fees is to be paid as per LN356/10 (or as amended) in the Development Planning Application (DPA) stage.

159

500m



0m

Min Easting = 46982.34, Min Northing = 74169.5, Max Easting = 47382.34, Max Northing = 74669.37

0m

400m

MEPA

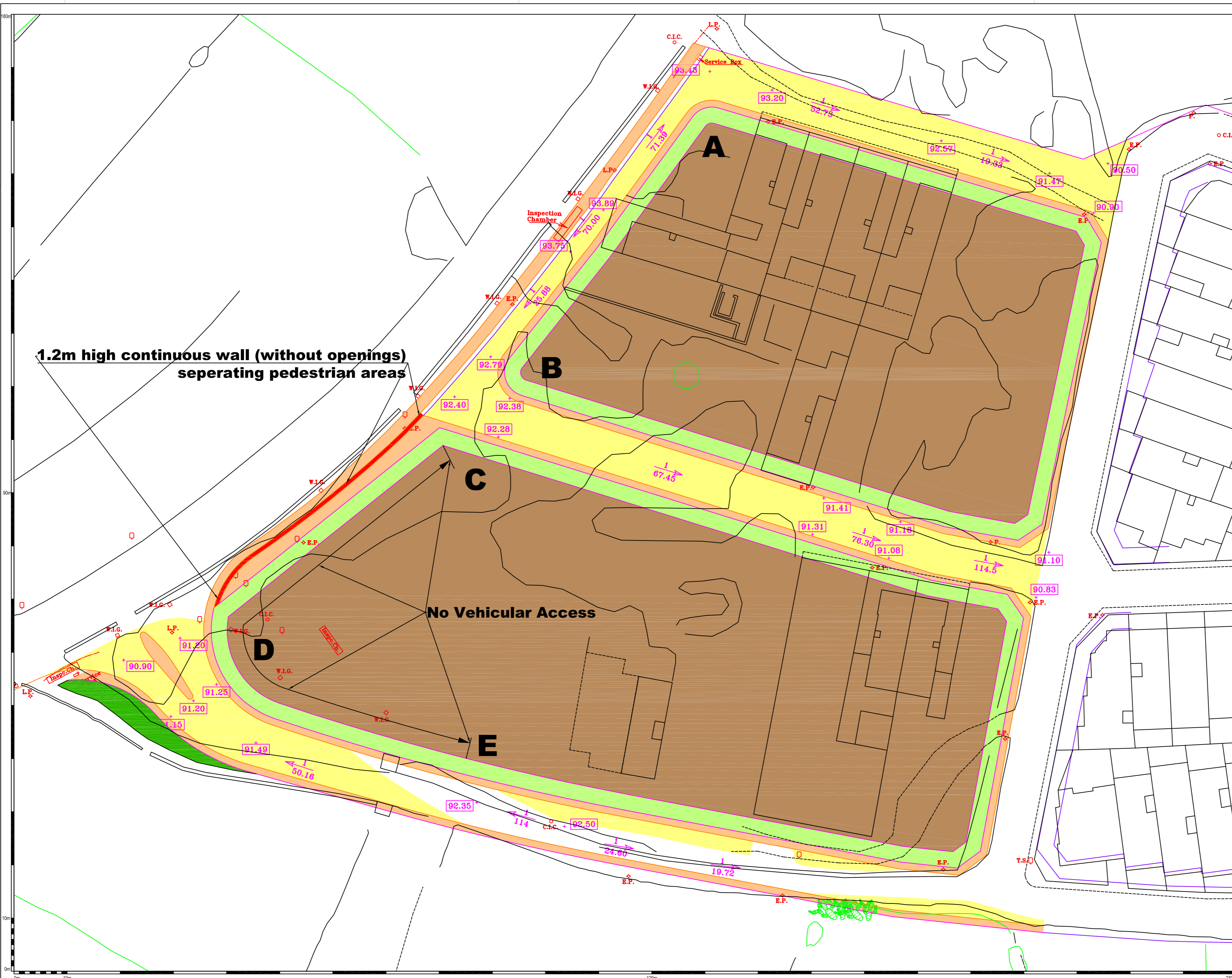
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Perit Robert Grech
 BE&A (HONS.) A&CE
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 Triq il-Mixtla, Attard.

Site Plan, Scale 1:2500 Printed on: Wednesday, May 02, 2007

Not to be used for interpretation or scaling of scheme alignments



S.S. No.: 4674 Scale: 1:2500

1.2m high continuous wall (without openings) separating pedestrian areas

No Vehicular Access

**Subsidiary Plan
Minor Modification**

Locality:
Mosta

Plan Reference Number:
PC 58/08/38B

Scale: 1:500	Survey No.:	1921e1/4674/2012	
Grid System:	Scale Factor:	Min. Coordinates:	Level datum:
U.T.M.	0.999632	47070,74345	M.S.L.
Survey Completion Date:	Plan Completion Date:	22/01/2015	
02/04/2012			
Survey Checked By:	Plan Checked By:		
M. Azzopardi (LSU)	V. Borg F (PC)		

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 27th February 2015

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.

Existing Field Walls	Spot Level	Scheme Road	Terraced Development (Residential)
Existing Building	Formation Level	Pedestrian Area	The maximum height of buildings shall not exceed the following:
Existing Vegetation	Limit to Development	Front/Side Garden	a) For sites fronting Triq Ta' Zejfa; 2 floors with an underlying basement plus a receded floor that is to be set-back by 6m from the façade of the underlying floor.
Street Furniture	Alignment	Private Open Space	If a penthouse level is approved by MEPA at DPA stage, this is to be set-back by 6m from the façade of the underlying floor; and
			b) For all other sites; 3 floors with an underlying basement.

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PC Number: PC 0011/13

Proposal: To establish zoning, building height limitation and road alignments of Rationalisation Exercise site.

Location: Site at 'Il-Qares' located between Triq Id-Diviza Civili and Triq Tal-Qares, Mosta, Malta.

Architect: Mr. Joe Cassar

Applicant: Mr. Victor Gatt

Date of Endorsement: 8th January 2015

Conditions

The proposal on drawings PC 0011/13/1B/116 was **Approved** with the following conditions:

1. Sites that are designated as Residential Areas in Map PC 11/13/116 are regulated by Central Malta Local Plan Policy CG07.
2. Sites that are designated as Commercial Areas in Map PC 11/13/116 are regulated by Central Malta Local Plan Policy CG14.
3. Within sites that are designated as Mixed Use Areas in Map PC 11/13/116, MEPA will consider the development of the following land uses as per Development Planning Use Classes Order, 2014;
 - a; Use Class 4A, Financial, Professional and Other Offices;
 - b; Use Class 4B, Retail;
 - c; Use Class 5A, Light Industry; and
 - d; Use Class 6A, Storage and Distribution.
4. The maximum height of buildings shall not exceed the following:
 - a) For sites fronting Triq id-Diviza Civili and that are zoned as Commercial Areas; 14m above road level. Every additional floor above first floor level is to be set-back by 4.25m from the façade of the underlying floor; and

- b) For sites that are zoned as Residential Areas and Mixed Use Areas, and for sites fronting the stretch 'C' – 'D' as indicated in Map PC 11/13/116; 14m above road level.
5. The Rationalization Site shall not be subject to Floor Area Ratio Planning considerations.
6. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
7. Only pedestrian access and vehicular access to dwellings fronting this passageway is allowed in the Pedestrian Passageway as indicated in Map PC 11/13/116. Public access is to be allowed at all times along this Pedestrian Passageway.
8. Development within the site as indicated in Map PC 11/13/116 requires the introduction of new physical parking spaces on site. In view of this, the Urban Improvement Fund (UIF) Scheme is not applicable to the Rationalization Site.
9. Loading and unloading operations are to be carried out within the development and not on the carriageway, and therefore have to be provided in the design at Development Planning Application (DPA) stage.
10. Detailed development proposals should not include the creation of blank party walls.
11. Development Planning Applications within the Rationalization Site shall be subject to consultation with Enemalta Corporation in order to establish the location of required substation/s.
12. All development permits issued within this scheme are to include conditions ensuring that all earth removal and ground breaking works are to be carried out under the surveillance of an archaeologist under the direction of the Superintendence of Cultural Heritage. The monitoring is to be carried out in line with Terms of Reference issued by the Superintendence of Cultural Heritage and is to be funded by the applicant. The Superintendence may also require developers to carry out additional archaeological excavations or documentation as

required. Developers may also be requested to implement measures to ensure adequate protection for any archaeological features and rubble walls identified as meriting conservation. Should any new archaeological remains be discovered in the course of works, these are to be evaluated by the Superintendence and by MEPA and will be subject to the provisions of the Cultural Heritage Act and Structure Plan policies.

13. Development proposals within or adjoining the areas indicated in Map PC 11/13/116 with the wording 'No Rock-cutting' and 'Front Garden, no rock-cutting' are to take into account the requirements of archaeological conservation. The design of these development proposals must ensure that visual and spatial access to the archaeological remains is respected. Any development within or adjacent to these areas is to be discussed and approved by the Superintendence of Cultural Heritage prior to the issue of the relevant permits.
14. Adequate measures are to be taken to safeguard for eventual use any good quality mineral resources extracted from the site, and inferior quality mineral resources are to be recycled or/and employed for restoration purposes or otherwise adequately disposed of.
15. Full payment of PC Zoning Application fees is to be paid as per LN356/10 (or as amended) in the Development Planning Application (DPA) stage.



Min Easting = 47401.55, Min Northing = 74559.15, Max Easting = 48026.55, Max Northing = 75009.27

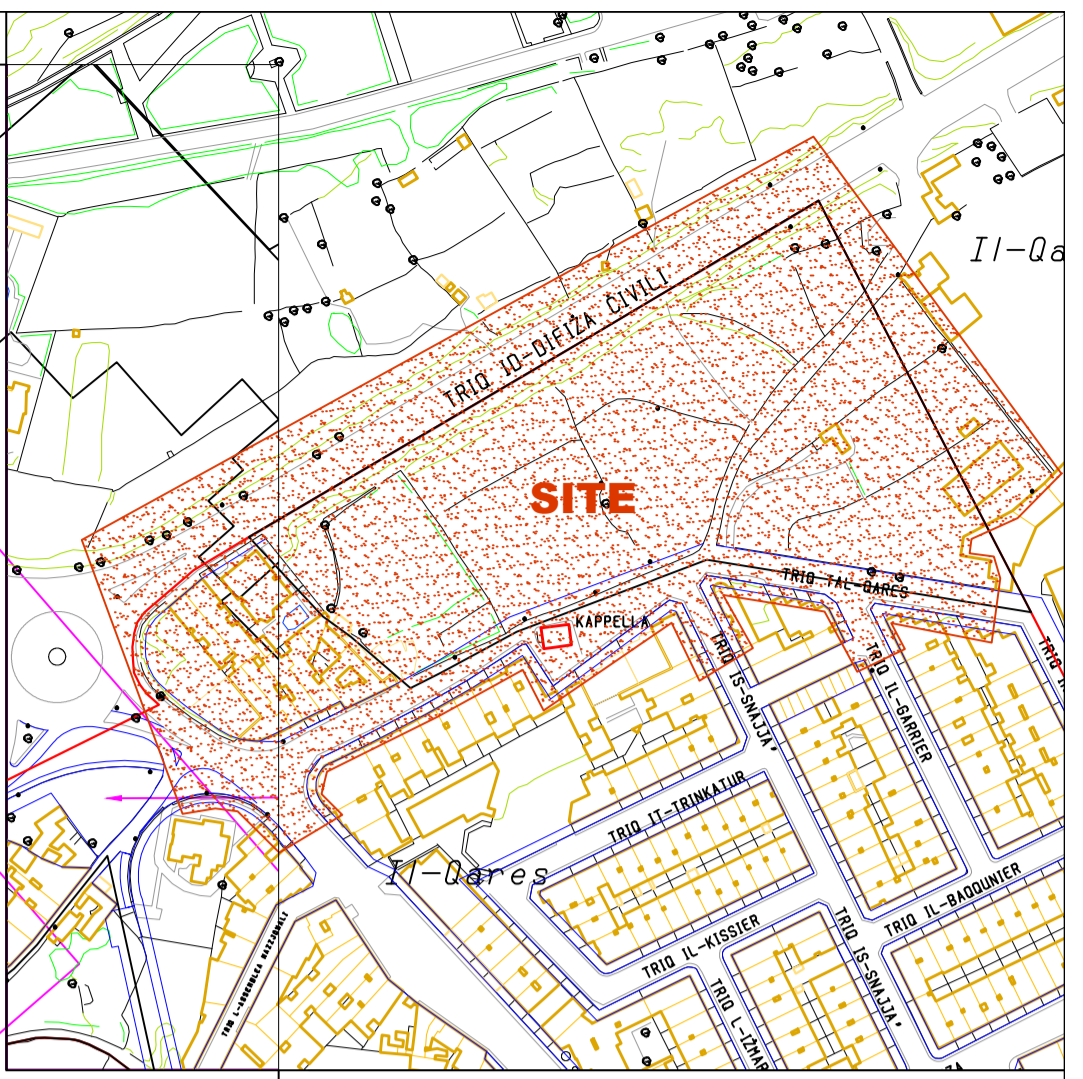
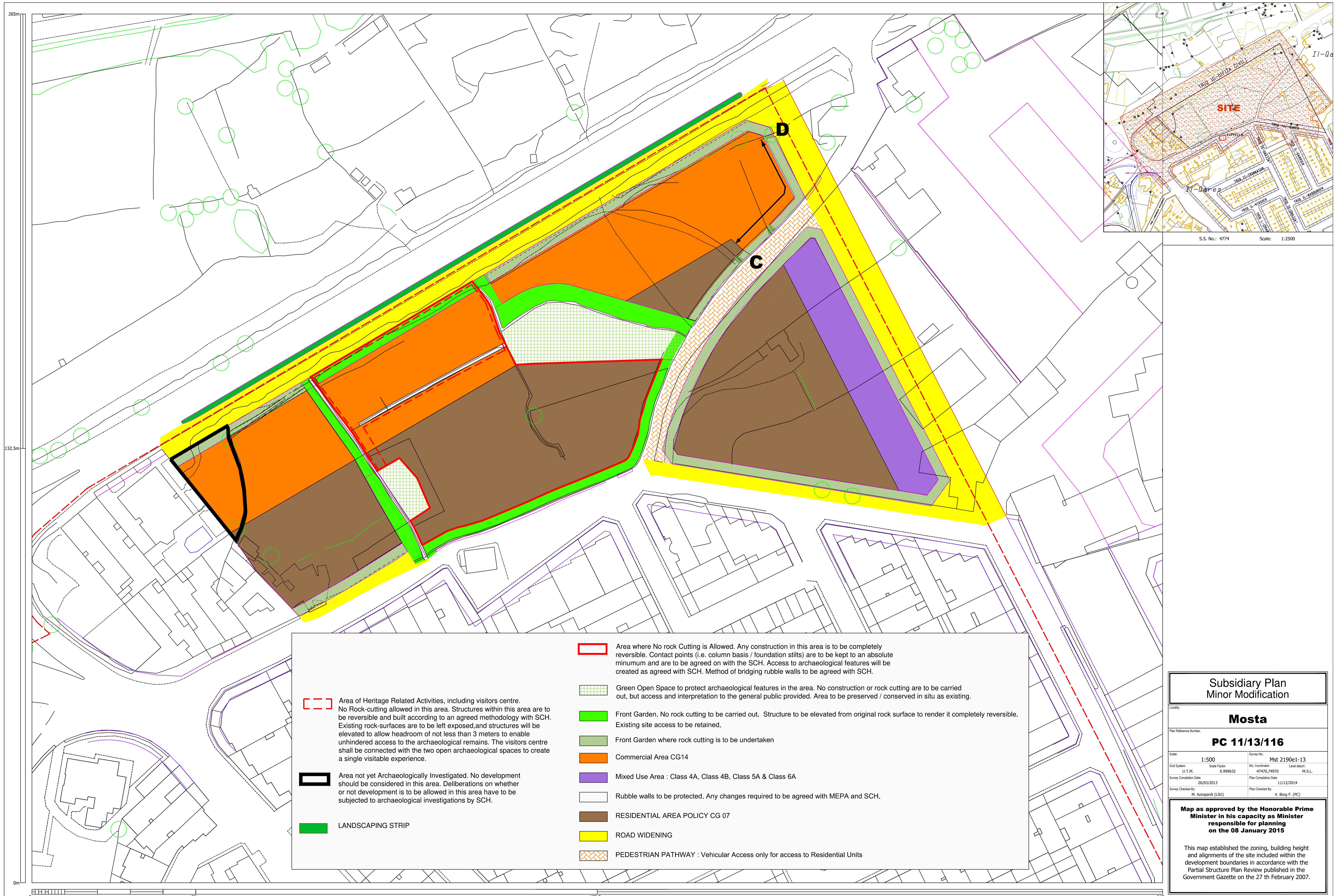
MEPA

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 PO Box 208, Valletta, Malta
 Tel: +356 240978 Fax: +356 240978

Site Plan, Scale 1:2500

Prepared by: ERM Group, November 2012, 2000
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110940



S.S. No.: 4774 Scale: 1:2500

	Area of Heritage Related Activities, including visitors centre. No Rock-cutting allowed in this area. Structures within this area are to be reversible and built according to an agreed methodology with SCH. Existing rock-surfaces are to be left exposed, and structures will be elevated to allow headroom of not less than 3 meters to enable unhindered access to the archaeological remains. The visitors centre shall be connected with the two open archaeological spaces to create a single visitable experience.
	Area not yet Archaeologically Investigated. No development should be considered in this area. Deliberations on whether or not development is to be allowed in this area have to be subjected to archaeological investigations by SCH.
	LANDSCAPING STRIP
	Area where No rock Cutting is Allowed. Any construction in this area is to be completely reversible. Contact points (i.e. column basis / foundation stilts) are to be kept to an absolute minimum and are to be agreed on with the SCH. Access to archaeological features will be created as agreed with SCH. Method of bridging rubble walls to be agreed with SCH.
	Green Open Space to protect archaeological features in the area. No construction or rock cutting are to be carried out, but access and interpretation to the general public provided. Area to be preserved / conserved in situ as existing.
	Front Garden. No rock cutting to be carried out. Structure to be elevated from original rock surface to render it completely reversible. Existing site access to be retained.
	Front Garden where rock cutting is to be undertaken
	Commercial Area CG14
	Mixed Use Area : Class 4A, Class 4B, Class 5A & Class 6A
	Rubble walls to be protected. Any changes required to be agreed with MEPA and SCH.
	RESIDENTIAL AREA POLICY CG 07
	ROAD WIDENING
	PEDESTRIAN PATHWAY : Vehicular Access only for access to Residential Units

**Subsidiary Plan
Minor Modification**

Locality
Mosta

Plan Reference Number
PC 11/13/116

Scale: 1:500	Survey No.: Mst 2190e1-13
Grid System: U.T.M. 0.999632	Min. Coordinates: 47470,74970 M.S.L.
Survey Completion Date: 26/03/2013	Plan Completion Date: 11/12/2014
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: V. Bory F. (PC)

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 08 January 2015

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.

Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 000	Max Easting: 345	Level datum: A.T.B.M.	Scale: 1:500	Min Northing: 000	Max Northing: 265
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The maximum height of buildings shall not exceed the following:
 a) For sites fronting Triq id-Diviza Civili, 14m above road level. Every additional floor above first floor level is to be set-back by 4.25m from the facade of the underlying floor.
 b) For sites that are zoned as Residential Areas, Mixed Use Areas, and sites fronting stretch 'C' - 'D', 14m above road level.

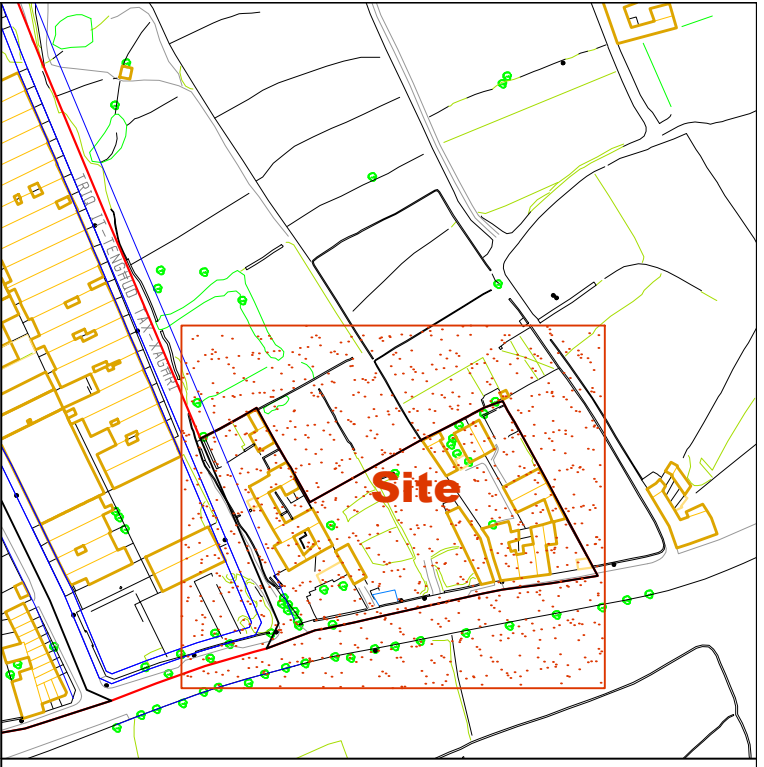
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PC Number: PC0089/07
Proposal: To establish building height at 2 floors; zoning conditions as Terraced Development with front garden (Residential Area) and; alignment to follow existing commitments.
Location: Site at Triq it-Tengħud tax-Xagħri and Triq San Pawl tal-Qliegħa, Mosta.
Architect: MEPA
Applicant: MEPA
Date of Endorsement: 16th May, 2014

CONDITIONS:

- 1 Site is zoned for terraced residential development subject to Central Malta Local Plan Policy CG 07
- 2 Maximum height limitation is 2 floors. Any basements on site are to be completely below road level.
- 3 All vehicular access onto Triq San Pawl tal-Qliegħa shall be kept to a minimum.
- 4 Provisions enabling vehicular turning within each particular site with a frontage on Triq San Pawl tal-Qliegħa should be made.
- 5 Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
- 6 Detailed development proposals shall be subject to legal third party rights, including those related to access through or to the site.



S.S. No.: 4673 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:
Mosta

Plan Reference Number:
PC 89/07/21B

Scale: 1:500	Digital Drawing Ref. No.: Mst 2206e1-08
Grid System: U.T.M.	Scale Factor: 0.999632
Survey Completion Date: 16/12/2008	Min. Coordinates: 4715073650
Survey Checked By: M. Azzopardi (LSU)	Level datum: M.S.L.
	Plan Completion Date: 22/11/2012
	Plan Checked By: I.Galea (PCU)

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 16th May 2014

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.

Existing Field Walls	E.P. Street Furniture	Alignment	Front Garden No Ramps to Garages allowed. Maximum height of any structure and vegetation in landscaping is 0.95m.	Terraced Development (Residential) Maximum Height limitation: 2 Floors No Penthouses are allowed. Any basement to be completely below road level.
Existing Building	+46.20 Spot Level	Scheme Road		
Oleander	+20.00 Formation Level	Kerb		
Pine Tree	Limit to Development	Front/Side Garden		

Disclaimer:
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PC Number: PC0088/07

Proposal: To establish building height at 8.5m basements below road level; zoning conditions as Mixed Use Area with and without front garden; and alignment to follow existing commitments.

Location: Site at Triq il-Mitjar Ta' Qali, Triq San Pawl tal-Qiegha and Triq il-Kahwiela, Mosta

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 16th May, 2014.

CONDITIONS:

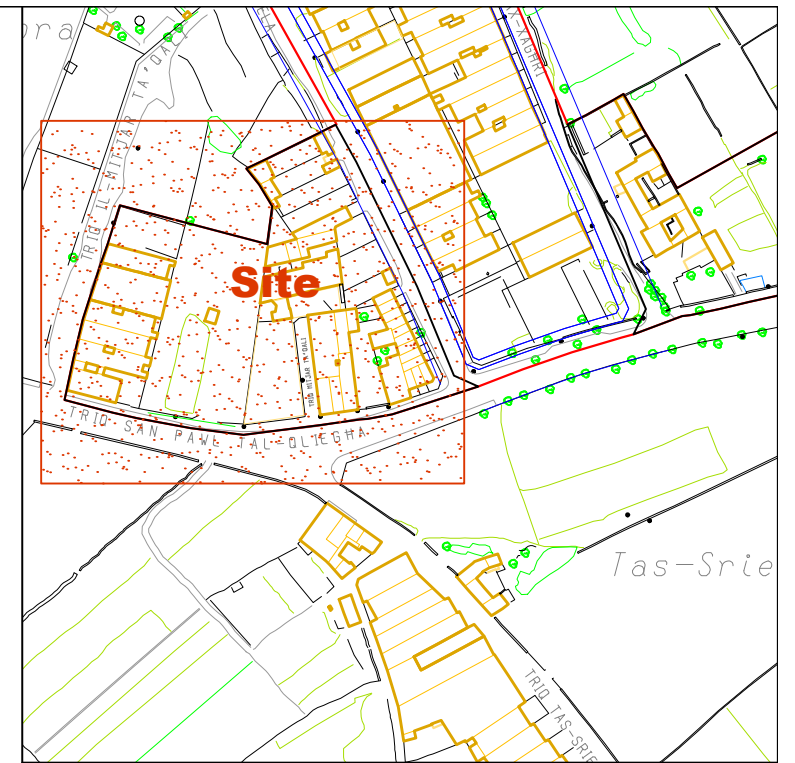
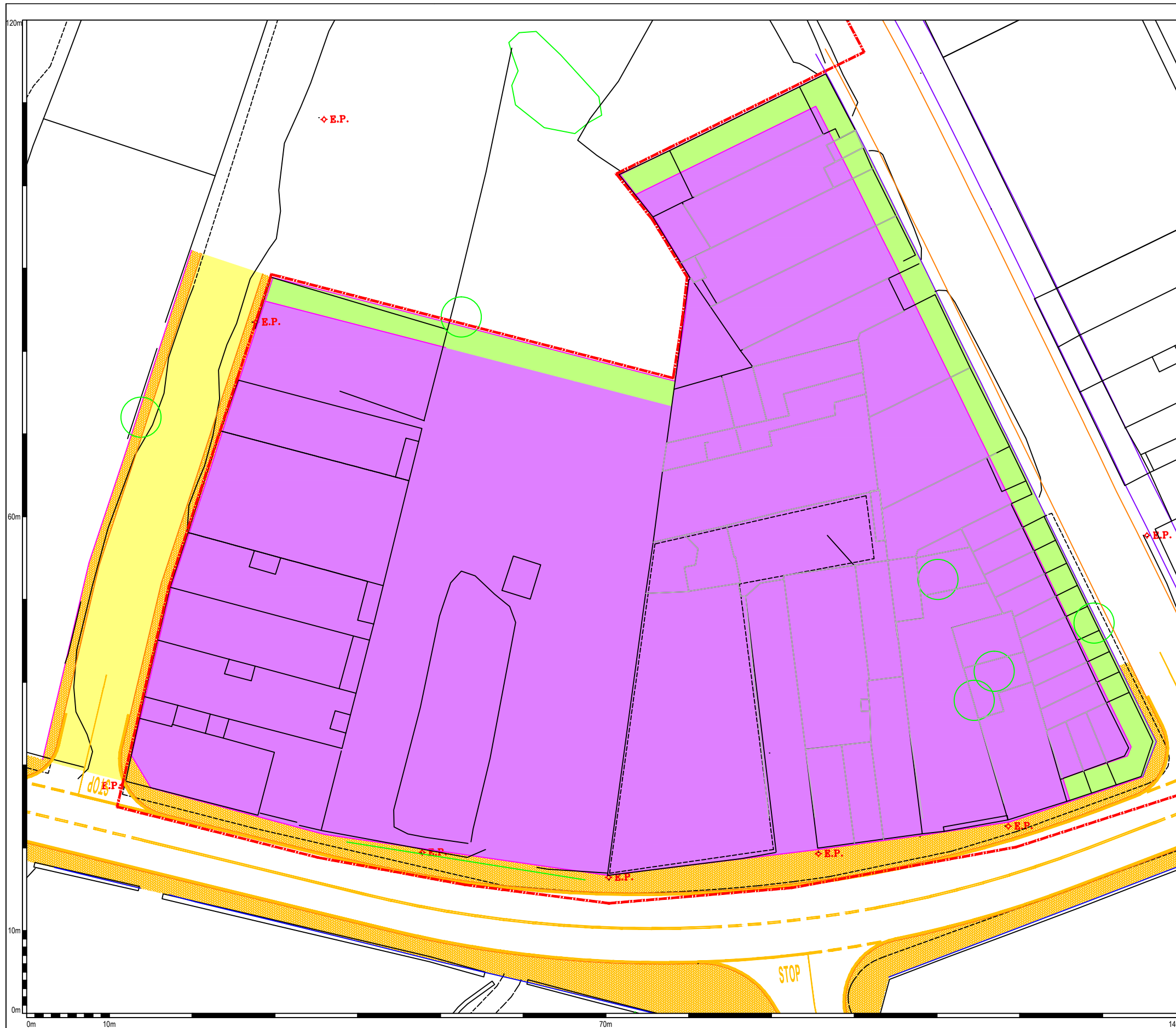
- 1 Within the area designated on Plan PC 88/07/13B as Mixed Use Area, MEPA may consider the development of the following land uses:
 - i. Class 4, Use Classes Order (1994) shops;
 - ii. Class 5, Use Classes Order (1994) offices;
 - iii. Class 11, Use Classes Order (1994) business and light industry provided that the development does not create unnecessary impact which is not desirable to the neighbouring properties.

Additionally MEPA may consider the development of the following land uses on sites with an elevation only on Triq San Pawl Tal-Qliegħa and Triq il-Mitjar Ta' Qali :

- iv. Showrooms provided that they comply with the relevant provisions of MEPA's Retail Planning Guidelines (2003);
- v. Class 6, Use Classes Order (1994) food and drink outlets;
- vi. Class 17, Use Classes Order (1994) storage and distribution. However the development of warehouses directly beneath residential units will not be permitted;
- vii. Taxi Business and for hire of motor vehicles; and
- viii. The Display and Sale of Motor Vehicles.

Land-uses falling outside those mentioned above will not be considered favourably, unless there are overriding reasons to locate such uses within these areas.

- 2 The maximum height limitation is 8.5m measured from the highest point of the site frontage. Any basements on site are to be completely below road level.
- 3 The number of vehicular accesses onto Triq San Pawl tal-Qliegħa shall be kept to a minimum.
- 4 Provisions enabling vehicular turning within each particular site with a frontage on Triq San Pawl tal-Qliegħa should be made.
- 5 Loading and unloading operations are to be carried out within the development and not on the carriageway, and therefore have to be provided in the design.
- 6 Development within the site requires the introduction of new physical parking spaces on site. Thus, the Urban Improvement Fund (UIF) Scheme is not applicable to the Site.
- 7 Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
- 8 Detailed development proposals shall be subject to legal third party rights, including those related to access through or to the site.



S.S. No.: 4673

Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

Mosta

Plan Reference Number:

PC 88/07/13B

Scale:

1:500

Digital Drawing Ref. No.:

Mst 2206e1-08

Grid System:

U.T.M.

Scale Factor:
0.999632

Min. Coordinates:

46978,73620

Level datum:

M.S.L.

Survey Completion Date:

16/12/2008

Plan Completion Date:

22/11/2012

Survey Checked By:

M. Azzopardi (LSU)

Plan Checked By:

I.Galea (PCU)

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 16th May 2014

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.

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.



- | | | | |
|----------------------|------------------------|-------------------|---|
| Existing Field Walls | E.P. Street Furniture | Alignment | Mixed Use Area
Refer to condition 1 in report
Maximum Height limitation: 8.5m |
| Existing Building | +46.20 Spot Level | Scheme Road | |
| Oleander | +20.00 Formation Level | Kerb | |
| Pine Tree | Limit to Development | Front/Side Garden | |

PC Number: PC 0036/08

Proposal: To establish road alignments internally within each parcel and to establish zoning that respects the existing main uses of the site.

Location: Area of Containment fronting Triq id-Diviza Civili, Triq in-Naggar and Triq il-Fortizza, Mosta

Architect: Mr. Joseph Sapienza

Applicant: Mr. Jimmy Gatt

Date of Endorsement: 24th July, 2012

Conditions

The proposal on drawings PC 36/08/1, 90 was **Approved** with the following conditions:

1; For sites located within the designated Area of Containment at Tal-Qares as indicated in Map 36/08/90 and which are zoned for Industry, the development of the following land uses will be considered by MEPA;

- a. Class 11 (Use Classes Order, 1994), Business and Light Industry provided that development will not cause undue disturbance to the nearby residential area;
- b. Class 12 (Use Classes Order, 1994), General Industry provided that development will not cause undue disturbance to the nearby residential area; and
- c. Class 17 (Use Classes Order, 1994), Storage and Distribution.

For sites located within the designated Area of Containment at Tal-Qares that have a frontage on Triq in-Naggar or Triq tal-Qares as indicated in Map 36/08/90 and that are zoned for Low Impact Uses, the development of the following land uses will be considered by MEPA;

- d. Class 5 (Use Classes Order, 1994), Offices; and
- e. Class 17 (Use Classes Order, 1994), Storage and Distribution.

These sites that front Triq in-Naggar or Triq tal-Qares shall not create new vehicular accesses onto these streets.

2; The height of development within this Area of Containment as indicated in Map 36/08/90 shall not exceed the maximum allowable height of 10.5 metres and 2 floors and a semi-basement above street level 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.

3; Development proposals on sites located within the designated Area of Containment at Tal-Qares as indicated in Map 36/08/90 and which are designated as Comprehensive Development Areas are to abide by the provisions of Central Malta Local Plan Policy CG16.

4; Development shall lead to a general improvement in the appearance of the Area of Containment. Development within the Area of Containment as indicated in Map 36/08/90 is to have the following characteristics;

- i. 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;
- ii. External facades and apertures are to be finished in matt and light colours to the satisfaction of MEPA;
- iii. Development will not result in the creation of blank party walls;
- iv. Particular regard will be given to the provision of advertising space in order to ensure that this will not be overly conspicuous;
- v. 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
- vi. Building services are to be satisfactorily and sensitively integrated in the design of the building.

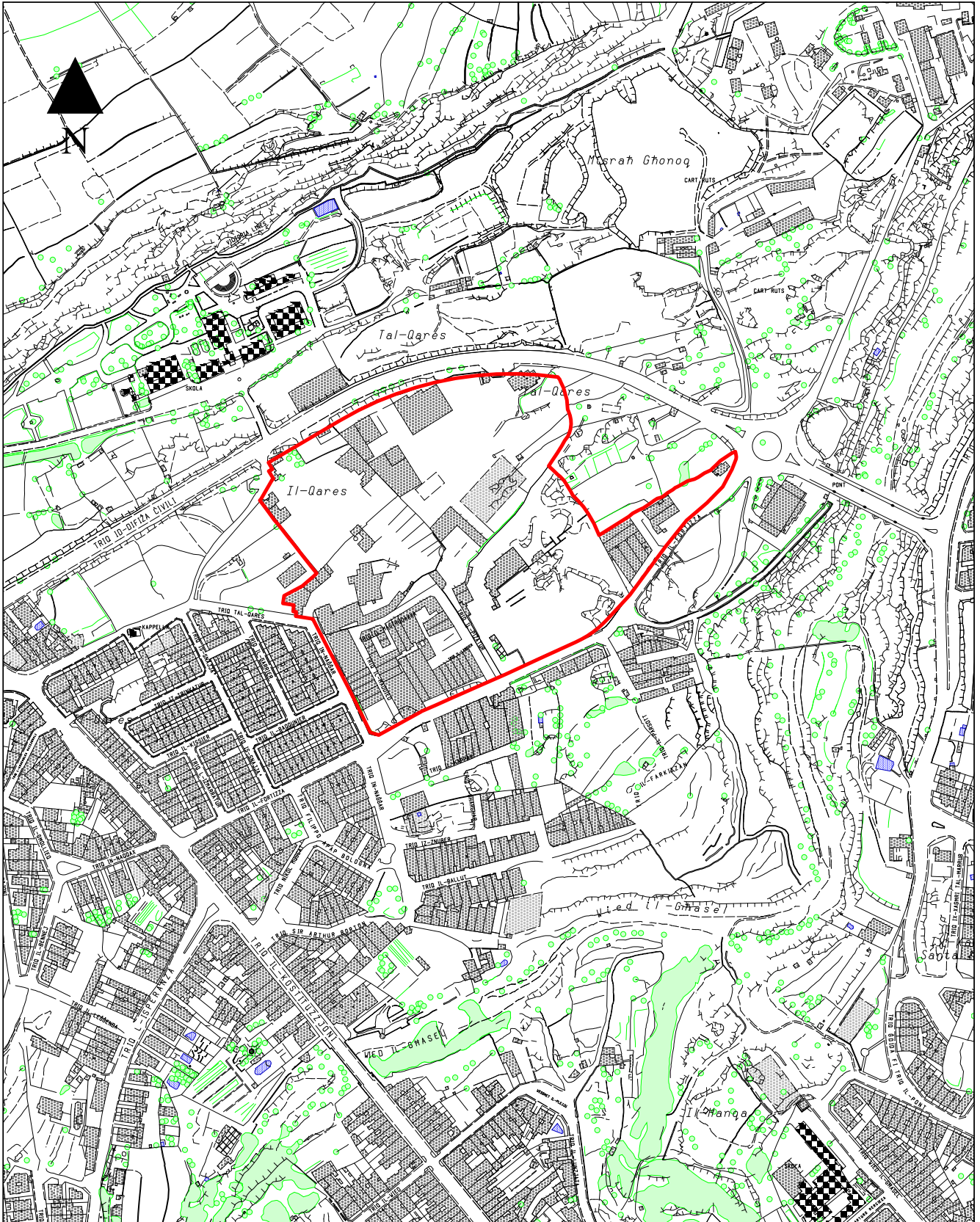
5; New development or redevelopment within the Area of Containment as indicated in Map 36/08/90 requires the introduction of new physical parking spaces on site. The Urban Improvement Fund (UIF) scheme is not applicable to this Area of Containment. In addition, loading and unloading operations are to be carried out within the development and not on the carriageway.

6; Detailed development proposals within the Area of Containment as indicated in Map 36/08/90 shall be subject to third party access rights through or to the site.

7; Development within the Area of Containment as indicated in Map 36/08/90 shall not prejudice any rights acquired by law now and in the future by Transport Malta or else such that Transport Malta cannot exercise all of its functions as defined by law.

8; Transport Malta is to be consulted on development applications on sites that may affect the public roads and public footways as indicated in Map 36/08/90.

9; Proposals for the change in alignment of the internal private roads indicated in Map 36/08/90 are to be assessed during the processing of the related PA applications for development permission. Proposed amendments to junctions between internal private roads and schemed roads require the clearance of Transport Malta, and these may be determined during the processing of the related PA applications for development permission.



Key



Area of Containment Boundary

**PC36/08
Establishment of Zoning
and Road Alignments**

Scale : 1:5000 Date : March 2011

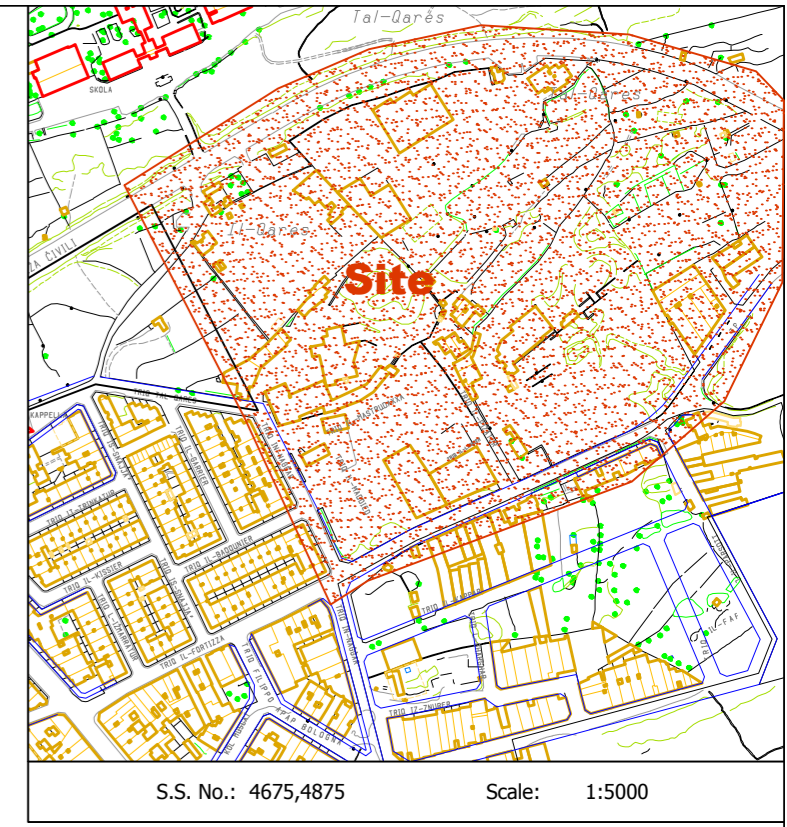
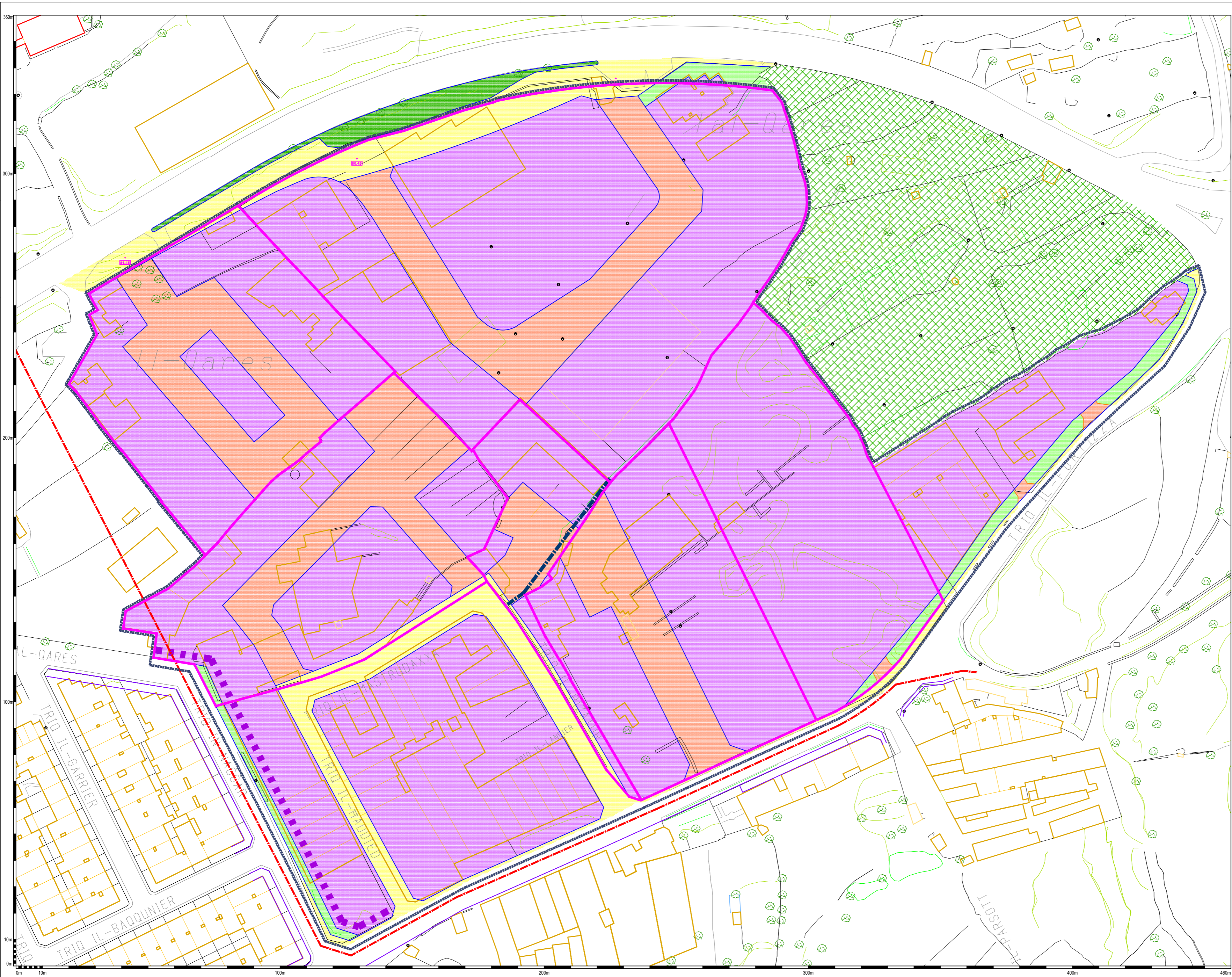
INDICATIVE ONLY

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Map :

1

Copyright Malta Environment & Planning Authority



**Subsidiary Plan
Minor Modification**

Locality:
Mosta

Plan Reference Number:
PC 36/08/90


Scale: 1:1000	Survey No.: Mst 2190-08
Grid System: U.T.M.	Scale Factor: 0.999632
Survey Completion Date: 24/10/2008	Min. Coordinates: 47770,74967
Survey Checked By: M. Azzopardi (LSU)	Level datum: M.S.L.
	Plan Completion Date: 02/05/2012
	Plan Checked By: I. Galea (PCU)

**Map as approved by Minister
on the 24th July 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.

Existing Field Walls	Formation Level	Public Open Space	Comprehensive Development Area Refer to Condition 3 in PC 36/08	Industrial Development Maximum Height limitation: 2 Floors + Semi Basement [10.5m] (Refer to condition 1 & 2 in PC 36/08) Provision of Landscaping and site coverage as per Condition 3 in PC 36/08.	Private Road Alignment of roads could be changed through a Development Planning Application. The interface between these roads and the scheme road should be to the satisfaction of TM. (Refer to Condition 9 in PC 36/08)	Low Impact Uses Development along these frontages shall be compatible with the opposite residential area. Refer to Condition 1 in PC 36/08.
Existing Building	Limit to Development	Front/Side Garden	Easement Culvert for storm water runoff			
Existing Vegetation	Alignment	Outside Development Zone				
Street Furniture	Scheme Road	Area of Containment				

Disclaimer:
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PC Number: PC 0051/10

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

Location: Area of Containment at Tad-Daqqaq, Mosta.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 24th May 2012

Policies

The proposal on drawings PC 51/10/1, 36 was **Approved** subject to the following policies:

Policy MOAC1; Land Use Zoning

For sites located within Area A of the designated Area of Containment at Tad-Daqqaq as indicated in Map PC 51/10/36, the development of the following land uses will be considered by MEPA;

1. Minor alterations to the existing building which retain the existing land use provided that development will not cause undue disturbance to the nearby residential areas; and
2. The Change of Use or the Redevelopment of the existing building for the following uses;
 - Class 4, (Use Classes Order, 1994) Shops; and
 - Class 5 (Use Classes Order, 1994) Offices.

For sites located within Area B of the designated Area of Containment at Tad-Daqqaq as indicated in Map PC 51/10/36, 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 these will produce less impact than the current tile and marble factory operations;
- iv. Extensions to the existing Class 12 (Use Classes Order, 1994) General Industry use provided that development will not cause undue disturbance to the nearby residential areas in Mosta;
- v. Class 17 (Use Classes Order, 1994) Storage and Distribution;
- vi. Supermarkets provided that these comply with CMLP Policy CG17;
- vii. Petrol Stations;
- viii. Taxi Business or for the hire of motor vehicles; and
- ix. The sale or display of motor vehicles and vehicular parts.

For Use Classes 11, 12 and 17, and for petrol stations, clearances from the Malta Resources Authority and the Water Service Corporation are required to the effect 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.

Policy MOAC2; Building Height Limitation

The height of development within this Area of Containment as indicated in Map PC 51/10/36 shall generally not exceed the maximum allowable height of 7.85 metres equivalent to 2 floors above street level and in accordance with the relevant development control Policy and Design Guidance. MEPA may consider buildings that are higher than this building height limitation on condition that this will not result in the further intensification of use on site. 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 MOAC3; Site Coverage

Within the designated Area of Containment as indicated in Map PC 51/10/36, new or complete re-development is to ensure that adequate space is provided for the following purposes;

1. Vehicular circulation and maneuvering areas;
2. Loading/Unloading areas;
3. Peripheral landscaping as stipulated in Policy MOAC5; and
4. Parking and servicing areas.

Policy MOAC4; Design Guidance

Development shall lead to a general improvement in the appearance of the Area of Containment. Development within this Area of Containment as indicated in Map PC 51/10/36 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 MOAC5; Landscaping

Development on sites located at the periphery of the Area of Containment as indicated in Map PC 51/10/36 is to provide for a continuous green landscaped belt along and within the boundary line of the Area of Containment. MEPA will only allow this landscaped belt (front/side garden) to be discontinued in locations where;

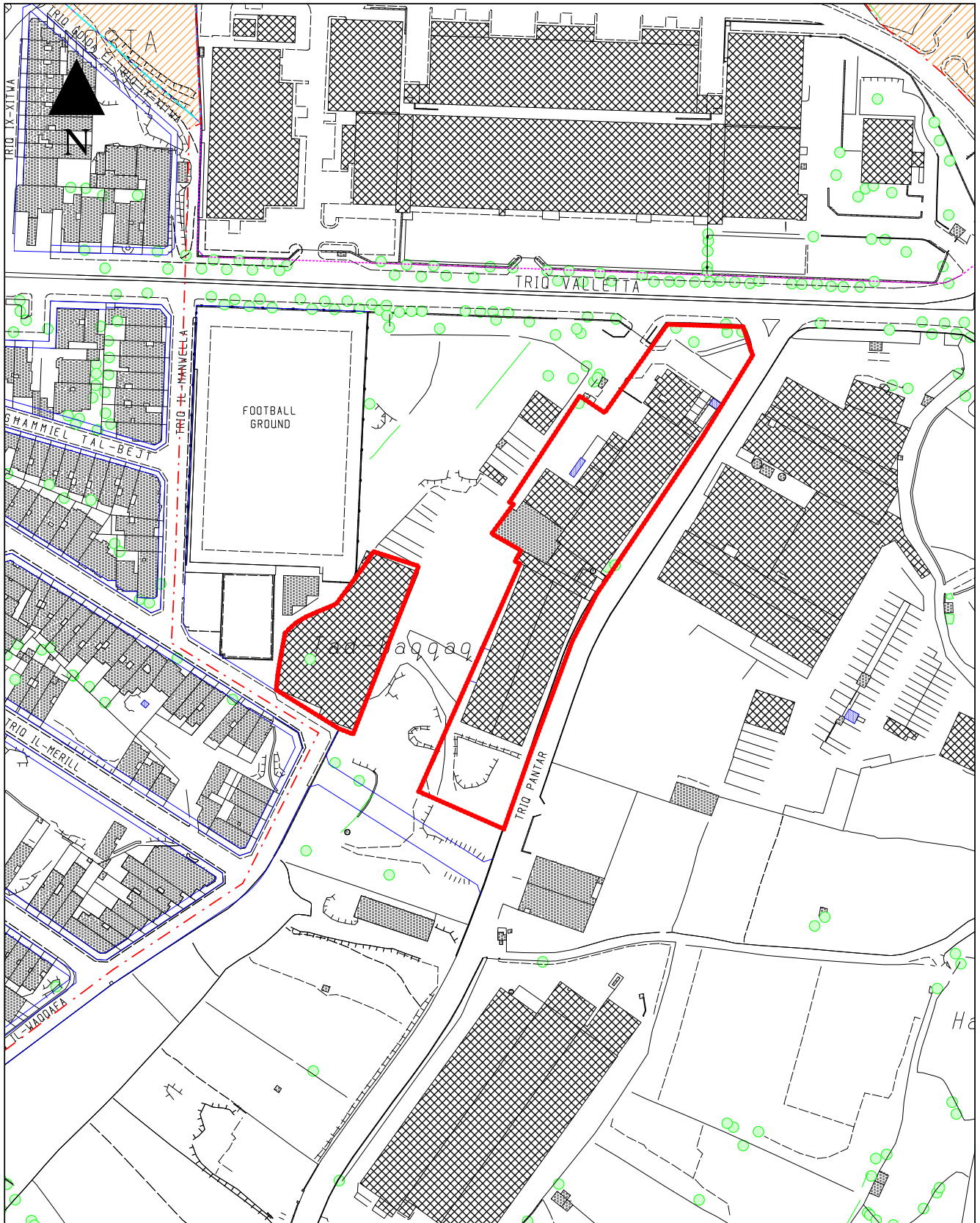
1. the periphery of the site is occupied by existing development up to the boundary line of the Area of Containment, and this development has been legally approved by an existing MEPA permit; or where

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 in line with MEPA Guidance on Landscaping and Tree Planting.

Policy MOAC6; Transport, Circulation and Parking

New development or redevelopment within the Area of Containment as indicated in Map PC 51/10/36 requires the introduction of new physical parking spaces on site. The Urban Improvement Fund (UIF) is not applicable to the Area of Containment. Detailed development proposals shall be subject to third party access rights through or to the site.



Key



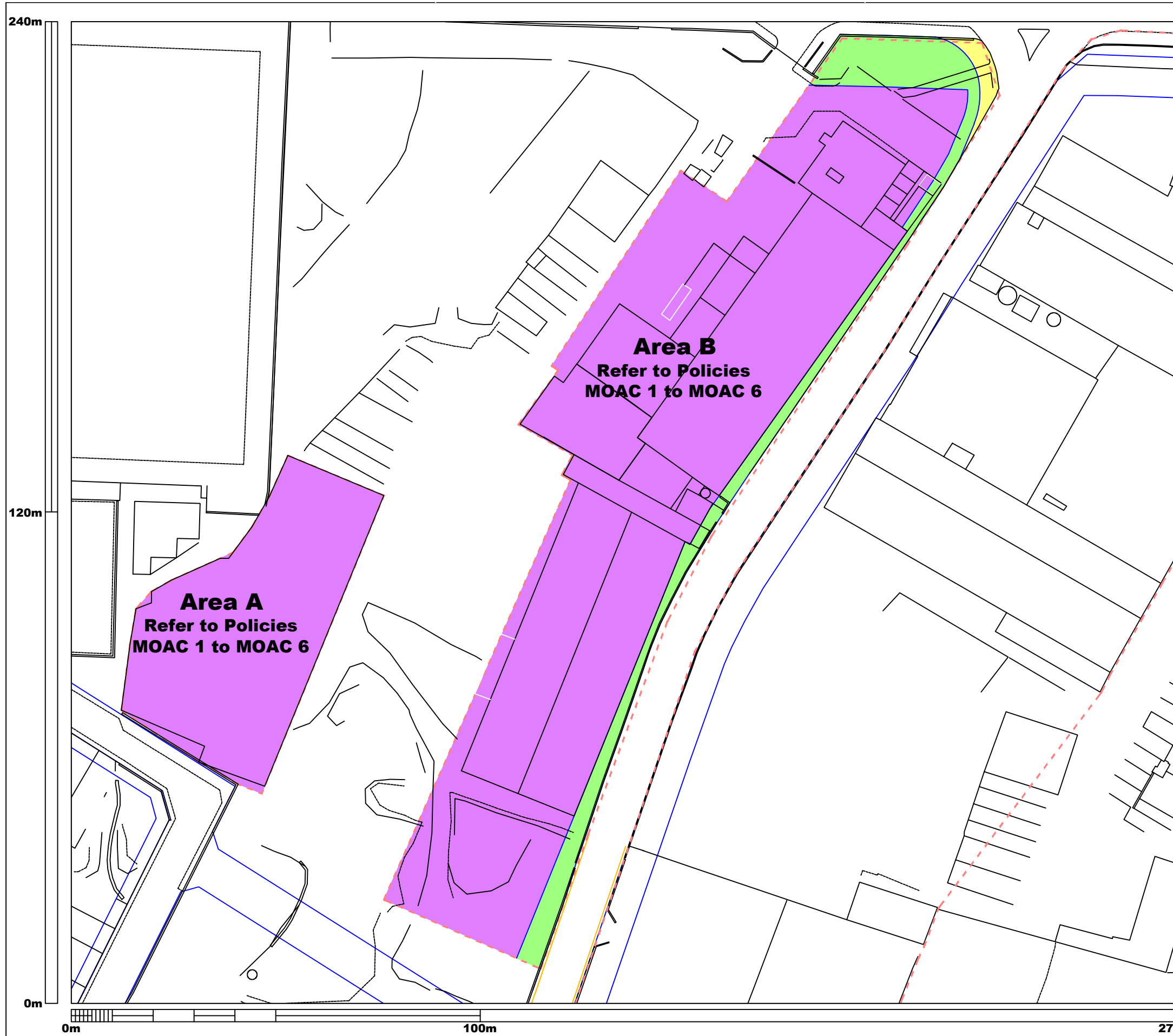
Area of Containment Boundary

**Tad-Daqqaq Mosta
Area of Containment**

Scale : 1:2500 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 :
**PC51/
 10/1**

Copyright Malta Environment & Planning Authority



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

**Subsidiary Plan
Minor Modification**

Locality:
Mosta

Plan Reference Number:
PC51/10/36

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: 49025	Max Easting: 49295	Legend: Existing field walls	Spot level +48.20	Building alignment	Scheme Road	Zoning: Refer to policy MOAC 1 Max. Height Limitation: 7.85 m (Refer to Policy MOAC 2)
Level datum: M.S.L.	Scale: 1:1000	Min Northing: 73540	Max Northing: 73780	Existing building	Formation level +20.00	Front garden alignment	Front/Side Garden	
				Vegetation	Street Furniture E.P.O	Limit to Development	Area of Containment	

PC Number: PC 0016/08

Proposal: Change of zoning of part villa area to terrace house zoning, and change of zoning of part villa area to semi-detached zoning.

Location: Site at Triq Ganni Chetcuti, Mosta.

Architect: Ms. Catherine Galea

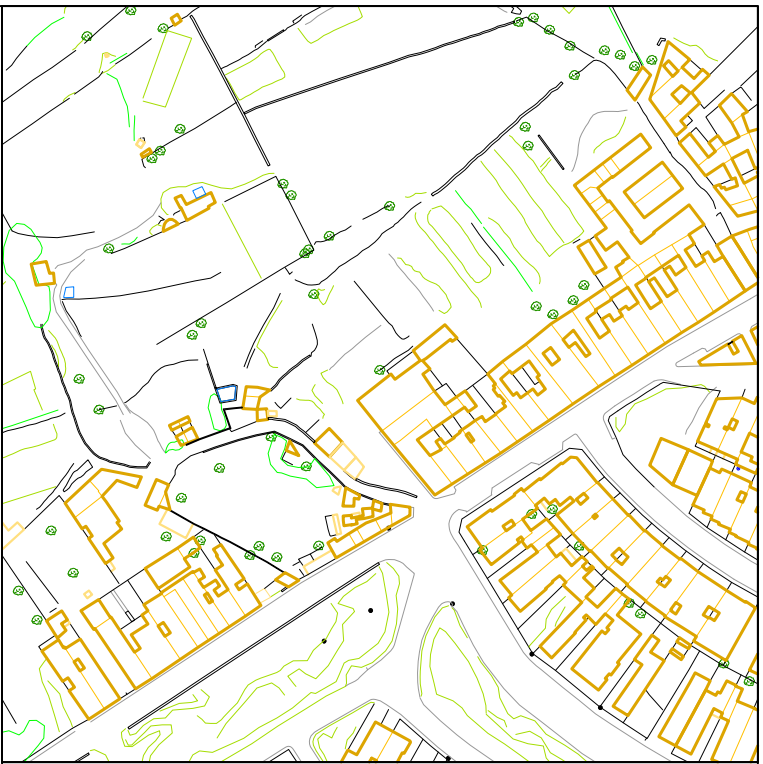
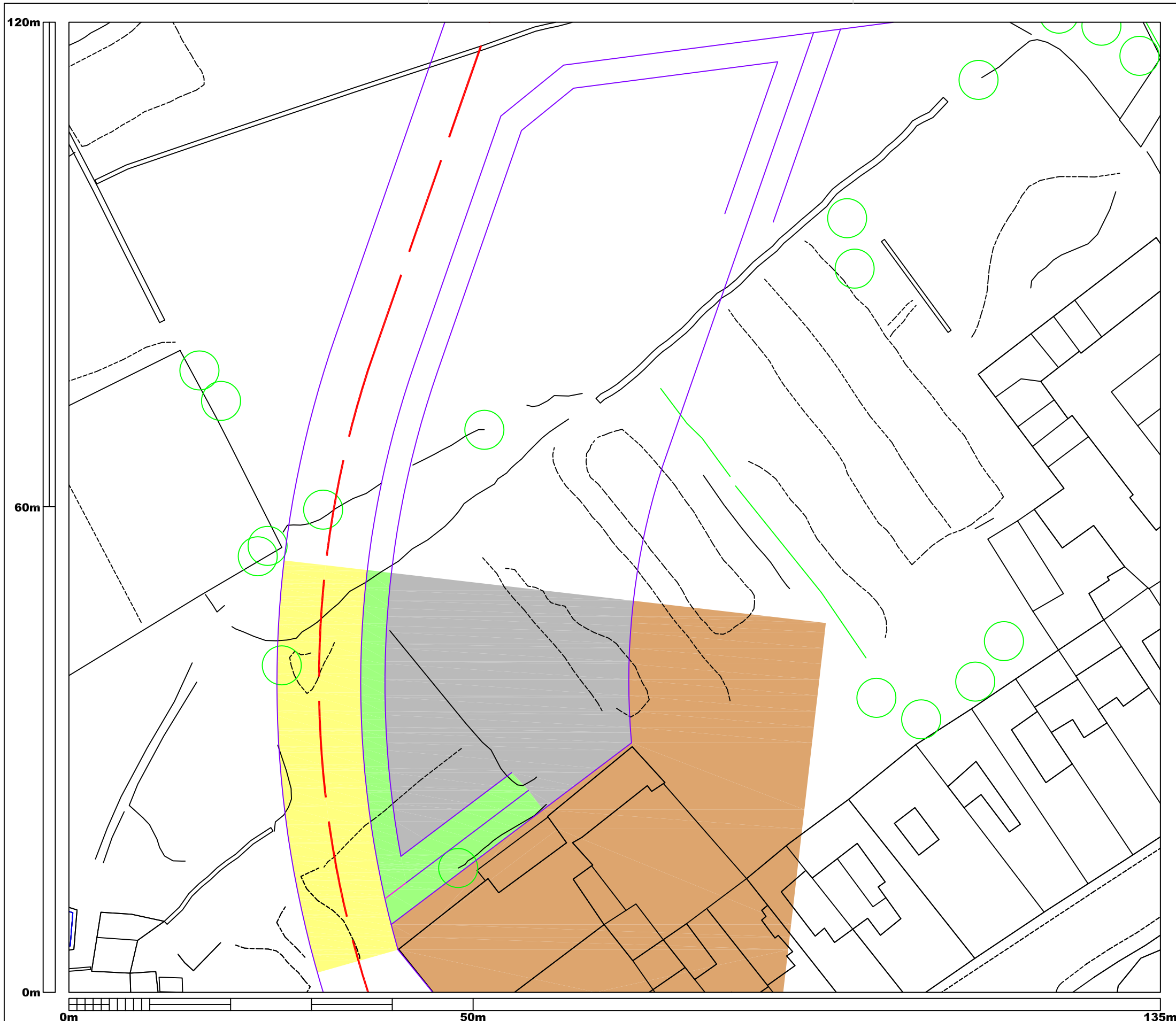
Applicant: Mr. Leslie Sammut

Date of Endorsement: 12th October 2009

Condition

The proposal on drawing PC 16/08/38B was **Approved** with the following conditions:

- Any development on the land that is being zoned for terrace houses through this PC application is to have a suitably designed side elevation fronting onto the imposed 3 metre side garden as indicated in approved plan PC 16/08/38B;
- The penthouse, if approved, would also be recessed from the villa side by 4.5m and a frontage of the penthouse and terraced house would be created on the side garden; and
- Full payment of PC Zoning Application fees are to be paid as per LN187/07 in the Development Planning Application (DPA) stage.



S.S. No.: 4673-4 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:
Mosta

Plan Reference Number:
PC 16/08/38B

Survey No: 2138/4673-4/08	Survey Works Order Form No: 2138-08
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Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 24/07/2008
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Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
--	-------------------------

Digital Drawing Ref. No.: Mst2138/08	Plan Completion Date: 02/02/2009
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Map as approved by Minister in
PC 16/08 on the 12 October 2009

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.

Disclaimer:
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Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 47600	Max Easting: 47735	Legend: Existing field walls	Spot level + 16.20	Building alignment	Scheme Road	Terraced Development (Residential) Building Height Limitation 3 Floors + Semi Basement
Level datum: M.S.L.	Scale: 1:500	Min Northing: 73950	Max Northing: 74070	Existing building	Formation level + 20.00	Front garden alignment	Front/Side Garden	Villas (Residential Priority Area) Building Height Limitation 2 Floor + Semi Basement
				Vegetation	E.P.O. Street Furniture	Limit to Development		

PC Number: PC 0102/07

Proposal: To extend the extent of already established designation on parts of the site with respect to building height and zoning conditions.

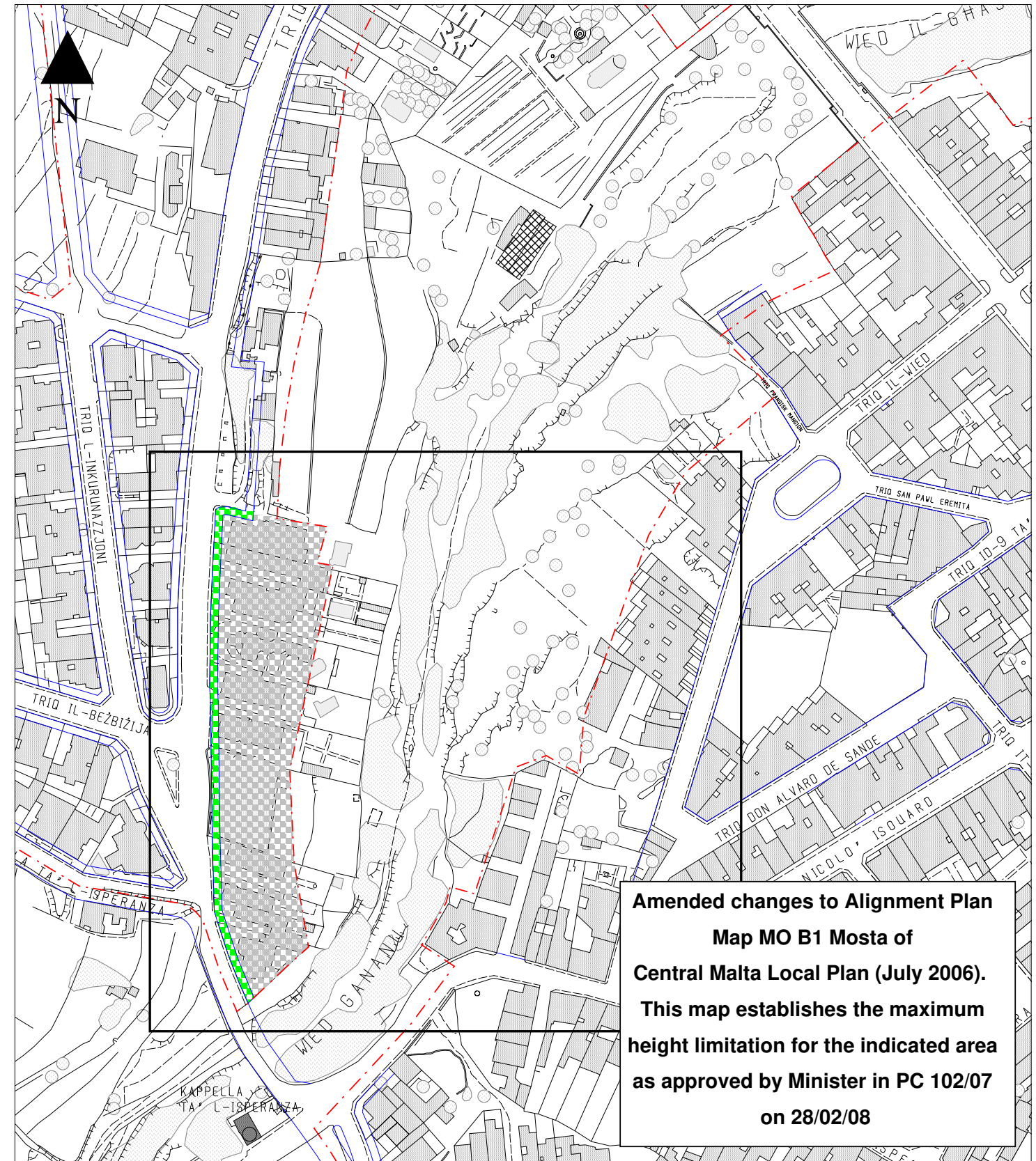
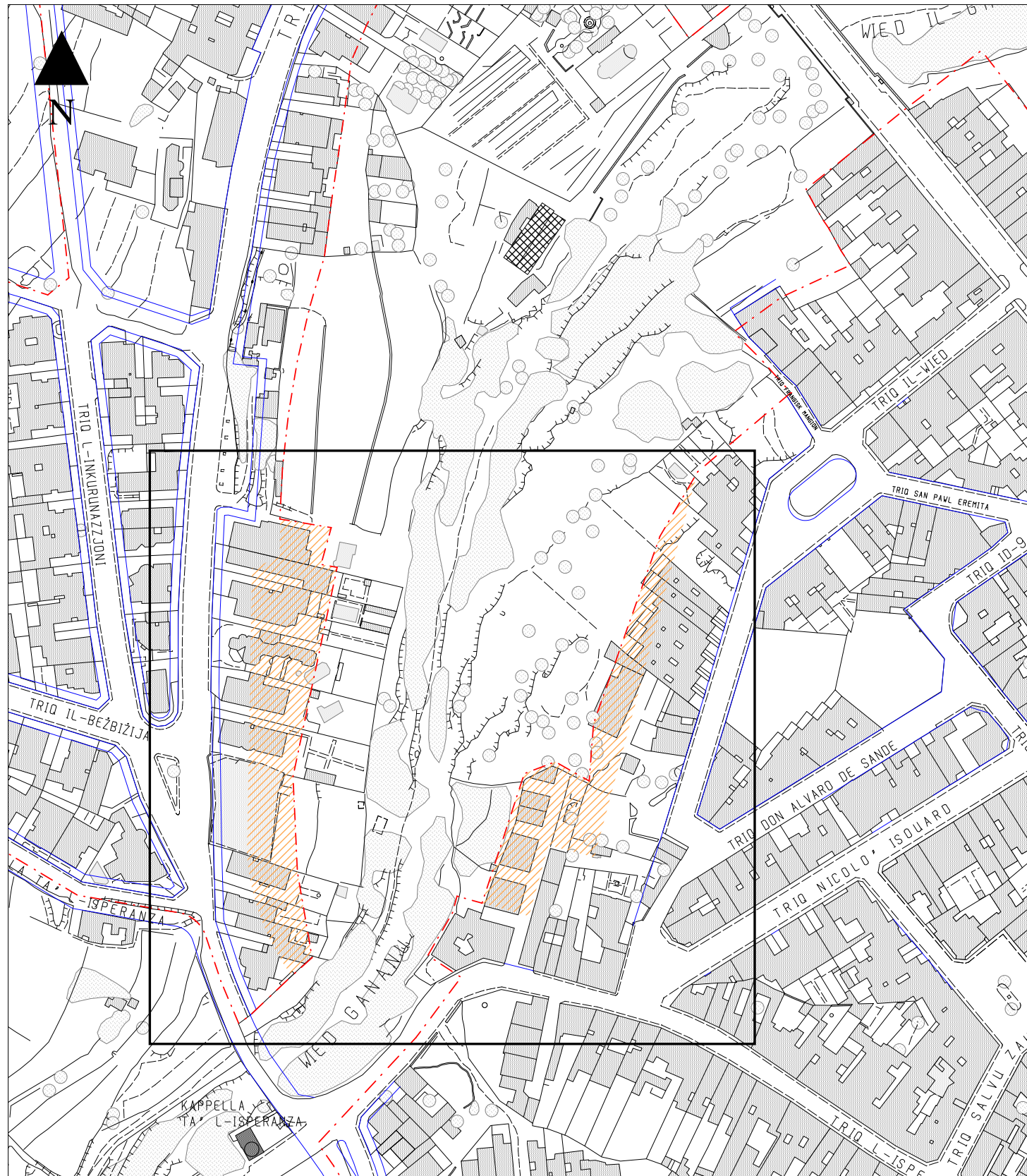
Location: Site off Triq l-Isperanza, Mosta.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 29th February, 2008.

Conditions N/A



**Amended changes to Alignment Plan
Map MO B1 Mosta of
Central Malta Local Plan (July 2006).
This map establishes the maximum
height limitation for the indicated area
as approved by Minister in PC 102/07
on 28/02/08**

Former Scheme Layout

Revised Scheme Layout

CENTRAL MALTA LOCAL PLAN



L-Awtorita` ta' Malta Dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Limit to Development
- Urban Conservation Area
- Industrial Area Boundary
- Projected HOS
- Alignment
- Location of Amendment
- Easement
- Kerb Alignment
- Road Markings
- DZ Rationalisation Site
- Projected Road
- Shared Area
- Pedestrian Area
- Open Space
- Private Garden
- Front / Side Garden
- Villas (Residential Priority Area)
(Building Height 2 Floors + semi-basement)
- Terraced Development
- Community Facilities

**Changes to Scheme 23, Mosta
PC 0102/07**

Scale : 1:2000	Date : January 2008	Figure : MOB1
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
Base Maps - 1988 Survey Sheets Copyright Mapping Unit, Malta Environment & Planning Authority		

Partial Local Plan Reviews

Partial Local Plan Review of the Central Malta Local Plan (2006)

Rationalisation Site at Is-Sgħajtar, Mosta

Approved Plan



January 2019

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1.0 Scope and Objectives

1.1 Government has requested the Planning Authority (PA) to initiate a Partial Local Plan Review of the Central Malta Local Plan (2006) for the Site at Is-Sghajtar located between the conurbations of Mosta and Naxxar and adjacent to the Mosta Technopark as approved in the Local Plans Rationalisation Exercise of 2006.

1.2 The Objective of this Partial Local Plan Review has been set as follows:

- **To establish building height, zoning and road alignments for the rationalization site.**

1.3 The scope of this Partial Local Plan Review is intended to establish the planning parameters for this area of land.

2.0 Public Consultation

- 2.1 This review follows the provisions of Section 53 of the Development Planning Act VII of 2016.
- 2.2 In line with Section 53(2)(a), the Objective of this review, as set out by Government, was issued for a public consultation period of not less than three (3) weeks, whereby the general public was invited to make representations on the Objective of the Partial Review. The public consultation period was carried out from 24th November to 16th December, 2016.
- 2.3 Comments on the Objective have been received by the Planning Authority from three (3) entities/persons, and are listed in Appendix 2 with responses.

The comments made relate to the following:

- The allocation of a mixed use area to serve as a transition from the commercial zoning to the residential zoning.
 - An indication that access from Valletta Road would not be possible for residential purposes due to the close proximity to the Industrial Park, and since this access is being used by the representee;
 - A request that adequate infrastructure and waste management facilities are to form part of the development;
 - A recommendation for the allocation of public open green space within the proposed scheme; and
 - A suggestion for adequate planning of the area to ensure that a balance between tourism, agri-tourism, appreciation of natural heritage and land that may be used for agriculture, and measures are taken to protect against natural and non-natural disasters.
- 2.4 A six week public consultation was held between the 21st May, 2018 and the 2nd July, 2018 following approval of the Partial Local Plan Review of the

Central Malta Local Plan (2006) for the Site at Is-Sgħajtar Public Consultation Draft by the Executive Council on the 10th April, 2018.

2.5 Comments on the Public Consultation Draft have been received by the Planning Authority from (12) entities/persons, and are listed in Appendix 2 with responses.

The comments made relate to the following:

- Public comments from residents on the need for a suitable buffer with Mosta Technopark, the need for traffic management during construction to avoid impacts on residents and the need to construct and upgrade roads first with water run-off systems prior to development to avoid use of existing road network and general agreement with the planned public green open spaces. Residents indicated that the area already suffers from parking problems and increased traffic congestion especially at junction. Underground parking should be a necessity. Reservoirs should also be developed. Commercial uses should not include supermarkets given the high amount of supermarkets in the area. Light industry should not be considered as showrooms and commercial outlets are preferred. Stone should also be reused. Residents also complained on noise pollution from extractors/ventilators during night time from Technopark and requested noise barriers. A TIA should be required as well as underpasses for pedestrians.
- Request by developers to reduce land take up for roads and green areas and request for roads to be planned with the same width.
- Request by developers for alternative options to area planned as green area with Option A that considers part green area and part developable area separated by a new road instead of all of area planned as a green open space. Option B requests that if all area is retained as a planned green area developers will be permitted to develop parking under the green area.
- Objection to the buffer area with the Technopark and request to retain this as a pedestrian pavement and the realigning of the new street alongside the

public open space with Triq Is-Sajf and the remaining government owned spaces to remain as public open space.

- An objection to planned road from an owner of property corner with Triq il-Parjan claiming that the road will remove all access to the basement with direct impact on the company's business and trade.
- A developer stated that a take up of 48% of land for public purpose is considered excessive and that proposal should be reassessed.
- Developers objected on the plans as not be scaled so as to superimpose extent's of client's land over the proposed layout and that the proposed scheme will lead to more client's land taken up than that currently provided for in the Local Plan infringing on the client's rights to their property by the planned front garden.

Representations were also received from:

- Request by Mosta Local Council following meeting with residents for resurfacing/construction of roads with culverts prior to development, traffic study including TIA and traffic control studies, mandatory parking, sound barriers to Technopark to mitigate noise pollution, solar panel compensation, connection of Triq is-Sajf and Triq ix-Xitwa to Triq ir-Rebbiegha, retention of existing buffer area adjacent to Technopark and of existing building heights.
- ERA commented on the need for detailed environmental assessment at the development project stage including EIA Screening procedure depending on the nature, scale and site context of development, the greening of spaces to consist of soft landscaping with dense vegetation and adequate tree and soil coverage with minimal paved areas instead of hard surfacing and to follow the 'Guidance on Trees, Shrubs for Planting & Landscaping in the Maltese Islands'.
- The Standing Committee discussed the plan on the 30th May 2018 and agreed with the planned public open space, even as required through the Local Plan and the continuity of the road layout in respect of traffic flow and agreed with the scheme as presented.

2.4 At its meeting dated 2nd October, 2018 the Executive Council of the Planning Authority approved the Final Draft of the Partial Local Plan Review of the Central Malta Local Plan (2006) for the Site at Is-Sghajtar as issued for public consultation. The above mentioned comments received during Objectives and Public Consultation Draft consultation period have been noted and taken into consideration in this Local Plan review. Replies on these public consultation submissions are included in Appendix 2.

3.0 Site and Context

3.1 The site under consideration consists of an area of approximately 23,000m² and is located between the conurbations of Mosta and Naxxar (Figure 1 below refers). The land was designated for development through the Local Plans Rationalisation Exercise (2006).

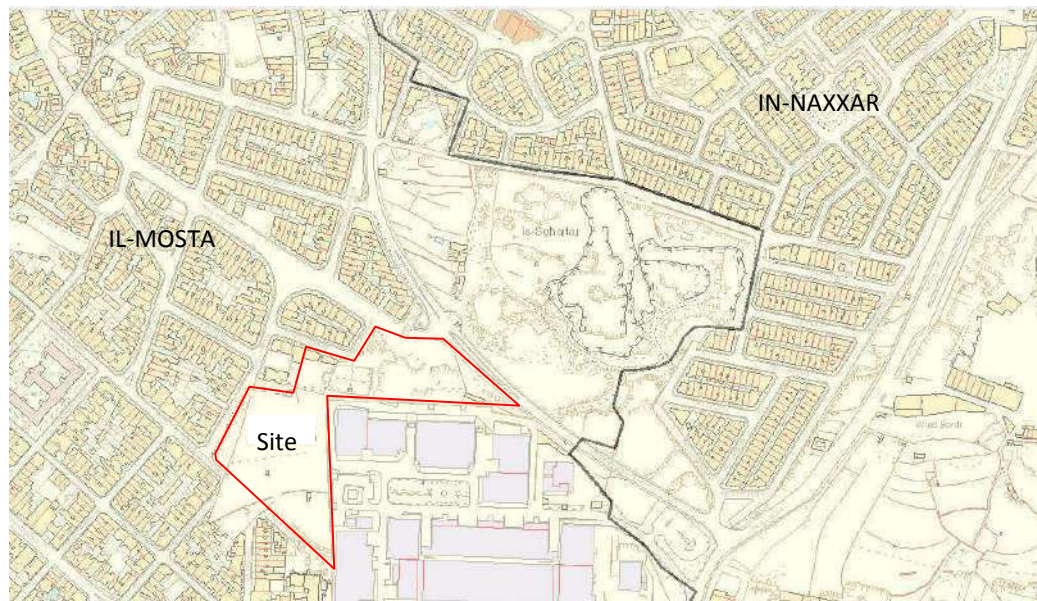


Figure 1: Site Location

3.2 The aerial photograph (refer to Figure 2 below) depicts the site within its context. The site presently consists of mostly still undeveloped land, small structures present within the southern part of the site and a private garden within the central area of the site. None of these features are of any particular historic or architectural value. The Mosta Technopark is located directly adjacent to the east while existing residential development lies to its north and west boundaries. The rest of the site is bound by existing schemed roads that border the area under review. The prevailing land-uses within the site's surrounding context to the west and north consists of residential development and the Mosta Technopark industrial area to the east.



Figure 2: Aerial View of Site

- 3.3 With the exception of the site's boundary adjacent to the Mosta Technopark, the site is flanked by existing schemed roads, namely Triq ir-Rebbiegħa, Triq il-Farinal, Triq il-Parjan and Triq il-Bonnijiet. All these roads are classified as local access roads. These roads are linked to the main access routes Triq Valletta providing south bound access and Triq Franġisku Pisani providing east bound access.

4.0 Current Policy Context

4.1 Central Malta Local Plan, 2006 (CMLP)

4.1.1 The area shown in Figure 3 below which was included in the Local Plans Rationalisation Exercise of 2006 includes two parts (Site B) located adjacent and to the west of the Mosta Technopark and a larger area of land (Site A) formerly used as a quarry, mainly located northbound of Triq Franġisku Pisani. This Local Plan review concerns Site B, and the minor part of Site A located southbound of Triq Franġisku Pisani only as per government direction and Objective. It was considered that the existing road divided both sites appropriately, and provided for more pragmatic planning of the area.



Figure 3: Sghajtar site boundary included in Rationalisation Exercise of 2006.

4.1.2 Local Plan Policy MO03 and Figure MOB4 in CMLP (2006) Appendix B, provide the policy framework for the whole Rationalisation Site, indicating the requirement of a Development Brief for the ex-quarry site (which does not constitute part of this Partial Review Exercise) and earmarking the land adjacent to the Mosta Technopark for predominantly residential development.

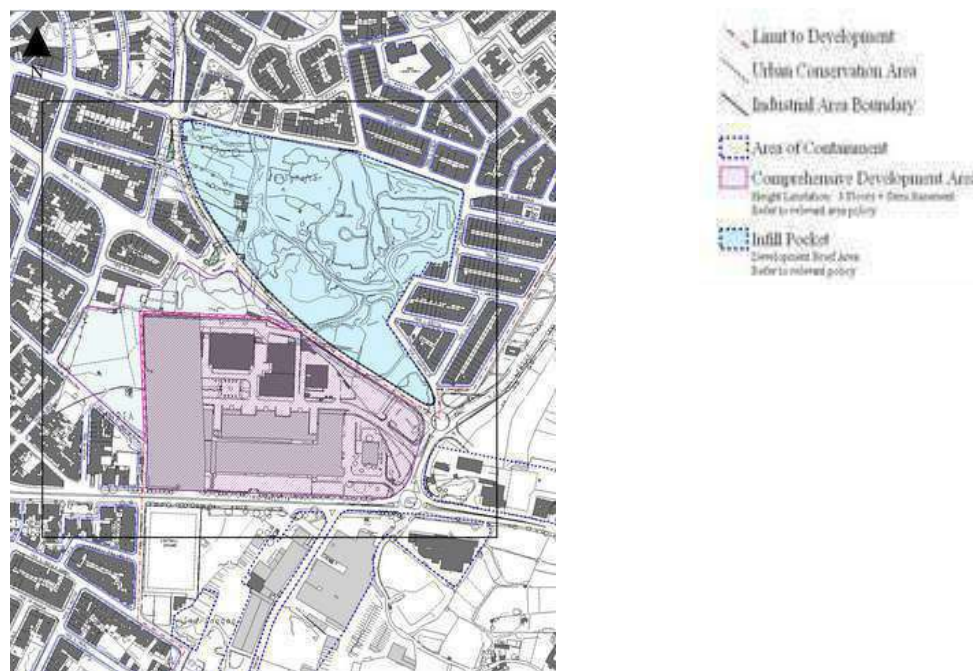


Figure 4: Sghajtar site as included in CMLP (2006) (Extract of Map MOB4)

4.1.3 Local Plan Policy MO03 requires that the land adjacent to the Mosta Technopark is designated for residential use and is planned in a comprehensive manner, including a road scheme, a layout plan and a 6 metre wide buffer area with heavy tree planting along the Mosta Technopark boundary. The Local Plan indicates that this 6 metre buffer is considered sufficient in view of the fact that within the Mosta Technopark only clean non-polluting industries are permitted.

4.1.4 In terms of the site's surrounding context, the area is designated as a Residential Area where uses permitted under Local Plan Policy CG07 may be

considered (Figure 6 below refers). The building height limitation on the surrounding schemed roads is that of 3 floors plus semi-basement, equivalent to a total height of 17.5 metres as per DC2015 interpretation (Figure 7 below refers).

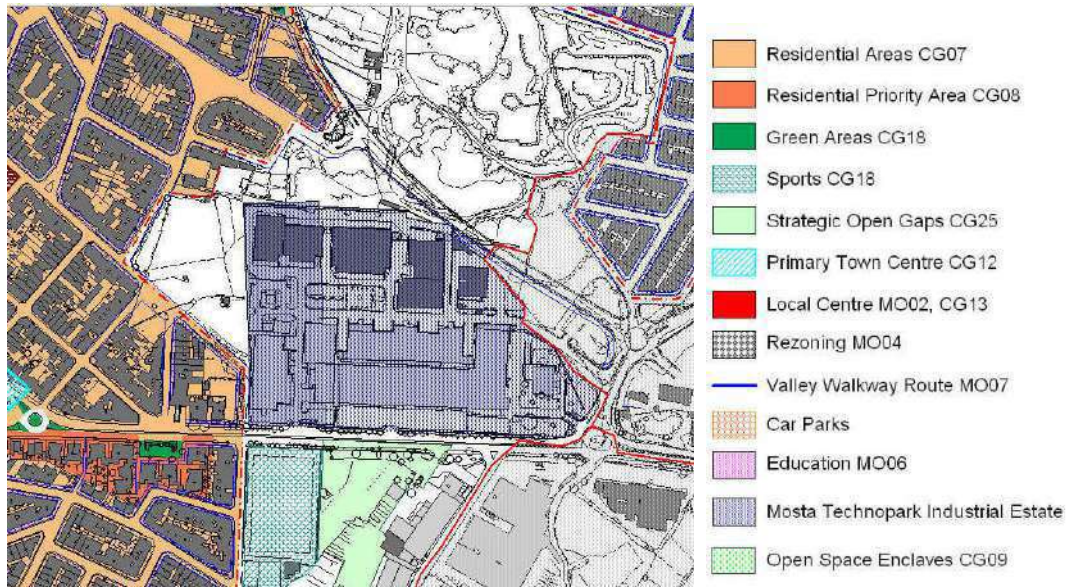


Figure 5: Land-Uses (Extract of CMLP (2006) Map MOM2)

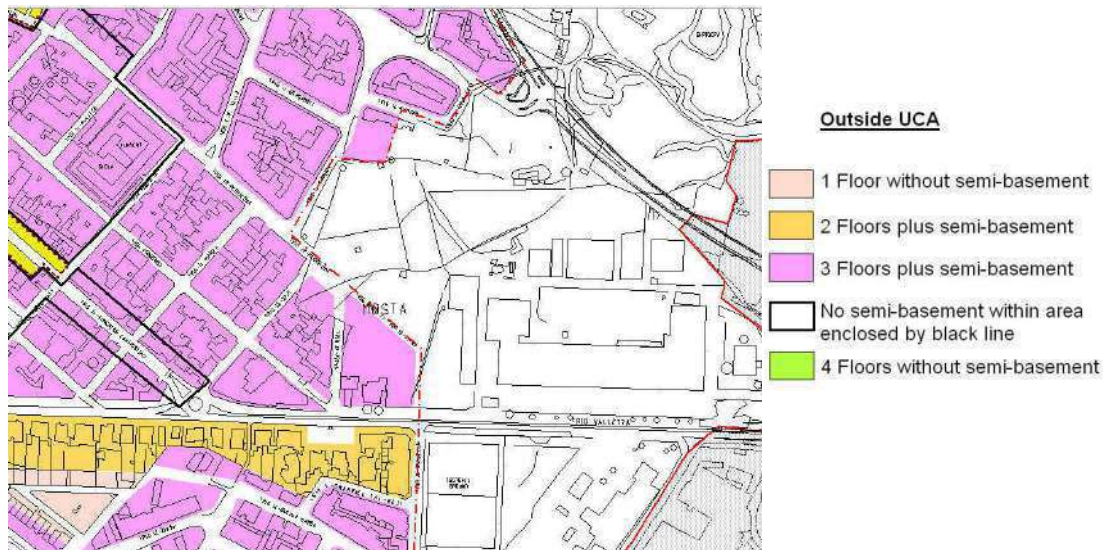


Figure 6: Building Height Limitation (Extract of CMLP (2006) Map MOM6)

4.1.5 The Local Plan also highlights increasing population densities for both localities of Mosta and Naxxar, and the particular lack of recreational facilities and local services within the newer residential areas. The Sgħajtar area is mentioned as providing an opportunity to address the need for such facilities, where Policy MO03 suggests the allocation of such uses on the ex-quarry site (outside this the Partial Review area) to serve the wider residential area.

4.2 **Strategic Plan for Environment & Development, 2015 (SPED)**

4.2.1 The strategic policy guidance for development in the Maltese Islands is regulated by the SPED (2015). This local plan review takes into consideration the relevant strategic policy framework and guidance of the SPED.

4.2.2 Through SPED (2015), the Government requires the creation of green open spaces within the Urban Area in line with Policy TO 1.7 as follows:

- **To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Areas by increasing green open space.**

Furthermore, Policy UO 3 is relevant to this Local Plan review, whereby it is required that the character and amenity of distinct urban areas are identified, protected and enhanced, through:

SPED Policy UO3.5 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by controlling the proximity of non-residential uses in urban areas.**

SPED Policy UO3.6 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by establishing appropriate building heights and development densities.**

SPED Policy UO 3.7 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by protecting and greening open spaces which contribute towards the character and amenity of urban areas, reduction in soil sealing and support biodiversity with a view of developing ecological corridors.**

SPED Policy UO3.9 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by achieving a minimum level of urban public open space per person, part of which to be green open space.**

4.2.3 Map 2A of the SPED (2015) earmarks the adjacent Mosta Technopark as an Enterprise Hub.

5.0 Proposed Scheme

- 5.1 The Objective issued clearly indicates that the aim of this Partial Local Plan Review is to establish the building height, zoning and road alignments for this area. Nevertheless, the surrounding land-uses, site constraints, and community needs of the area have also been taken into consideration.
- 5.2 The proposed scheme, including planning parameters, is as shown on Map MSS1 in Appendix 1. The proposed scheme is discussed in further detail in the following paragraphs.

Land-Use

- 5.3 The amended policy proposes the land-use zoning as a Residential Area, where uses permitted by Local Plan Policy CG07 may be considered and as a Commercial Area where uses permitted by Local Plan Policy CG14 may be considered. Policy CG07 provides for a mix of uses within the designated Residential Areas, including small scale local commercial and non-residential uses. With regards to the block identified in blue facing the service road adjacent to Triq Frangisku Pisani, only uses in line with Policy CG14 may be considered by the Planning Authority. This area will serve as a buffer area between the residential block areas and the main road network and by-pass.

Building Height Limitation

- 5.4 In line with Map MOB4, the height limitation for this site is retained as 3 floors with semi-basement. Following the provisions of the Development Control Design Policy, Guidance and Standards (2015), the maximum allowable overall height for development in this area will be 17.5 metres. This height is similar to that zoned for the immediate existing residential development blocks surrounding this area.

Public Open Space

- 5.5 Local Plan Policy MO03 indicates the need for open space and recreational facilities. The site covered by this Partial Local Plan Review offers an opportunity for further landscaped public open space. This is justified when considering that there is a lack of public open spaces in both localities of Mosta and Naxxar and especially as outlined in the Local Plan itself in the newer residential areas such as this one. This is also in line with the government direction followed within SPED Policy TO 1.7 for increasing green open space.
- 5.6 An area of 3,348 sq m of public open space is being allocated as shown on Map MSS1 for development into a consolidated landscaped public green open space area. This area may be developed into open surface public recreational facilities, including a child play area, a landscaped seating area for use by the general public, or open small-scale outdoor sports facilities.
- 5.7 Underground ancillary uses to the residential development or to the public open space, including parking, as may be considered, subject that this is located completely below the road/pavement level, and adequate ventilation is provided. Any such underground development, in terms of design and use, is to be compliant with Sanitary Laws and Regulations.
- 5.8 The development of the landscaped public open space area is to be carried out as a single comprehensive development, and is to include a management plan for the aftercare and maintenance of the public open space. The cost of this open space and the other open spaces as shown on Map MSS1 are to be borne by the developers of the area as a planning gain fee (Refer to Sections 5.11 and 5.12 below).
- 5.9 Local Plan Policy MO03 requires that a 6 metre wide buffer with tree planting adjacent to the Technopark, in order to provide for suitable separation between the proposed residential and existing industrial uses. Mature trees are already present along the Technopark's northern boundary, and hence this, together

with the proposed commercial area and schemed road, is considered to provide for sufficient separation that would provide for adequate levels of amenity between the two sites.

Transport and Road Layout

- 5.10 The proposed schemed roads are planned as shown on Map MSS1. An improved road access point is required to allow for a safe and efficient access from and onto Triq Sammy Calleja by-pass as indicated on the Map MSS1. The proposed road layout also requires that a minor part of the Technopark's boundary is altered. This is to be carried out as part of the development of the area, and is to be followed according to the design requirements of Malta Industrial Parks, to ensure that security and safety of the Technopark is maintained. The cost of this minor change is to be borne by the developers of the area and will be calculated by Transport Malta as part of the road costings.

Planning Gain

- 5.11 Developments within the area will be subject to a Planning Gain monetary contribution, to the Planning Fund for the development of the land zoned as landscaped public open spaces including the 6 metre buffer area corridor. The costs of the change to the MIP Technopark site including the affected boundary wall redevelopment as previously explained will be borne by the developers and included as an additional cost with the road contribution to Transport Malta.
- 5.12 The Planning Gain Fee is to be calculated at the standard rate of €200 per square metre. The total cost for developing the Green Areas would be €669,600. The potential developable footprint zoned for terraced development amounts to a total area of 12,291 sq m, and therefore the development of this land is to be subject to a planning gain amounting to €55 per square metre of developed footprint. This planning gain does not however include any potentially required expropriation costs.

Policy MO03

MO03

Is-Sghajtar Area

Sghajtar Development Brief Area

The Is-Sghajtar (ex-quarry) area and the land adjacent to the Mosta Technopark, as indicated in the Mosta Area Policy Map, have been included within the Urban Development Boundary through the Rationalisation of Development Zone Boundaries (2006).

The Sghajtar (ex-quarry area) located to the north east of Triq Sammy Calleja is required to be planned through a Development Brief to be approved by the PA in order to guide developments in this area. The Development Brief shall consider the following list of land uses:

- i. An organised warehousing, storage and distribution facility (Class 6A of the Development Planning (Use Classes) Order, 2014) constructed at the lower levels of the site and with access only from the side facing the Mosta Technopark area;
- ii. A Local Centre to serve the Is-Saghjtar residential areas;
- iii. Offices (Class 4A of Development Planning (Use Classes) Order, 2014) constructed at the upper levels of the site;
- iv. Sports and recreational facilities located at the upper levels of the site next to the residential areas;
- v. A parking area which may also serve in the future as a park and ride public car park site in line with Policy CG35;
- vi. Required road links and junction improvements in line with Policy MO09; and,
- vii. The provision of an underground water catchment reservoir that shall be a requirement in any development proposal for this site.

This Development Brief is to clearly indicate how the site is to be developed, including detailed parameters on permissible land uses, densities, building heights, layout, parking provision, design, access and landscaping to the satisfaction of the PA. In addition, the Development Brief is to determine to what extent the developer is to provide for the community and transport related uses and facilities listed above as planning obligations. The whole site is to be planned comprehensively through an outline development application.

Land adjacent to the Mosta Technopark

Development applications within the area shown on Map MSS1 shall be in line with the provisions of this policy and any additional requirement indicated on the policy Map MSS1 in terms of land-use, building heights and road alignments.

Land use Designations

The land adjacent to the Mosta Technopark, is designated for Residential Development in line with Policy CG07 and Commercial development in line with Policy CG14.

Building Height Limitations

The building height limitation shall not exceed 17.5m in line with the relevant provisions of the DC15.

Public Open Space Areas

The landscaped public open space to the west facing Triq il-Farinal may include open recreational areas, formal gardens, child play areas and open sports facilities. The landscaped public open space is to be subject to a single comprehensive development application. The development permit application is to include a management plan with details of the tree planting and soft landscaping and for the upkeep and maintenance of the public open space.

Development below the landscaped public green open space, including underground parking and small scale ancillary uses may also be considered by the PA. Any such development is to be located completely below the street level and is adequately ventilated and in compliance with the Sanitary Laws & Regulations.

A landscaped 6 metre green corridor buffer to the Technopark shall also be provided.

Road Access Improvements

The boundary of the Technopark is to be altered according to the road alignment, and is to be carried out at the respective developer's expense. This alteration is to be designated and constructed according to any specifications required by Malta Industrial Parks.

Planning Gain and Other Fees

Developments within the area will be subject to a Planning Gain monetary contribution of €55 per sqm floorspace, to be paid into the

Planning Fund for the development of the land zoned as landscaped public open spaces.

The costs for the affected MIP Mosta Technopark boundary wall redevelopment, required through this Partial Review for road re-alignment, will be charged by the Transport Malta as an additional charge in the road construction costings to be borne by developers in the Is-Saghjtar Partial Review area.

- 11.1.11 The Is-Sghajtar (ex-quarry) Area as indicated on the Mosta Area Policy Map is a strategically located area, central to Mosta, Naxxar and Attard. The permit for quarrying use has not been renewed by the PA due to the proximity of the site to the residential areas. The area is practically completely enveloped by development on all four sides including substantial residential areas to the north, west and east, and the Mosta Technopark to the south.
- 11.1.12 This site and location are appropriate for the development of a prospective district level warehousing complex and for offices, creating new employment opportunities in the outer residential areas. Over and above the site is well situated along the main transport route and therefore suitable for employment generation uses in line with Policy CG34. An organised warehousing and distribution facility is needed in the outer urban areas as this would allow for purpose built premises designed to satisfy specific operational requirements. Being strategically located this site allows for an efficient distribution site for the outer areas. This would also allow for the use of smaller distribution vehicles to transport goods and service the outer town centres.
- 11.1.13 The Development Brief for the ex-quarry area should also provide for other required community and local centre uses and specifically for suitable sports and recreational facilities that are generally lacking in

the area. These community uses are recommended to be located on the upper reaches of the site and facing the residential areas so as to create a buffer between the industrial/warehousing uses mentioned above and the residential areas bordering this site.

11.1.14 Also required for the area is an underground reservoir and the provision of a car park which can also serve in the future as a 'park and ride' car park site in line with Policy CG35. The whole site is to include the planned road links with Triq Sammy Calleja and Triq il-Htajriet, as well as suitable connections to the new junction planned at Triq il-Labour/Triq il-Belt Valletta in line with the requirements of Policy MO09.

11.1.15 The area of land being designated adjacent to the Mosta Technopark measures approximately 23,000 sqm. and currently consists of landlocked enclosed fields and derelict land. In order to secure an efficient use of land, the Local Plan considers the area to be suitable for residential and commercial development with landscaped public open spaces subject to a Planning Gain paid into the Planning Fund for creation of the landscaped public green open spaces. A commercial block is also planned as a buffer area between the residential uses and the busy by-pass. These residential, commercial and green area developments and the required street layout are being planned as shown in Policy Map MSS1.

6.0 Current Status

- 6.1 Following consultation on the Public Consultation Draft, the Executive Council of the Planning Authority approved on the 2nd October, 2018 the Final Draft of the Partial Local Plan Review of the Central Malta Local Plan (2006) Is-Saghjtar Site with no changes from the Public Consultation Draft.

- 6.2 The Final Draft of the Partial Local Plan Review of the Central Malta Local Plan (2006) Is-Saghjtar Site was endorsed by the Minister on the 16th January, 2019.

Appendix 1: Maps

Map 1 – Is-Sghajtar Policy Map MSS1

Map 2 – Is-Sghajtar Building Height Limitation Map MSS2

Appendix 2: **Public Consultation Comments on Objectives**

Ref	Name/Company	Date	Comments Received	Remarks
SM 001	Perit Elena Borg Costanzi	14/12/2016	<p>On behalf of John Magro of Magro Food Village, Xewkija, owners of the existing commercial building and land at Victoria Centre, new street off Triq ix-Xitwa, Mosta, we would like to submit a representation for the partial review of the Central Malta Local Plan for the Mosta Rationalisation Plan (Sghajtar Site).</p> <p>We are submitting that, as good planning dictates, the transition from commercial zoning to residential zoning is buffered by a mixed used area.</p> <p>In having offices in the area immediately abutting the road on the Industrial Park side and residential on the rest of the zone, this can be balanced out.</p> <p>-The owners' site is well served through Valletta Road and it is not possible for such road to be used for residential purposes due to the close proximity to the Industrial Park.</p> <p>Such representation has already been submitted in 2013 when MEPA encouraged a study for the Local Plan Review and bears reference LP2013-03813.</p>	<p>Comments noted.</p> <p>The Rationalisation site is primarily earmarked for residential development, in line with LP Policy MO03. Commercial development is being proposed as a buffer between the residential uses and the by-pass as indicated on Map MSS1.</p> <p>Access to the rationalisation site is to be provided from the surrounding public schemed roads, including Triq Frangisk Pisani, and Triq ir-Rebbiegha.</p>
SM 002	Alexander Bonanno (o.b.o. ERA)	16/12/2016	ERA feedback on the Objectives for the Partial review of the Central Malta Local Plan (2006) – Mosta Rationalisation Site (Sghajtar Area)	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>Public Consultation Draft 16th December 2016</p> <ol style="list-style-type: none"> 1. General comments <ol style="list-style-type: none"> 1.1 ERA welcomes the opportunity to comment on the Objectives for the Partial Review of the Central Malta Local Plan (2006) – Mosta Rationalisation Site (Sghajtar Area). 1.2 These comments are provided without prejudice to ERA’s review at project stage when more detailed environmental assessment will be required. The Local Plan review may need to be screened through an SEA procedure in line with the SEA Regulations of 2010, in order to identify, assess in detail and address any likely significant impacts, including cumulative and synergistic impacts, on the environment at an early stage. ERA recommends that the plan review also covers other possible major developments in the wider area, to ensure that the planning of the area is carried out holistically and comprehensively. It is recommended that this matter is discussed directly with the SEA Focal Point, as the competent Authority for SEA in Malta. 2. Environmental Issues <ol style="list-style-type: none"> 2.1 ERA’s review of the proposed objectives is focusing on 	<p>Comments noted.</p> <p>ERA is a consultee in the Development Permit Application process.</p> <p>This Partial Local Plan Review is aimed at providing the zoning conditions for this Rationalisation Site (2006), which are being derived following the comprehensive appraisal of the area.</p> <p>The provision of adequate infrastructure and waste management facilities is the onus of</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>the information provided by the objectives. ERA will be able to provide more in-depth feedback once detailed information is made available. The following are ERA's initial environmental comments, as follows:</p> <p>2.1.1 Proposals at this site should be evaluated in the context of the existing situation in the wider area (e.g. suitability of the road network, entry and exit points, capacity of existing infrastructure, the potential to upgrade or improve such situation to accommodate further development); and other future plans for major developments in the surrounding areas.</p> <p>2.1.2 It should be ensured that the drainage system and infrastructure in the affected area is adequate to serve the additional demand of any proposed development.</p> <p>2.1.3 Development should also have all necessary facilities in place for the storage and reuse of rainwater runoff as well as separate drainage systems for dealing with contaminated runoff (e.g. from car parks). Unmitigated discharge onto the surrounding streets is not recommended. Details of collection reservoirs, sediment traps and any other required facilities shall be indicated, and shall be duly integrated into the design/substructure of</p>	<p>the land owner/developer and a requirement of the Development Permit Application process.</p> <p>In line with SPED Policies TO1.7 and UO3, landscaped public green open spaces are being integrated with this scheme.</p>

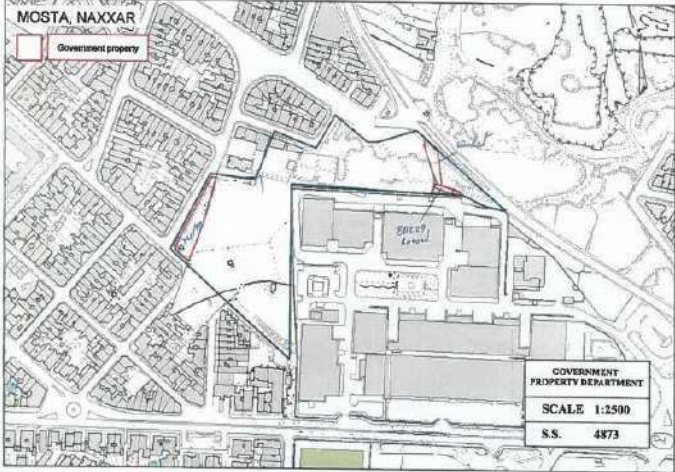
Ref	Name/Company	Date	Comments Received	Remarks
			<p>existing roads, to avoid additional land uptake for the installation and retrofitting of such facilities.</p> <p>2.1.4 It is recommended that sufficient land should be allocated within the comprehensive area for public open green space, including proposals for the implementation of suitable soft landscaping. It is important to ensure that the provision of open green space and soft landscaping is effective and commensurate to the scale, height and configuration of any proposed development at this site in order to outweigh adverse impacts. In particular, ERA recommends that the creation of open green spaces should also seek to enhance and improve urban biodiversity in line with the National Environment Policy and the National Biodiversity Strategy and Action Plan.</p> <p>2.1.5 A comprehensive replanning and rationalisation of infrastructure within the area of influence of the site (e.g. centralisation and undergrounding of water, electricity and telecommunications infrastructure) should also be considered as part of the design of proposed developments and ancillary infrastructure and open/green spaces.</p> <p>2.1.6 Any development should dedicate sufficient space for the provision of adequate waste management</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>facilities on site (e.g. for waste separation and avoiding waste being stored on the kerbside) to facilitate recycling and eliminate/reduce littering. In order to make the new development greener and encourage the circular economy, any historical waste which is still in good condition e.g. <i>franka slabs</i> etc, should be reused within the new development. All proposals should be in line with the Waste Management Plan for the Maltese Islands 2014-2020 particularly with section 3.8.5 on Urban Design for Waste Management.</p> <p>3. Conclusion</p> <p>3.1 ERA looks forward towards additional consultations on this partial review and remains available to meet for further discussion, or any clarification if required.</p>	
SM 003	Mr Jonathan Camilleri obo Seismic Monitoring & Research Group Department of Geosciences Faculty of Science University of Malta	24/11/2016	Whilst hoping someone re-allocates access to myself [from IDPC or MyGov] in general my feedback is that adequate planning needs to take place to establish a balance between tourism, agri-tourism, appreciation of natural heritage and land that might be used for agriculture, and, measures taken to protect against natural and non-natural disasters.	Comments noted.

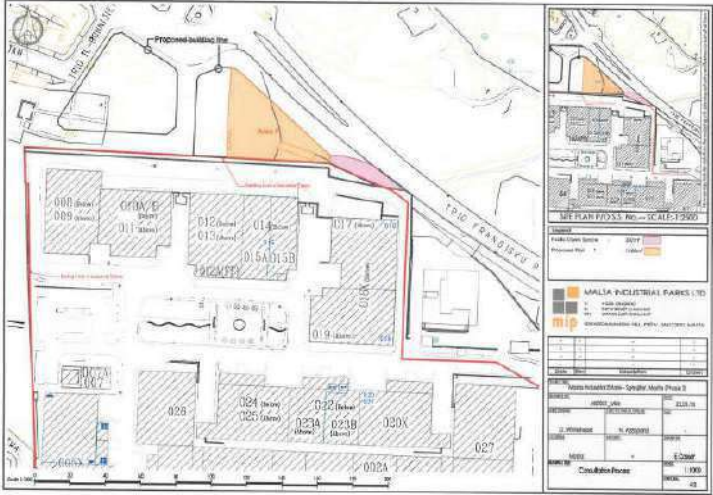
Public Consultation Draft Submissions

Ref	Name/Company	Date	Comments Received	Remarks
SM2 – 001	Mr Karl Azzopardi Mr. Noel Azzopardi	04/06/2018	<p>The Planning Authority is carrying out a partial review of the Central Malta Local Plan for a 23,000m² site adjacent to the Mosta Technopark, in an area known as Sghajtar. In 2006, the site, which forms part of a larger area, was designated for development through the rationalisation exercise.</p> <p>Taking into consideration the surrounding land-uses, site constraints, and community and open space needs of the area, the Authority is proposing that the land will be zoned as a residential and commercial area with open landscape spaces. The height limitation for this site is being retained as 3 floors with semi-basement, similar to the immediate existing residential development blocks in the surrounding area.</p> <p>With a lack of public green open spaces in the newer residential areas of both Mosta and Naxxar, the Authority is proposing that within the site an area of 3,348m² is safeguarded for this purpose.</p> <p><u>Malta Industrial Parks Proposal</u></p> <p>Malta Industrial Parks is proposing to consolidate the government owned land in Sghajtar area into a plot totalling 1660 square meters to be used for ancillary facilities for the Mosta Technopark. This may include but would not be limited to a childcare facility.</p> <p>The location being proposed for this plot makes it ideal as it can be reached both from the proposed lower level overlooking Frangisku Pisani road and also from the proposed upper level overlooking the Mosta Technopark.</p> <p>The areas currently owned by the government can be viewed in the plans shown in Annex A, labelled SS4873.</p>	<p>Comment noted. The land in question is proposed as a commercial area. Childcare facilities may be considered in respect of industrial zone employment uses.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>After reviewing the data supplied for this consultation process together with additional sourced material the following plans have been produced;</p> <ol style="list-style-type: none"> 1. MST051_M02 shows an area of 307 square metres which is being referenced in PA's document 'MSS1' listed under 'Public Open Space'. According to the Lands Department this area is privately owned. 2. MST051_M03 shows 2 areas totalling 1660 square meters which according to the Lands Department are owned by the government. 3. MST051_M04 shown the total area shown in MST051_M03, consolidated into 1 lot in the vicinity of the 'Public Open Space' shown on the PA document 'MSS1' <p>The above listed plans can be viewed in Annex B attached to this document.</p> <p>Annex A</p>	<p>This land is planned as public open space in view of SPED Policy UO 3.7 and UO 3.9.</p> <p>This land is planned as a Commercial Area zoning with adjacent public open space.</p>

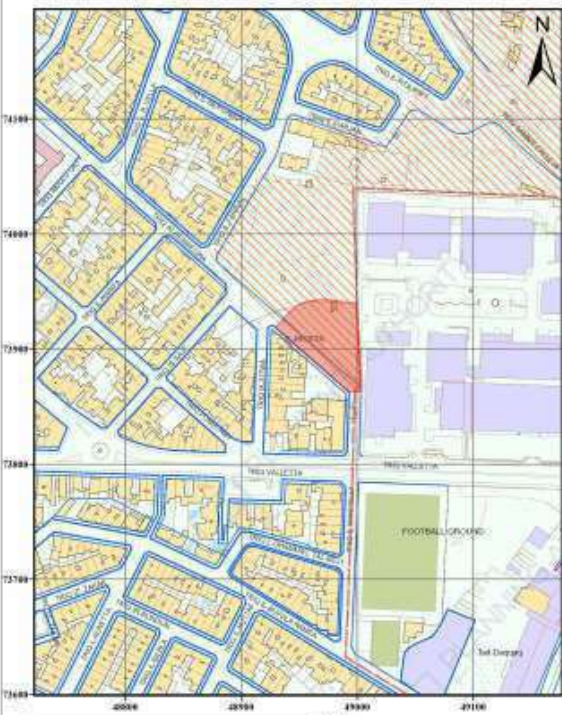
Ref	Name/Company	Date	Comments Received	Remarks
			 <p data-bbox="958 868 1077 900">Annex B</p>	


Ref	Name/Company	Date	Comments Received	Remarks
			<p>The image contains two architectural site plans for industrial parks. The top plan is titled "SITE PLAN PHASE 1A - SCALE: 1:2000" and shows a large industrial complex with various buildings and parking areas. The bottom plan is titled "SITE PLAN PHASE 1B - SCALE: 1:3000" and shows a similar complex with a different layout. Both plans include legends, scales, and project information.</p>	

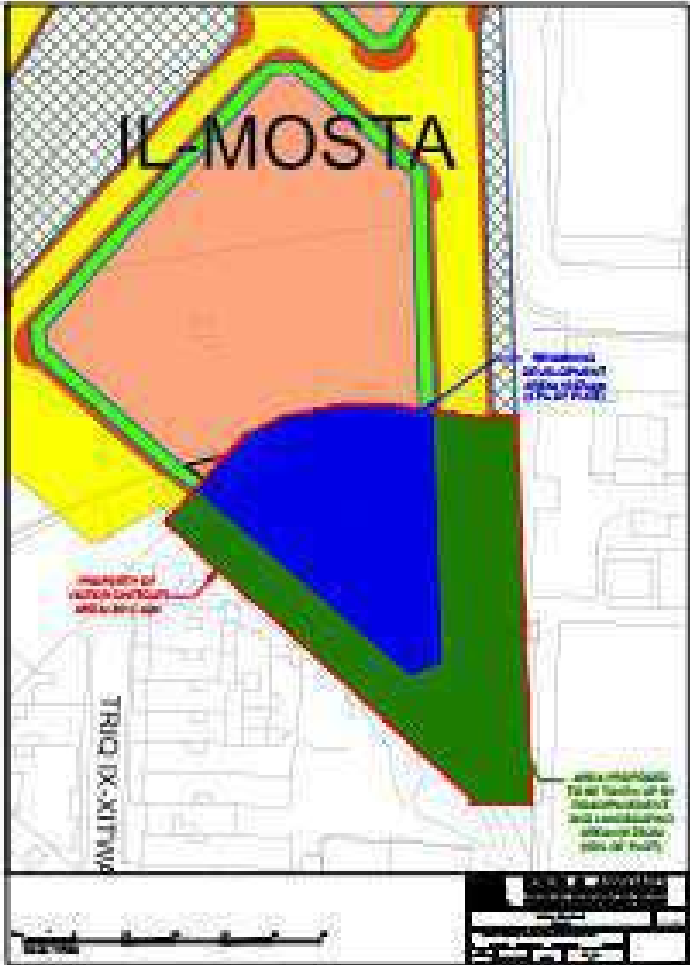
Ref	Name/Company	Date	Comments Received	Remarks
				
SM2 – 002	Mr. Joseph Zerafa	16/06/2018	<p>After a discussion meeting at the local council Mosta with the Mosta mayor I would like to point out some issues that would effect me and other residents in the area.</p> <ol style="list-style-type: none"> 1) The buffer zone from the industrial area is to short. 2) The roads should be done first before development so the developers don't use the existing road. (As at the moment we are living in hell with the developments in our area.) 3) Traffic management should be designed before the project starts as there is going to be heavy traffic in Triq Il Farinal . 	Comments noted. The 6m buffer area is retained as required by the approved CMLP (2006). Other matters related to transport are addressed by Transport Malta during the development planning application stage.
SM2 – 003	Perit Kevin Bencini	19/06/2018	We write on behalf of our client Mr. Victor Chetcuti also copied herein in relation to his property situated within the	Comment noted. The

Ref	Name/Company	Date	Comments Received	Remarks
			<p>Rationalisation Site at is-Sghajtar Mosta as better shown identified in the attached Site Plan (Figure 1) and Aerial Photo (Figure 2).</p> <p>Following a review of the recently issued April 2018 public consultation document for the area, while being in general agreement with the recommended buildings heights we regretfully have to put forward our formal representation on the layouts as being proposed for the reasons given below.</p> <ul style="list-style-type: none"> • As can be seen from attached Figures 1 & 2 our client has already had a very large part of his original land ownership previously taken up by the adjacent Technopark Project (to the east of his current ownership) as well as by Triq ir-Rebbiegha along the south / western flank of his site. • The new road layouts now being proposed would further exacerbate this situation by passing yet another 12 meter wide road and adjacent 5 meter wide landscaping strip right though the remaining eastern boundary of our clients site • As shown in Figure 3 these two roads alone (excluding the previous land area taken over by the Technopark) would effectively take up an additional 53 % of our clients remaining property. <p>While we understand that for such a planning exercise certain land ownerships would inevitably be effected, on the other hand we feel that effects on the respective land owners should as far as possible evenly distributed.</p> <p>To this regard for example we fail to understand why the</p>	<p>existing road layout is required as planned for efficient access and safety in the public interest.</p>

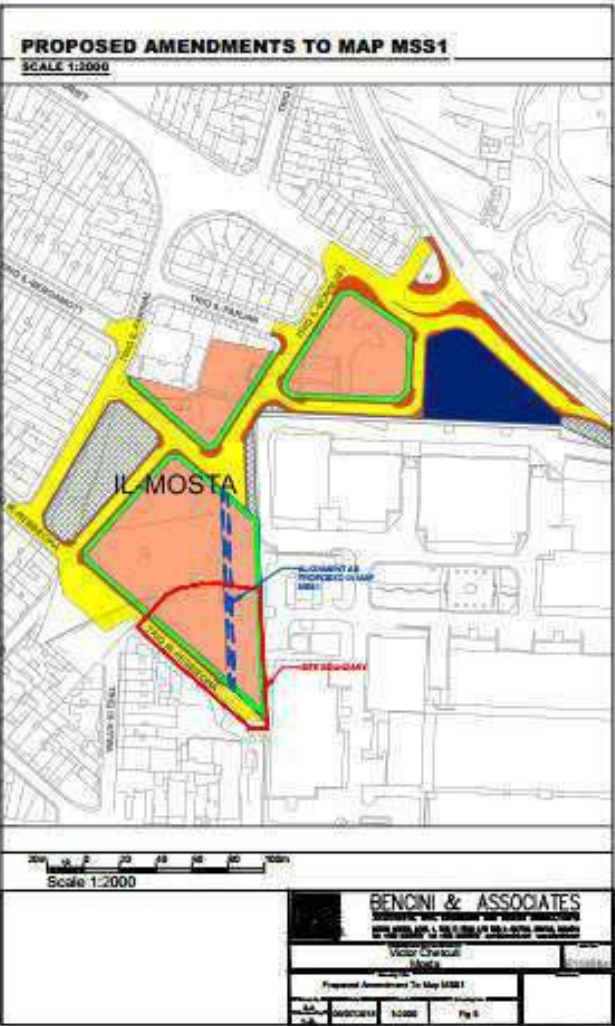
Ref	Name/Company	Date	Comments Received	Remarks
			<p>along the northern boundary of the Technopark either no road at all or a regular / narrower 8 m wide road (without any landscaping strip) are being proposed, while along the western boundary of the Technopark an 18 m wide road / landscaping strip are being proposed over our clients property. Clearly the layout as currently proposed would unfairly result in our client losing a far larger proportion of his property when compared to the other land ownerships along the perimeter of the Technopark.</p> <p>In view of the above considerations while accepting that as things stand Triq ir-Rebbiegha may inevitably need to pass over our clients property, on the other hand clearly the other new 18 m wide road / landscaping strip as proposed along the Technopark boundary again passing over our clients remaining land is unacceptable to our clients who are hereby requesting it to be eliminated altogether with the respective area to remain zoned as developable land.</p> <p>While trusting that the above representations will be given due consideration during this public consultation exercise our clients are retaining their rights to take any further action as they may deem necessary to protect their interests should they consider that their above concerns are not adequately addressed.</p>	


Ref	Name/Company	Date	Comments Received	Remarks
			 <p data-bbox="996 1029 1534 1101"> Public: Gersenvier <small>Compiled and published by the Mapping Unit, Planning Authority 2018. Distribution is either in print or any means is prohibited without the prior permission of the Mapping Unit. Data Derived from 1988, 1994, 1999, 2004 & 2009 aerial photography and captured from 2012 orthophotos. Unmodified UTM Coordinates, Universal Datum W.G.S. 84, Irish sea level. Contours when shown are at 2.5m vertical interval. Not to be used for navigation or setting of infrastructure. Copyright © 18. Mapping Authority. Not for resale.</small> </p> <p data-bbox="1355 1013 1534 1029"> 1:2,500 Date Printed: 10/04/2018 </p> <p data-bbox="1355 1045 1534 1101"> PLANNING AUTHORITY <small>© Planning Authority 2018 Tel: +353 (0)20 2091000 Fax: +353 (0)20 2091000 www.planningauthority.ie</small> </p>	

Ref	Name/Company	Date	Comments Received	Remarks
				

Ref	Name/Company	Date	Comments Received	Remarks
			 <p>The image is a site plan for a project named 'IL-MOSTA'. It features several distinct colored areas: a large orange central area, a yellow area to the top-left, a blue area at the bottom-right, and a green area at the bottom. A red line outlines a specific boundary. Annotations include a blue line pointing to a 'boundary of the site of the plot' and a red line pointing to a 'boundary of the site of the plot'. A scale bar is located at the bottom left, and a legend is at the bottom right. The text 'TRIO D. S. N. T. W. A.' is visible vertically on the left side of the plan.</p>	<p>We refer to our earlier submission copied below for ease of reference and hereby additionally submit two typical layout</p>


Ref	Name/Company	Date	Comments Received	Remarks
			plans (Figure 4 & 5) that clearly demonstrate that the new 18 m wide road / landscaping strip being proposed along the Technopark boundary and again passing over our clients remaining land is in fact not necessary. Kindly include these as part of our earlier representation.	


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			 <p>PROPOSED AMENDMENTS TO MAP MSS1 SCALE 1:2000</p> <p>IL MOSTA</p> <p>Scale 1:2000</p> <p>BENCINI & ASSOCIATES SPECIALIST CIVIL ENGINEERS AND SURVEYORS</p> <p>Vector Control Map</p> <p>Proposed Amendment To Map MSS1</p> <p>Scale 1:2000 Pg 8</p>	

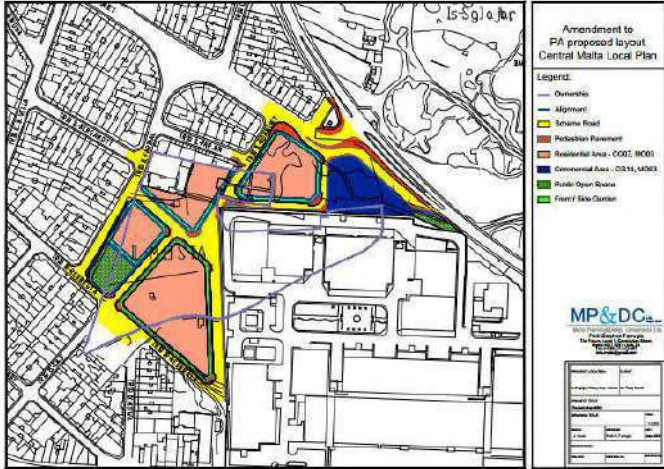
Ref	Name/Company	Date	Comments Received	Remarks
				
SM2 – 004	Mr. Keith Cassar (Mayor)	25/06/2018	<p>Wara laqgħa li l-Kunsill Lokali tal-Mosta kellu fir-28 ta' Mejju 2018 mal-Kumitat Parlamentari dwar l-Ambjent u l-Ippjanar gewwa l-Parlament fejn anke is-sinjorija tiegħek kienet prezenti, hsibna li jkun għaqli li ninfurmaw lir-residenti tal-madwar u daww ġenerali b'din l-proposta u</p>	

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			<p>sejjahna laqgha ta' konsultazzjoni mar-residenti taz-zona tas-Sghajtar li saret il-Gimgha 15 ta' Gunju 2018 fejn tqajjmu xi punti mir-residenti.</p> <p>Wara, ressaqna dawn il-punti waqt il-laqgha tal-Kunsill li saret nhar it-Tnejn 18 ta' Gunju 2018 fejn bil-qbil ta' dawk prezenti qed nressaq dawn il-punti sabiex jizdiedu bhala addendum ghall-proposta li saret lil Awtorita ta' l-Ippjanar.</p> <p>Resurfacing u/jew re-construction tat-toroq tal-madwar Il-Kunsill u residenti jifhmu li tali zvilupp, ser jhalli mpatt fuq l-infrastruttura tat-toroq tal-vicinanzi u allura, l-izviluppaturi u/jew il-gvern jrid jghamel tajjeb sabiex jsiru mill-gdid it-toroq tal-vicinanzi, inkluz: Triq il-Farinal, Triq il-Parjan, Triq il-Bonnijiet, Triq ir-Rebbiegha, Triq is-Sajf, Triq ix-Xitwa ub Triq il-Bergamotts. Dawn ghandhom jsiru bil-bini ta' culverts godda sabiex b'hekk inkunu qed nsolvu l-problema prezenti ta' kif jingabar l-ilma tax-xita. Barra minn hekk, sabiex titaffa l-hsara, l-ewwel fazi ta' dan l-progett ghandu jkun li jigu ffurmati t-toroq l-godda.</p> <p>Studji tat-Traffiku Il-Kunsill flimkien mar-residenti qablu li qabel ma jigi approvat kull tip ta' zvilupp, ghandu jsir Traffic Impact Assesment kif ukoll jigi pprezentat studju ta' Traffic Control.</p>	<p>L-Upgrading tat-Toroq tal-madwar mhuwiex fir-remit ta' L-Awtorita' izda ghandhu jigi diskuss bejn il-Kunsill Lokali flimkien ma' l-Entita' tal Gvern responsabli tat-Toroq.</p> <p>Dan is-sit tas-Saghjtar kien pjanat ghal-zona taz-zvilupp ma' l-approvazzjoni tas-CMLP (2006). Studji ta' traffiku jista jigu mitluba fl-istadju tal-processor ta' l-applikazzjonijiet ghal-zvilupp.</p> <p>Bzonnijiet ta' parking jittiehdu in konsiderazzjoni fl-istadju u processor ta' l-</p>

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			<p>Parking Il-parking ghandu jkun obbligu u mhux kkunsidrat that kull binja inkluz that l-open space.</p> <p>Inkonvenjenza ta' hsejjes Peress li din iz-zona tinsab biswit l-Mosta Techno Park, jkun tajjeb li jsir sound barrier sabiex ir-residenzi l-godda ma jkollomx l-inkonvenjenza li jghaddu minnha r-residenti prezenti li jinsabu iktar l-boghod minn fejn gejjin ir-residenzi l-godda. Evidenti huma, l hsejjes generali tal-fabbriki u fost l-ohrajn tal-units tal-airconditioners.</p> <p>Drittijiet ohra Dawk ir-residenti li ghandhom pannelli solari fuq il-bjut taghhom, u li issa ser jigu mciahda mid-dawl tax-xemx minhabba bini fil-madwar, ghandhom jkunu kkumpensati.</p> <p>Ippjanar Huwa essenzjali li kemm Triq is-Sajf kif ukoll Triq ix-Xitwa jigu jinfdu ma' Triq ir-Rebbiegha.</p> <p>Reqwiziti Ghandu jigi mhares l-buffer zone ezistenti li ghandu jkun hemm bejn zona residenzjali u zona industrijali.</p> <p>Gholi tal-bini</p>	<p>applikazzjonijiet ghal-zvilupp.</p> <p>Din mhijiex fir-remit ta' L-Awtorita' izda ghandha tigi diskussa mal-Entita' responsabbli mit-Technopark.</p> <p>L-Issue ta' kumpens mill-solar rights hija third party right u ghalhekk mhijiex issue ta' pjanar izda legali barra mir-remit ta' L-Awtorita'.</p> <p>Dan huwa kunsidrat fil-proposta.</p> <p>Dan huwa kunsidrat fil-proposta skond kif huwa mitlub mill-CMLP (2006) kif approvat.</p>


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			<p>L-gholi tal-bini ghandu jkun zgur li ma jaqbixx dak li hemm fiz-zona.</p> <p>Niehu l-okkazzjoni ukoll sabiex niringrazzjaw lill-Awtorita tal-Ippjanar talli laqghat it-talbiet li l-Kunsill Lokali ghamel matul is-snin sabiex jinfethu t-toroq kif indikat u talli ser tkun qed tipprovdi spazju miftuh li ser jservi ta' pulmun gdid ghal din iz-zona.</p> <p>Filwaqt li nittamaw li l-punti li qed nressqu jigu mizjuda fil-proposta u/jew eventwalment fil-kundizzjonijiet tal-permess tal-izvilupp.</p>	<p>L-gholi tal-bini qed jinzamm l-istess bhal tal-madwar.</p>
SM2 – 005	Perit Andrew Ellul	27/06/2018	<p>I am writing on behalf of Salkath Ltd (C2173), Dr Maria Dolores Gauci and Mr Anthony Gauci of 191, Burmarrad Road Burmarrad in relation to the partial review of the local plan.</p> <p>My comments are highlighted in the attached two proposals.</p> 	<p>Regarding Option A, this land is planned as public open space in view of SPED Policy UO 3.7 and UO 3.9.</p> <p>Regarding Option B, underground parking is considered in the Policy subject to conditions.</p> <p>Regarding the proposed new road it is noted that the proposal has limited new road construction to that required for an efficient road network.</p>

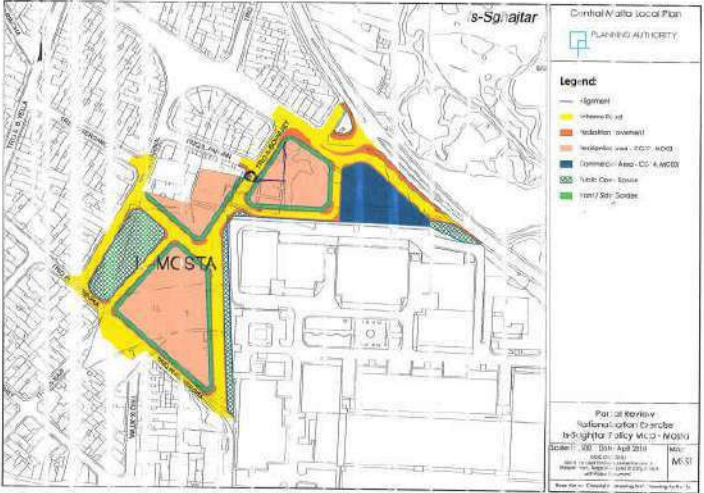
Ref	Name/Company	Date	Comments Received	Remarks
				
SM2 - 006	Perit Stephen Farrugia	28/06/2018	<p>I write on behalf of Emanuel Gauci (ID No. 291760M) and Tony Gauci (ID No. 127466M) who are part owners of site in question. I have taken the liberty to propose a revised layout which outlines my clients' ownership and recommended changes from my end:</p> <p>The newly designated public open space (landscaped green corridor) on the side of Technopark is my view not necessary as there already exists a tree buffer zone within the confines of the Technopark. I have however left the pedestrian pavement as part of my revised proposal (vide revised proposal MSSI).</p> <p>Another part of my clients' property has also been designated as public open space. It is my opinion that the new street alongside this public open space should be aligned with Triq is-Sajf and the remaining land in my clients' ownership be designated as developable as per residential zoning CG 07. The remaining land which is government owned should in my opinion remain as public open space. The exact subdivision of this parcel can be</p>	<p>The 6m buffer area is a requirement of the CMLP (2006) and is being retained. This is necessary to provide for an adequate buffer between the new development and the existing Technopark. A pedestrian pavement has been considered as part of this 6m buffer area.</p> <p>The road layout has been</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>split more appropriately to result in squarish land ownership and zoning designation as per my revised layout.</p> 	<p>retained as is. The existing road layout is required as planned for efficient access and safety in the public interest.</p> <p>The public open space is being retained as first issued for public consultation in view of SPED Policy UO 3.7 and UO 3.9.</p>
SM2 - 007	Dr. Joseph Grech Aequitas AE Legal	28/06/2018	<p>I write on behalf of Vella Estates Limited (C 9908) and with reference to Public Consultation Document issued for the site at Sghajtar in Mosta. Kindly find attached to this email the representation being made by Vella Estates.</p> <p>A hard copy of the documents is also being sent by mail to the address captioned on the same attached representation.</p> <p>Representation being made by Vella Estates Limited (C 9908) of John Vella Holdings, 501, Main Street, Mosta.</p> <p>Whereas the Planning Authority is carrying out a partial review of the Central Malta Local Plan (2006) in a site known as Is-Sghajtar in Mosta.</p>	<p>Existing permit traced for this area did not include a permit for underground basement development or use of site for commercial land use.</p> <p>The proposed road is required as a public road for a public purpose to allow for an efficient and safe</p>

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			<p>Whereas the Planning Consultation Document of April 2018 has been published to establish the building height, zoning and road alignments for the above mentioned area.</p> <p>Whereas the proposed new road will be going through property which is owned by Vella Estates Limited and therefore will be infringing on Vella Estates Limited's right to the use of his property, more specifically, the entrance to an underground basement garage which according to the proposed development will form part of a new road as will be described below.</p> <p>Now therefore by virtue of Article 53 (b)(ii) of the Development Planning Act, that is, Chapter 552 of the Laws of Malta, the objector respectfully represents:</p> <p>That the proposed development will see a new road being developed to connect Triq il-Parjan with Triq ir-Rebbiegha, which road will be adjacent to the Mosta Technopark and will have the name Triq il-Bonnijiet.</p> <p>That for this part of the development to proceed, the road will go right through private property, a part of which, is owned by the objecting company. In fact, the effected area owned by the objecting company is located at the corner section with Triq il-Parjan, more specifically, the entrance to an underground basement owned by the objecting company, and this as can be seen in the site plan being hereon marked and referred to as 'Doc. A'</p> <p>That the effected area, which is approximately 10 to 12 feet in width and approximately 35 feet in length serves as an access point and entrance to an underlying basement garage owned by the objecting company, which basement garage extends below the houses adjacent to Triq il-Parjan</p>	road layout.

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			<p>and which, in the future, and this as better shown in the supplementary images attached to this representation. <i>(Markings on the said images are not to scale and intended only to show the effected area)</i></p> <p>That the proposed development of Triq il-Bonnijiet will remove all access to the above mentioned basement thereby having a direct impact on the objector company's business and trade.</p> <p>That the objector company has a direct and actual interest in making its representations and objecting to the development <i>de quo</i>.</p> <div data-bbox="1003 708 1675 1155" data-label="Image"> </div>	

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			 <p>The 'Comments Received' column contains two images. The top image is an aerial photograph of a residential area, showing a street intersection with buildings and a green field. The bottom image is a site plan or map showing a road layout with labels 'K-Parkin', 'K-Group', and 'Trib Funtalid'.</p>	

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SM2 – 008	Mr. Alexander Bonanno ERA	02/07/18	<p>Re. ERA Feedback on Partial Local Plan Review of the CMLP (2006) - Rationalisation site at <i>Is-Sghajtar</i>, Mosta</p> <p>General</p> <p>The Environment and Resources Authority (ERA) welcomes the opportunity to comment on the proposed Partial Local Plan Review of the CMLP (2006) - Rationalisation site at <i>Is-Sghajtar</i>, Mosta.</p> <p>The following comments are provided without prejudice to ERA’s review and comments at development project stage when more detailed environmental assessment will be required. Depending on their nature, scale and site context, projects emerging from this Policy may also require different types of environmental assessments, including an Environmental Impact Assessment (EIA) screening procedure in terms of S.L. 549.46 (EIA Regulations, 2007).</p>	<p>Comment noted.</p> <p>ERA is a consultee in the Development Permit Application process.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p><i>Main Environmental Issues</i> <u><i>Detailed considerations for development</i></u> The site under consideration consists of an area of approximately 23,000m², whereby an area of circa 3,350 m² (approx. 15% of the total area) is being zoned as public open space. Whilst welcoming this proposal, ERA recommends that any greening of the area shall consist of soft landscaping with dense vegetation and adequate tree and soil coverage, instead of hardsurfacing. In order to ensure that the bulk of the site is allocated for soft landscaping, the provision of paved areas in the public open space should be minimal. This should seek to enhance the green infrastructure and appearance of the area and contribute to the improvement of the urban biodiversity of this highly congested and developed area. It is recommended that the landscaped public open space consists of soft landscaping and tree planting in line with the Guidance on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands, and utilising species conforming with the National Biodiversity Strategy and Action Plan, 2012. ERA suggests that the same proviso, as applied in the recent Local Plan Review for Site at Triq il-Fortizza tal-Mosta (Santa Margerita, Mosta), is also adopted for this partial review.</p> <p><u><i>Buffer zone</i></u> ERA positively notes the introduction of a 6-metre wide buffer adjacent to the Technopark, required for the physical separation between the proposed residential units and the existing industrial units. The partial review states that “<i>Mature trees are already present along the Technopark’s</i></p>	<p>ERA agreement to landscaped public open space requirement is noted. This is required in line with SPED Policies UO 3.7 and UO 3.9. The Policy requires specifically soft landscaping.</p> <p>The 6m buffer zone adjacent to the Technopark is being followed as required by the approved CMLP (2006). The areas</p>

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			<p><i>northern boundary, and hence this, together with the proposed commercial area and schemed road, is considered to provide for sufficient separation that would provide for adequate levels of amenity between the two sites</i>". It is however noted that this strip of mature trees present along the northern boundary of the Mosta Technopark is not designated on Map MSS1. ERA recommends that all of the required green buffer strips between zones are formally identified and designated in Map MSS1 as 'Public Open Space'. This will ensure that any future redevelopment within the Technopark retains this buffer strip, including the existing mature trees. ERA recommends that additional land is designated for public open green space within the comprehensive area. This could include a green buffer zone between the proposed Commercial Area and the Residential component. This can serve to mitigate possible conflicting impacts with neighbouring proposed residential zoning. Similar to the recent partial review for site at Santa Margerita in Mosta, ERA also recommends the proposed use of suitably designed and landscaped public open space on mentioned roof levels of the proposed Commercial Area.</p> <p>In addition, please find attached a document listing those plants whose cultivation is prohibited (Tables 1 & 2). Table 3 lists species which are known to be invasive and which ERA recommends not to be used; for which, however, there is no legal provisions prohibiting their use.</p> <p>Conclusion ERA is putting forward its recommendations with respect</p>	<p>within the Technopark itself are not subject to replanning followed within this partial review.</p>

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			<p>to the proposed partial Local Plan review for consideration in the public consultation stage. We look forward towards further consultations on the proposed amendments to Local Plan, and available to meet for further discussion or any clarification, if required, through: national.affairs.era@era.org.mt</p> <p>Table 1: List of flora whose cultivation and propagation is prohibited in Malta in view of national or EU Regulations.</p> <table border="1" data-bbox="999 560 1682 1385"> <thead> <tr> <th colspan="2" data-bbox="999 560 1682 635">Flora whose cultivation is prohibited, unless duly authorised</th> </tr> <tr> <th data-bbox="999 635 1332 710">ENGLISH NAME</th> <th data-bbox="1332 635 1682 710">SCIENTIFIC NAME</th> </tr> </thead> <tbody> <tr> <td data-bbox="999 710 1332 751">Coastal Wattle</td> <td data-bbox="1332 710 1682 751"><i>Acacia cyclops</i></td> </tr> <tr> <td data-bbox="999 751 1332 863">Blue-leaved Wattle; Blue-Leaved Acacia; Weeping Wattle</td> <td data-bbox="1332 751 1682 863"><i>Acacia saligna</i> [=<i>Acacia cyanophylla</i>]</td> </tr> <tr> <td data-bbox="999 863 1332 1011">Tree-of-Heaven; False Sumach; Japanese Varnish Tree</td> <td data-bbox="1332 863 1682 1011"><i>Ailanthus altissima</i> [<i>Ailanthus glandulosa</i>]</td> </tr> <tr> <td data-bbox="999 1011 1332 1086">Alligator Weed</td> <td data-bbox="1332 1011 1682 1086"><i>Alternanthera philoxeroides</i></td> </tr> <tr> <td data-bbox="999 1086 1332 1128">Common Milkweed</td> <td data-bbox="1332 1086 1682 1128"><i>Asclepias syriaca</i></td> </tr> <tr> <td data-bbox="999 1128 1332 1203">Eastern Baccharis</td> <td data-bbox="1332 1128 1682 1203"><i>Baccharis halimifolia</i></td> </tr> <tr> <td data-bbox="999 1203 1332 1278">Fanwort</td> <td data-bbox="1332 1203 1682 1278"><i>Cabomba caroliniana</i></td> </tr> <tr> <td data-bbox="999 1278 1332 1353">Water Hyacinth</td> <td data-bbox="1332 1278 1682 1353"><i>Eichhornia crassipes</i></td> </tr> <tr> <td data-bbox="999 1353 1332 1385">Nuttall's Waterweed</td> <td data-bbox="1332 1353 1682 1385"><i>Elodea nuttallii</i></td> </tr> </tbody> </table>	Flora whose cultivation is prohibited, unless duly authorised		ENGLISH NAME	SCIENTIFIC NAME	Coastal Wattle	<i>Acacia cyclops</i>	Blue-leaved Wattle; Blue-Leaved Acacia; Weeping Wattle	<i>Acacia saligna</i> [= <i>Acacia cyanophylla</i>]	Tree-of-Heaven; False Sumach; Japanese Varnish Tree	<i>Ailanthus altissima</i> [<i>Ailanthus glandulosa</i>]	Alligator Weed	<i>Alternanthera philoxeroides</i>	Common Milkweed	<i>Asclepias syriaca</i>	Eastern Baccharis	<i>Baccharis halimifolia</i>	Fanwort	<i>Cabomba caroliniana</i>	Water Hyacinth	<i>Eichhornia crassipes</i>	Nuttall's Waterweed	<i>Elodea nuttallii</i>	
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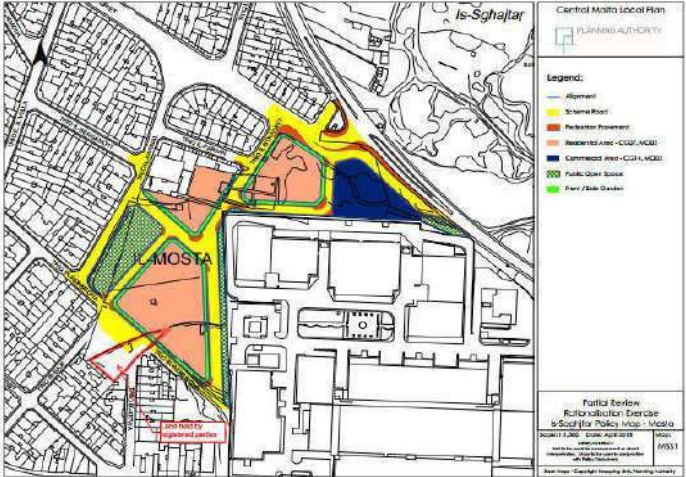
Ref	Name/Company	Date	Comments Received	Remarks
			Red Gum; Red River Gum*	<i>Eucalyptus camaldulensis*</i> [= <i>Eucalyptus rostrata</i>]
			Tuart*	<i>Eucalyptus gomphocephala*</i>
			Chilean Rhubarb	<i>Gunnera tinctoria</i>
			Giant Hogweed	<i>Heracleum mantegazzianum</i>
			Persian Hogweed	<i>Heracleum persicum</i>
			Sosnowsky's Hogweed	<i>Heracleum sosnowskyi</i>
			Floating Pennywort	<i>Hydrocotyle ranunculoides</i>
			Indian Balsam	<i>Impatiens glandulifera</i>
			Curly Waterweed	<i>Lagarosiphon major</i>
			Lead Tree; White Popinac; Cow Tamarind	<i>Leucaena leucocephala</i> [<i>Acacia leucocephala</i> ; <i>Albizzia lebbek</i>]
			Water-primrose	<i>Ludwigia grandiflora</i>
			Floating Primrose-willow	<i>Ludwigia peploides</i>
			American Skunk cabbage	<i>Lysichiton americanus</i>

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			<p>Note: Trees marked in bold are restricted through the provisions of the <i>Trees and Woodlands Protection Regulations (S.L. 549.64)</i>. Nonetheless, species marked with an asterisk may be used in urban landscaping, but not in ODZ. The plants not marked in bold are restricted through the provisions of <i>Regulation (EU) No 1143/2014 on the prevention and management of the introduction and spread of invasive alien species</i>.</p>																							

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			<p>Also, to note is the <i>Deliberate Release into the Environment of Genetically Modified Organisms Regulations</i> (S.L. 549.60) which restricts the intentional release into the environment and placing on the market of genetically modified organisms. In view that, no application for genetically-modified Petunias was submitted for authorisation in the EU the import, cultivation or sale of the following Petunia varieties is restricted in EU Member states.</p> <table border="1" data-bbox="958 598 1736 1310"> <thead> <tr> <th data-bbox="958 598 1736 638">GM Petunia restricted in EU Member States</th> </tr> </thead> <tbody> <tr> <td data-bbox="958 638 1736 678">Petunia African sunset</td> </tr> <tr> <td data-bbox="958 678 1736 718">Petunia Pegasus Orange Morn</td> </tr> <tr> <td data-bbox="958 718 1736 758">Petunia Pegasus Orange</td> </tr> <tr> <td data-bbox="958 758 1736 798">Petunia Pegasus Table Orange</td> </tr> <tr> <td data-bbox="958 798 1736 837">Petunia Plus Papay</td> </tr> <tr> <td data-bbox="958 837 1736 877">Petunia GO! Tunia Orange</td> </tr> <tr> <td data-bbox="958 877 1736 917">Petunia Bonnie Orange</td> </tr> <tr> <td data-bbox="958 917 1736 957">Petunia Sanguna Patio Salmon</td> </tr> <tr> <td data-bbox="958 957 1736 997">Petunia Sanguna Salmon</td> </tr> <tr> <td data-bbox="958 997 1736 1037">Petunia Maui Sands</td> </tr> <tr> <td data-bbox="958 1037 1736 1077">Petunia Viva Fire</td> </tr> </tbody> </table> <p>Table 2: List of GM Petunias</p>	GM Petunia restricted in EU Member States	Petunia African sunset	Petunia Pegasus Orange Morn	Petunia Pegasus Orange	Petunia Pegasus Table Orange	Petunia Plus Papay	Petunia GO! Tunia Orange	Petunia Bonnie Orange	Petunia Sanguna Patio Salmon	Petunia Sanguna Salmon	Petunia Maui Sands	Petunia Viva Fire	
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			<p>Table 3: List of flora deemed invasive or environmentally incompatible species for Malta. ERA recommends that the below species are not utilised in landscaping.</p> <table border="1" data-bbox="972 411 1711 1305"> <thead> <tr> <th colspan="2" data-bbox="972 411 1711 523">Invasive, Alien or Environmentally-Incompatible Species</th> </tr> <tr> <th data-bbox="972 523 1330 600">ENGLISH NAME</th> <th data-bbox="1330 523 1711 600">SCIENTIFIC NAME</th> </tr> </thead> <tbody> <tr> <td data-bbox="972 600 1330 676">Century Plant; American Aloe; Maguey</td> <td data-bbox="1330 600 1711 676"><i>Agave americana</i></td> </tr> <tr> <td data-bbox="972 676 1330 753">Sisal; Sisal Hemp; Hemp Plant</td> <td data-bbox="1330 676 1711 753"><i>Agave sisalana</i></td> </tr> <tr> <td data-bbox="972 753 1330 829">Heart-leaf Ice-Plant; Baby Sun Rose</td> <td data-bbox="1330 753 1711 829"><i>Aptenia</i> spp.</td> </tr> <tr> <td data-bbox="972 829 1330 906">Balloon Vine</td> <td data-bbox="1330 829 1711 906"><i>Cardiospermum grandiflorum</i></td> </tr> <tr> <td data-bbox="972 906 1330 983">Eland's Sourfig</td> <td data-bbox="1330 906 1711 983"><i>Carpobrotus acinaciformis</i></td> </tr> <tr> <td data-bbox="972 983 1330 1059">Hottentot Fig; Fig Marigold</td> <td data-bbox="1330 983 1711 1059"><i>Carpobrotus edulis</i></td> </tr> <tr> <td data-bbox="972 1059 1330 1136">Marvels-of-Peru; Four O'Clocks</td> <td data-bbox="1330 1059 1711 1136"><i>Mirabilis</i> spp.</td> </tr> <tr> <td data-bbox="972 1136 1330 1212">Tree Tabacco; Mustard Tree</td> <td data-bbox="1330 1136 1711 1212"><i>Nicotiana glauca</i></td> </tr> <tr> <td data-bbox="972 1212 1330 1289">Feathertop</td> <td data-bbox="1330 1212 1711 1289"><i>Pennisetum villosum</i></td> </tr> <tr> <td data-bbox="972 1289 1330 1305">Garden Nasturtium; Tall Nasturtium; Indian Cress</td> <td data-bbox="1330 1289 1711 1305"><i>Tropaeolum majus</i></td> </tr> </tbody> </table> <p data-bbox="947 1345 1736 1375">Note: The above list should not to be considered to be an</p>	Invasive, Alien or Environmentally-Incompatible Species		ENGLISH NAME	SCIENTIFIC NAME	Century Plant; American Aloe; Maguey	<i>Agave americana</i>	Sisal; Sisal Hemp; Hemp Plant	<i>Agave sisalana</i>	Heart-leaf Ice-Plant; Baby Sun Rose	<i>Aptenia</i> spp.	Balloon Vine	<i>Cardiospermum grandiflorum</i>	Eland's Sourfig	<i>Carpobrotus acinaciformis</i>	Hottentot Fig; Fig Marigold	<i>Carpobrotus edulis</i>	Marvels-of-Peru; Four O'Clocks	<i>Mirabilis</i> spp.	Tree Tabacco; Mustard Tree	<i>Nicotiana glauca</i>	Feathertop	<i>Pennisetum villosum</i>	Garden Nasturtium; Tall Nasturtium; Indian Cress	<i>Tropaeolum majus</i>	
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			exhaustive list of all alien invasive species found in the Maltese Islands.	
SM2 – 009	Perit Simone Vella Lenicker	02/07/2018	<p>This submission is being made on behalf of Ms Isabel Vella (ID 557359M) and Dr Astrid Camilleri (ID 360861M) with respect to the proposed amendments to the Central Malta Local Plan, and specifically to the site at Is-Sghajtar, Mosta. Kindly consider this correspondence as a formal request for them to be considered as registered interested parties in relation to said proposal.</p> <p>Kindly note that the land outlined in the sketch attached belongs to the said interested parties and/or their family, and it is therefore in their interest to be informed of proceedings on this proposed change. The following is also noticed at this stage:</p> <ul style="list-style-type: none"> • The published plans are not scaled and therefore it was not possible to accurately superimpose the extents of the land held by the interested parties over the proposed scheme layout. It is requested that scaled plans are published without delay. • The proposed scheme seems to indicate that more of the land belonging to the interested parties will be taken up than currently provided for in the Local Plan. This can be ascertained only once the scaled plans are issued. • The proposed alignment seems to indicate that part of the land held by the interested parties will be taken up as a front garden for a private property 	<p>Plans are issued for public consultation with identified scale.</p> <p>Land take up for roads and green spaces is an essential part of the planning of the area and required for efficient planning with good access and road safety considerations in the public interest.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>located at the corner between Triq ir-Rebbiegha and Triq ix-Xitwa. This is unacceptable, and impinges on the interested parties' rights to the enjoyment of their property.</p> <p>The interested parties reserve the right to make further submissions once scaled plans of the proposal are made available for additional study.</p> 	<p>A front garden has been proposed as requirement for an efficient urban design for the area.</p>
SM2 – 010	Ms. Elaine Attard Sacco	02/07/2018	<p>Reference is made to the public consultation document published in relation to the rationalisation site at Is-Saghjtar l/o Mosta, on which the following comments are being submitted for your consideration and hopefully inclusion in the proposal to Government which will eventually form the basis of the partial Local Plan review currently under consideration. The Mosta Local Council is</p>	<p>Comments noted.</p> <p>Public open spaces are</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>being copied in this communication.</p> <p>Public Open Space and parking: Firstly we would like to state that the green space being recommended is very welcomed as this area of Mosta is sorely missing any green spaces for recreation. Considering that the site under consideration will be developed in the near future, the proposed green space will become a necessity, similar to (the few) other green spaces located in St. Margerita, Blata l-Gholja and behind the parish church of the locality.</p> <p>The developers of the area should be required to provide a public/private parking area at least beneath this open space. Ideally, two parking levels are created, one of which can be used as a public parking area, while the other can be rented/sold out to individuals who do not own a garage/parking space within walking distance from this area. This will guarantee some form of revenue to the developer and will not only be a planning gain to the community of Mosta. In the past year alone, development is underway or about to commence on at least 6 developments in the immediately surrounding streets, namely: PA2376/17, PA4523/16, PA1826/18, PA1726/16, 1357/18 and PA4353/15 all of which have exacerbated the parking problem in the surroundings through the construction of 66 residences and a number of shops/commercial outlets. Once the unbuilt part of the Saghtar area is developed too, the current parking difficulty will become a sure impossibility, considering that no viable alternatives to the car are being proposed. The revision of Central Malta Local Plan policy MO03 to require the use of the underground spaces of the open space</p>	<p>required in line with SPED Policies UO 3.7 and UO 3.9.</p> <p>Underground parking is considered by the policy to address parking requirements.</p>

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			<p>enclave has thus become a necessity and should be required rather than being one of the possible options the Planning Authority would consider.</p> <p>It is important that the management of the public open space is an intrinsic part of the agreement, which agreement can be revoked by the Local Council or other overseeing entity if the management of the entire area is not up to the standards required for the upkeep of such an area located in the middle of a residential area. If such areas are not kept in good condition, they can act as a magnet for undesirable individuals which would result in further downgrading of the area and causing social problems.</p> <p>Public/private parking: The Structure Plan of the Maltese Islands had required the state to identify and facilitate the construction of spaces to alleviate parking issues. This responsibility has been shirked by all the entities involved to date, however this partial Local Plan review provides a golden opportunity for a test case to be carried out. Presumably the Government is considering an alternative to private cars. Considering that Mosta is located close to the geographical centre of Malta, and keeping in mind the proximity to the Technopark, Mosta football pitch, the ground rights of a substantial part of the site proposed for development can be retained by the Government (or possibly through a Public-Private partnership) to provide a general parking area for the people making use of the industrial area and amenities mentioned. The area can also form part of the already proposed park and ride system or any future public</p>	<p>The upkeep and maintenance of the open space is required and is being proposed through the planning gain fee requirement.</p>

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			<p>transport hubs which should form part of the backbone of an improved/alternative public transport system. This opportunity to use the area as a test case should not be taken lightly, given the opportune location and extensive area involved. This could be in conjunction with or in lieu of the parking requirements on the other part of the Sagħtar area which is still subject to a Development Brief.</p> <p>Traffic management: In view that a number of new streets are proposed as well as the opening up of planned but as yet unopened streets, the entire area needs an overhaul with regards to the traffic arrangements. Currently access into the area is limited and the one way system frustrates many drivers who are not familiar with the system. This is to the detriment of the residents and regular users who frequently encounter vehicles being driven wrong way in an attempt to arrive at their destination. Also, improved traffic management is required since the roundabout at the junction of Triq Valletta and Vjal l-Indipendenza is a severe bottleneck, which will only get worse if the increased load created by this area is added without any improvements to the traffic system. The application for a new roundabout being assessed is part of the solution, which is unlikely to help the situation at the junction mentioned.</p> <p>The upgrading of the road network in the area should also include the repaving of the roads which have not been repaved in the past decades such as Triq il-Farinal and Triq il-Bergamott, the expropriation and demolition of the buildings creating traffic black spots in Triq il-Htajriet, which would render Triq il-Htajriet into the road it was</p>	<p>Traffic management and the upgrading of the road network are within the remit of Transport Malta, the Road Authority and the Local Council. Transport matters are also assessed at the Development Planning Application stages.</p>

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			<p>planned to be while making the junctions in question safer. Another requirement should be the completion of the services infrastructure and construction of a proper road network prior to the commencement of works. The Construction Site Regulations and associated bank guarantees would then be used as they were meant to be used rather than a token process which is only bureaucratic with the road users being the cumulative losers!</p> <p>Water management system: There are no water management systems currently in place in the area, as can be experienced every time it rains with the streets in the surroundings turning into veritable "rivers". The entire area needs a serious re-think and proper diversion of rain water which should be part of the development of the area. The existing reservoir which is permanently full of water and thus not in use in Triq il-Htajriet should be converted into a soak-away reservoir if the water is not fit for use, and the reservoir cannot be cleaned for use, alleviating the water problems coming from Naxxar and at times damaging private property. The construction of reservoirs for the new property is being taken as a given in line with current policies which are at last once again requiring that relevant legislation be enforced.</p> <p>Use of commercial site: The area identified for commercial uses should be limited to only some of the uses identified in Local Plan policy CG14. Given the high amount of supermarkets in the surroundings (PAMA, ValYou, Scotts Attard and Naxxar, Lidl), no additional supermarkets should be considered for this area, especially considering the excessive increase in traffic which has been</p>	<p>Infrastructural requirements are assessed at the development planning applications stages.</p> <p>Commercial development is required to follow the approved CMLP (2006) General Policy CG14. Specific applications are still assessed in detail at the development application stage.</p>

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			<p>brought about by the Pama complex. Also, the policy permits light industry, which would go counter to the planned use of this area as a buffer between clean industry as the Technopark (supposedly) is and the residential area by introducing potentially dirty, albeit small industrial uses. Showrooms and/or commercial outlets would be preferable, subject to proper parking and access into the arterial road network is provided, unlike the outlets at Triq il-Mosta whose parking is accessed directly from Triq il-Mosta, which is a hazard to both clients and regular road users.</p> <p>Use of stone: The number of inoperable quarries in the vicinity implies that the stone present in the area is of high quality. The quarrying of the stone rather than only excavation and dumping should also be a condition of the development if the stone is of good enough quality. It is a consistent complaint by developers that the amount of good <i>franka</i> stone has been sorely diminished and thus this scarce and finite resource should not be ignored and thrown away.</p> <p>Thank you for providing this opportunity to the users and residents of the area. We solicit you to take these comments into consideration as well as the suggestions brought forward by the Local Council who held their own consultation exercise with the concerned parties of the area and who referred the points raised during the meeting held on behalf of the residents. Any queries or clarification necessary can be expanded upon by communication through this email address.</p>	<p>The reuse of stone as a waste reduction measure is supported and followed by the PA.</p>

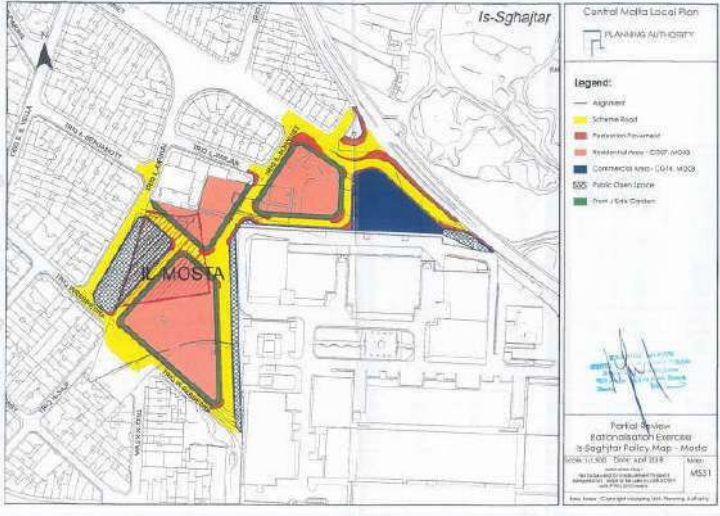
Ref	Name/Company	Date	Comments Received	Remarks				
SM2 – 011	Mr. Adrian Galea	02/07/2018	<p>First of all thank you for the opportunity to provide comments on the consultation document under reference.</p> <p>I reside in Triq ix-Xitwa, Mosta, a street that is adjacent to the site under review, and would like to make the following comments to some sections of the consultation document.</p> <table border="1"> <thead> <tr> <th>Paragraph No.</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td>5.7 (Public Space) Open</td> <td> <p>This paragraph deals with the possible use of the underground space below the residential / public open space. Parking is the only option that is being indicated herein.</p> <p>When one considers that members of households, in general, own more than one car, and that parking in some areas such as in Triq ix-Xitwa, is a real problem, the provision of adequate space for parking should not be offered as an option, but made mandatory.</p> <p>In addition, besides compliance with the relevant sanitary laws and</p> </td> </tr> </tbody> </table>	Paragraph No.	Comments	5.7 (Public Space) Open	<p>This paragraph deals with the possible use of the underground space below the residential / public open space. Parking is the only option that is being indicated herein.</p> <p>When one considers that members of households, in general, own more than one car, and that parking in some areas such as in Triq ix-Xitwa, is a real problem, the provision of adequate space for parking should not be offered as an option, but made mandatory.</p> <p>In addition, besides compliance with the relevant sanitary laws and</p>	<p>Parking is a requirement at the development permit application stage. Underground parking is considered by the policy to address parking requirements.</p>
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5.7 (Public Space) Open	<p>This paragraph deals with the possible use of the underground space below the residential / public open space. Parking is the only option that is being indicated herein.</p> <p>When one considers that members of households, in general, own more than one car, and that parking in some areas such as in Triq ix-Xitwa, is a real problem, the provision of adequate space for parking should not be offered as an option, but made mandatory.</p> <p>In addition, besides compliance with the relevant sanitary laws and</p>							

Ref	Name/Company	Date	Comments Received		Remarks
				<p>regulations, any parking facility should also deploy appropriate parking-related technologies as a means to deter any possible abuse.</p>	<p>Comment noted. This issue of mitigation needs to be discussed with the Technopark responsible authority for air and noise pollution as it is not in the remit of the Planning Authority. A 6m buffer area as required by the approved CMLP (2006) is being retained in policy.</p> <p>Traffic management and the upgrading of the road network are within the remit of Transport Malta, the Road Authority and the Local Council. Transport matters are also assessed at the Development Planning Application stages.</p>
<p>5.9 (Public Space) Open</p>	<p>Although the industries located within the Technopark boundary do not pollute the air, some of them create noise pollution which cause a nuisance to households located in the immediate vicinity, especially during night time. This nuisance is understood that it is being created by air extractors/ventilators. This is despite the fact of the 6 meter buffer area.</p> <p>The requirement to deploy some sort of barriers to minimise the effect of such noise to the proposed residential area is desirable.</p>				
<p>5.10 (Transport and Road Layout)</p>	<p>The recent commercial development close to the area under consideration has made it more challenging for residents in getting into or exiting from Mosta, either through Valletta Road or Triq Sammy Calleja by-pass. On most days, even Saturdays, traffic flowing towards Mosta starts from</p>				

Ref	Name/Company	Date	Comments Received	Remarks
			<p>around the Lija cemetery until at least the old Subaru showroom in Mosta. Also, the pedestrian lights that are located in Valletta road are important but hinder traffic flow.</p> <p>This is affecting the air quality for residents and the public in general due to pollution generated from cars, including numerous commercial vehicles.</p> <p>Due to the proposed local plan which will directly contribute to much more people and cars accessing Mosta, it is assumed that a traffic impact assessment is carried out prior to defining any transport and road layouts. In this regard it will be opportune if the relevant competent authorities can consider to construct under passes to pedestrians instead of the usual pedestrian crossing. This will offer a win-win-solution in terms of traffic flow and safety.</p> <p>In addition, the use of alternative means to control traffic other than roundabouts should also be considered. These may include tunnels or intelligent traffic</p>	

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				<p>management systems for vehicles. From a layman point of view it is considered that these will ease traffic flow, increase road safety and at the same time contribute to minimise air pollution.</p> <p>Moreover, it is understood that any new road infrastructure will include culverts to collect rain water and hence minimise risks of road flooding.</p>	<p>Infrastructural requirements are assessed at the development planning applications stages.</p>
			<p>I trust that the above comments will be taken due into account.</p>		

Ref	Name/Company	Date	Comments Received	Remarks
SM2 – 012	Mr. Alex Cilia Mr. Carmel Busuttill	26/06/2018	<p>We are writing on behalf of our families, who are the joint owners of the land which is shown shaded in red on the attached site plan. This land has a frontage onto Triq is-Sajf which passes through and divides the land in two. The land has a footprint area of approx. 4500 sq. mts.</p> <p>The proposal means that around 48% of the land – approx. 2140 sq. mts., is going to be taken for a public purpose</p> <ul style="list-style-type: none"> a) 1060 sq. mts. for Schemed Roads; b) 1080 sq. mts. for a Public Open Space <p>This is considered excessive.</p> <p>We are hereby requesting that a re-assessment of the proposed layout be carried out – such as shifting of the alignment or re-planning of the proposed roads, to ensure that our families will be able to develop at least 65% of our property.</p> <p>Whilst trusting that our request is given its due attention, we thank you and remain.</p>	<p>Comment noted. Road and public open space requirements are essential for the proper planning of the area in the public interest.</p> <p>Furthermore, public open spaces are required in line with SPED Policies UO 3.7 and UO 3.9.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			 <p>The map displays the 'Is-Sgħajtar' area with a legend for land use zones: <ul style="list-style-type: none"> Scheme Road (Yellow) Residential Area - C014, M009 (Red) Commercial Area - C014, M009 (Blue) Green & Side Open (Green) A specific area is highlighted in red and labeled 'KUMOSTA'. The map includes street names and a title 'Is-Sgħajtar'.</p>	

Legend:

- Alignment
- Scheme Road
- Pedestrian Pavement
- Residential Area - CG07, MO03
- Commercial Area - CG14, MO03
- ▨ Public Open Space
- Front / Side Garden



Partial Review
Rationalisation Exercise
Is-Saghjtar Policy Map - Mosta

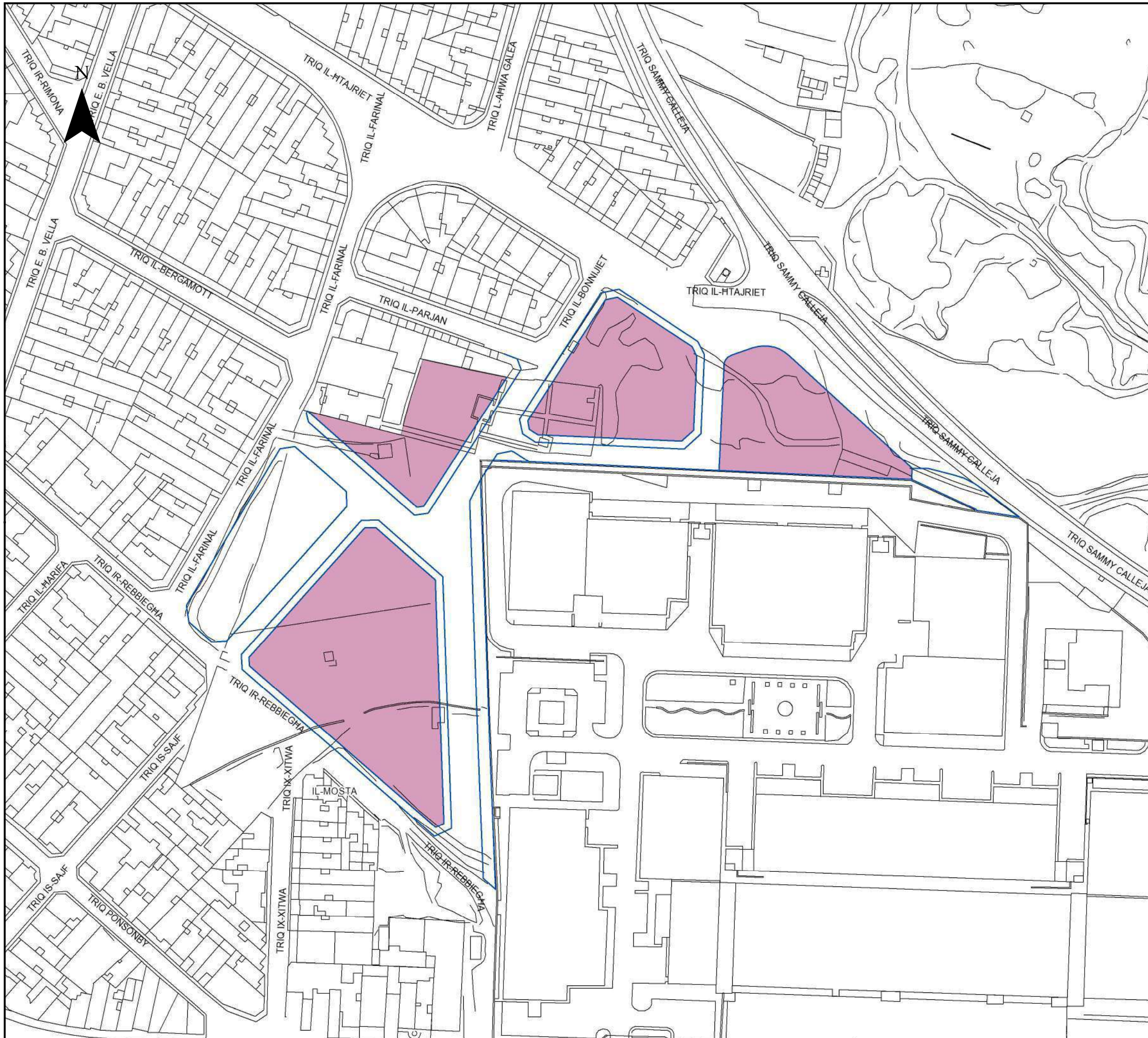
Scale: 1:1,500 Date: October 2018 Map: MSS1

INDICATIVE ONLY
Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.

Base Maps - Copyright Mapping Unit, Planning Authority

Legend:

 Building Height Limitation - 17.5m



Partial Review
Rationalisation Exercise
Is-Saghjtar Building Height
Limitations Map - Mosta

Scale: 1:1,500 Date: October 2018

Map:

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MSS2

Partial Local Plan Review of the Central Malta Local Plan (2006)

Site at Santa Margerita, Mosta

Approved Plan



August 2018

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1.0 Introduction and Scope

- 1.1 This Partial Local Plan Review of the Central Malta Local Plan (2006) for the Site at Santa Margerita, Mosta as shown on Figure 1 Santa Margerita Mosta Site Plan follows the Government request to the Planning Authority to undertake a review of the Central Malta Local Plan to rezone the node linking Triq il-Midbah, Triq id-Dura and Triq L-Ghadajjar in Mosta.
- 1.2 This site was rezoned from a green area in the Temporary Provisions Schemes of 1989 through policy MO05 of the Central Malta Local Plan (2006) to a community facility consisting of an ecclesiastical religious building (church) for the area. This need was identified following public submissions during the public consultation exercise for the Central Malta Local Plan (2006) for such a development for the community of Santa Margerita. Discussions were held with the Archdiocese in order to identify a site for such a community facility and this site was identified as an appropriate location for such a use which, at the time, was deemed of a higher priority than a green area.



Figure 1: Santa Margerita Site, Mosta Site Plan

2.0 Proposed Objectives

2.1 The Government Objectives for the Partial Local Plan Review of the Central Malta Local Plan (2006) for the Santa Margerita Site, Mosta are as follows:

- **to promote the progressive introduction of ‘more greenery’ in strategic urban locations which, in turn, should translate to the embellishment of potential open spaces and squares resulting in the enhancement of the character of Maltese towns and villages.**

2.2 The partial review process involves the amendment of Policy MO05 Community Facilities at Santa Margerita and Maps MOM1 Mosta North Policy Map (refer to Map 2 in Appendix 1), MOM5 Mosta North Building Height Limitations Map (refer to Map 3 in Appendix 1) and MOA5 Changes to Scheme 23, 24 Mosta of the Central Malta Local Plan of 2006 (refer to Map 4 in Appendix 1).

2.3 The Objectives for the Partial Local Plan Review were issued for an initial public consultation exercise between the 30th October, 2017 and the 21st November, 2017 and 18 submissions were received by the Planning Authority (PA). (Refer to Figure 2). The submissions with Planning Directorate responses are included as Appendix 3: Public Consultation Submissions Report Objectives Phase 1 with this report.

2.4 The submissions received are from residents voicing their concern on a specific development application. They highlight, primarily, that the site was only considered through the Local Plan as a possible site for an ecclesiastical land use (chapel and pastoral centre) and that the development planning application (PA2328/15) is not related to this use, but to a 4-storey commercial building. They also emphasize the need for urban open spaces and disagreement with such commercial development and the resultant loss in urban environmental quality, loss of the space for social community uses, as a popular cultural meeting space, importance of the area for public transport and also the loss of open countryside and historical views onto the historical chapel and open area by

creating an unacceptable eyesore. They also expressed that this development would increase the already existing parking problems in the area. One submission, although also agreeing with retention of open space, argued on how these open spaces would be maintained. The Mosta Local Council has objected to this development application and supports the residents stating that DNO and the development planning application (PA2328/15) should be revoked and the expropriation procedures be initiated in terms of Chapter 88 of the Laws of Malta. Furthermore, the Environment Resources Authority (ERA) noted that any proposed open space should be strictly confined within the existing Development Zone boundary.

HAVE YOUR SAY (Phase 1)

OPEN PUBLIC CONSULTATION

Site at Santa Margerita, Mosta

Partial Review of the Central Malta Local Plan (2006)

The Government has requested the Planning Authority to carry out a review of the Central Malta Local Plan (2006) as to the rezoning of the roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar in Mosta.

This review will be guided by the proposed objective and will require amendments to certain policies and maps in the local plan for the area.

The proposed objective is:

- to promote the progressive introduction of 'more greenery' in strategic urban locations which, in turn, should translate to the embellishment of potential open spaces and squares resulting in

the enhancement of the character of Maltese towns and villages.

The site plan which shows the effected area, may be viewed on the Planning Authority's website: www.pa.org.mt/public-consultation.

Individuals and organisations are being invited to send their initial submissions pertaining to this proposed objective.

Representations are to be made in writing and sent through email address: santamargerita@pa.org.mt

Submissions are to reach the Authority by 21st November 2017.



PLANNING AUTHORITY

www.pa.org.mt

Figure 2: Copy of public consultation advert

3.0 Strategic and Local Planning Policy Guidance

- 3.1 The 'Strategic Plan for the Environment and Development' (SPED, 2015) guides government policy towards the achievement of an improved quality urban environment. This implies not only the protection of existing green, public spaces, but also the creation of additional green open space within strategic locations of the urban area, including existing residential neighbourhood squares and open spaces, in the public interest. Through SPED therefore, the Government requires the creation of green open spaces within the Urban Area in line with Policy TO 1.7 as follows:

To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Areas by increasing green open space.

Furthermore, SPED Policy UO 3.7 requires the need

To identify, protect and enhance the character and amenity of distinct urban areas by protecting and greening open spaces which contribute towards the character and amenity of urban areas, reduction in soil sealing and support biodiversity with a view of developing ecological corridors.

SPED Policy UO 3.8 requires

To identify, protect and enhance the character and amenity of distinct urban areas by retaining and seeking to upgrade existing sports facilities, public gardens, playgrounds, promenades and other public open spaces in urban areas.

SPED Policy UO 3.9 seeks

To identify, protect and enhance the character and amenity of distinct urban areas by seeking to achieve a minimum level of urban public open space per person, part of which should be green open space.

- 3.2 The SPED vision is for the Urban Area to become ‘an attractive place for people to live’ and is ‘clean, safe, green, distinct, evoking a sense of openness’. This Partial Local Plan Review achieves this by retaining the currently un-built space as a much needed public open space which also safeguards the existing view onto the chapel of Santa Margerita and the cart ruts area.
- 3.3 Furthermore, the SPED Policies TO 8.6 and TO 8.7 also call for the re-appraising of the value of cultural heritage areas and the control of activities that would be detrimental to such heritage.

SPED Policy TO 8.6 seeks

To safeguard and enhance biodiversity, cultural heritage, geology and geomorphology by re-appraising the value of the character, amenity and distinctiveness of designated areas and sites for their built heritage value.

SPED Policy TO 8.7 seeks

To safeguard and enhance biodiversity, cultural heritage, geology and geomorphology by controlling activities which might have an impact on areas, buildings, structures, sites, spaces and species with a general presumption against the demolition of scheduled and vernacular buildings.

- 3.4 The allocation of sites for this area was followed through Policy MO05 Community Facilities at Santa Margerita and Maps MOM1 Mosta North Policy Map, MOM5 Mosta North Building Height Limitations Map and MOA5 Changes to Scheme 23, 24 Mosta of the Central Malta Local Plan of 2006 (refer to CMLP (2006) Maps in Appendix 2).

3.5 It is important to clarify that the rezoning of a previously green area into a built up area, was followed subject to conditions. It is noted that the rezoning was only contemplated in view of the need for an ecclesiastical, religious building for the local community. This need followed demands for the provision of such a building during the Local Plan process as stated in the Policy MO05 Community Facilities at Santa Margerita, Mosta, Para. 11.1.17. To achieve the implementation of this requirement within the Local Plan two sites (one of which is the site under consideration in this partial local plan review) were identified specifically for the provision of the ecclesiastical building. Within the Central Malta and other approved Local Plans this type of zoning for religious buildings is identified under the category of social and community facilities.

4.0 Amended Policy MO05

4.1 The Policy MO05 is being amended to reflect the Government request in the public interest for the retention of the open space area at the site at Triq l-Ghadajjar Mosta as public open space as shown on Map 1 Sta Margerita Site Plan. The amendment involves the rezoning of the community facility site at Triq L-Ghadajjar into a public open space area. The revisions to the text of the policy are as follows:

POLICY MO05 Community Facilities and Public Open Space at Santa Margerita

The Site at Triq L-Ghadajjar as indicated on the Mosta Area Policy Map MOM 1 and Map MOA5 is designated as landscaped public open space, and not designated for the purpose of development, in line with SPED Policy TO 1.7. Landscaping and tree planting shall be in line with the PA ‘Guidance on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands, 2002’ and supports the National Biodiversity Strategy, 2012. The provision of street furniture and paved areas, including street lighting, in the public open space should be minimal to ensure that the bulk of the site is allocated for soft landscaping.

The Planning Authority (PA) will allow the development of Social and Community Facilities on the site designated at Triq il-Fortizza tal-Mosta, as indicated on the Mosta Area Policy Map MOM 1 and Map MOA5. The PA will ensure that efficient use of space is made as a result of the difference in levels that exist on the land designated at Triq il-Fortizza tal-Mosta. Consequently development on this site is to conform to the following criteria:

- i. The Community Facilities are to be constructed with their roof levels below the upper street level; and**
- ii. A suitably designed and landscaped public open space is to be provided above the mentioned roof levels.**

- 11.1.17 As is the case with Santa Margerita in Mosta, the SPED (2015) Policy TO 2.1 ensures that provision is made for social and community facilities including places of worship which are accessible for all whilst minimising environmental impacts by guiding the location of new social and community facilities within the Urban Area. A case in point is that through consultation with the Archdiocese of Malta it has been indicated that there is a particular need to develop a site for a small church and pastoral centre in order to serve the Santa Margerita residential area.
- 11.1.18 The site at Triq L-Ghadajjar is being zoned as landscaped public open space, and not designated for the purpose of development, in line with SPED Policy TO 1.7 for increased public open spaces within strategic locations in the public interest.
- 11.1.19 The development of Community facilities is being indicated at a vacant plot of land at Triq il-Fortizza tal-Mosta. This site is conveniently located in proximity and walking distance of the community at Santa Margerita. The appreciable land area and the difference in levels at this site is conducive to the planning of the community facilities below upper street level with a public garden on top, all designed together to form an interesting and integrated community project.

5.0 Public Consultation

- 5.1 Following the public consultation on the Objectives, the Central Malta Local Plan (2006) Policy MO05 was reviewed and published for the second round of public consultation between the 14th March, 2018 and 30th April, 2018. This public consultation exercise generated 16 submissions. The submissions with Planning Authority responses are included as Appendix 4: Public Consultation Submissions Report Phase 2 with this report.
- 5.2 One submission was on generic issues which are not covered within the review of this partial local plan review. Nine of the submissions received voiced their agreement to the proposed change in zoning into a landscaped public open space. Another submission related to the building heights of the surrounding areas which submission extends beyond the scope of this review. Four submissions and an objection letter signed by 321 residents related to the site at Triq il-Fortizza which is included with Policy MO05 and is designated for social and community facilities. These submissions objected to the designation of the site at Triq il-Fortizza for social and community facilities and asked that the site is instead rezoned to open space. However, this request extends beyond the scope of this review which relates only to the site at Triq L-Ghadajjar. The Environment and Resources Authority (ERA) welcomed the rezoning of the site into landscaped public open space and recommended that the use of invasive alien species in landscaping and embellishment is prohibited. ERA made also recommendations related to the other site at Triq il-Fortizza.
- 5.3 Following consultation with the Standing Committee on the Environment and Development Planning, the Standing Committee discussed the Partial Review and agreed unanimously with the review as presented.

6.0 Conclusion

- 6.1 At its meeting held on the 26th June, 2018 the Executive Council agreed to proceed with the draft as already issued for public consultation and added a clarification under the designation public open space to read 'but not designated for the purpose of development'. Following the meeting held on the 24th July, 2018 the Executive Council referred the document for ministerial endorsement.

- 6.2 Minister endorsed this plan on the 29th August 2018.

Appendix 1: Amended Maps

Map1 - Site Plan,

Map 2 - Amendments to Map MOM1,

Map 3 - Amendments to Map MOM5 and

Map 4 - Amendments to Map MOA5

Appendix 2: Central Malta Local Plan (2006) Maps

Map MOM1 Mosta North Area Policy Map,

Map MOM5 Mosta North Building Height Limitations Map,

Map MOA5 Changes to Scheme 23, 24 Mosta

Appendix 3: Public Submissions received for Public Consultation on Objectives

**Public Submissions received
for Santa Margerita Site,
Mosta**

**Partial Local Plan Review
of the
Central Malta Local Plan**

Phase 1

Ref	Name/Company	Date		Remarks
PRSM1 001	Mr. Mark Micallef Costa	01/11/2017	<p>First of all I would like to welcome your initiative of public consultation on this very important issue. Santa Margerita is a relatively quiet area that hosts over 4000 residents. You can say that it is a town within in town, with several distinguishing characteristics, such as the 'cart ruts', 'dolmens' and the Old Chapel of 'St. Margaret of Antioch' which can be seen in the attached sitemap.</p> <p>The review of the Central Local Plan that dates back to 2006, has very badly misjudged the zoning of this area, and unfortunately the site in question became part of the local plan once again. This decision can now be reversed if Planning Authority has the will and is efficient enough to do this as soon as possible.</p> <p>The site in question serves as a 'square' to its residents and is useful for gatherings of the same locals. Apart from the latter, this precious space makes the public transport more accessible to the residents. If this area is built, then public transport could not enter into the area (hosting 4,000 people), and as a result, the parking problem situation would aggravate as well.</p> <p>As a Local Councillor, I have my duty to ensure the well being of the Santa Margerita Community, and hence I reiterate the importance of speeding up the process of removing the site from the Central Local Plan, through a 'partial review'.</p> <p>I thank you for your interest in our thoughts, and I hope that our long overdue cry for greener areas and more space is heard before it's too late.</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7
PRSM1 002	Mr. Roderick Muscat	04/11/2017	The zone, for which this public consultation is being held, in Santa Margerita, Mosta, which is presently an	Site is proposed to be rezoned to public landscaped open space in line

Ref	Name/Company	Date		Remarks
			<p>asphalted road and open square, listed in the Central Malta Local Plan (2006) under MO05 - Community Facilities at Santa Margerita, it is stated that "MEPA will ensure that the design of the development on the land designated at Triq l-Ghadajjar respects the architecture, local views and appearance of the Old Santa Margerita Chapel."</p> <p>This area should either:</p> <p>1) remain as is, an asphalted road, but better road markings are introduced for better traffic management of the zone,</p> <p>or</p> <p>2) area is embellished and an adequately sized garden is built in this zone to introduce more greenery in the area, complementing the surrounding area of the Old Santa Margerita Chapel. A garden will also enhance the character of this area.</p> <p>For sure, Planning Application PA02328/15 for developing this same area into the "construction of a basement level, ground floor, first floor, second floor and penthouse level' under the premise of a 'community centre' that includes 'snack bar, retail outlets, clinic, hall, childcare centre and offices' already goes against the statement made by MEPA (now Planning Authority) as per proposed site plans of the proposed development, since such a big building surely goes against the architecture, local views and appearance of the old Santa Margerita Chapel. This also does not fall within the now proposed review of the area as it surely does not introduce any greenery and does not enhance the character of this area.</p> <p>Hope that this area earmarked in this public</p>	<p>with SPED Policy TO 1.7</p> <p>Transport and road related requirements are the remit of the Local Council and Transport Malta.</p> <p>Site was specifically earmarked as a possible site for consideration of an ecclesiastical building.</p>

Ref	Name/Company	Date		Remarks
			consultation is not built up as per PA02328/15 but is truly enhanced for the benefit and health of the residents surrounding this area and does not create a bad neighbourhood.	
PRSM1 003	Perit Charlene Mifsud	02/11/2017	<p>What is the Planning Authority proposing for this particular area? In the original 1980s plans (when the housing area started being built), the proposal was for a roundabout. However this was never constructed and the whole area was asphalted. Since then, this area has been used for community gatherings in view of a lack of any other open space available for such activities.</p> <p>DN/00233/17 was approved for the construction of a boundary wall around the undeveloped land.</p> <p>PA 02328/15 for the construction of the area is still pending.</p> <p>Can you please indicate if the boundary wall is to be constructed or is the Planning Authority proposing otherwise?</p>	<p>Comment noted.</p> <p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p> <p>Planning Authority cannot procedurally withhold the right of the public to present development planning applications for processing.</p>
PRSM1 004	Mr. Alexander Bonanno o.b.o. ERA	17/11/2017	<p>Re. ERA feedback on the Objectives for the Partial Review of the Central Malta Local Plan (2006) - Site at Santa Margerita, Mosta</p> <p>The Environment and Resources Authority (ERA) welcomes the opportunity to comment on the objectives for the Partial Review of the Central Malta Local Plan (2006) - Site at Santa Margerita, Mosta, and is putting forward its recommendations on said subject.</p> <p>The objectives are considered as a positive step towards the creation of further green spaces and ecological corridors in urban areas, and in line with the SPED Urban Objective 3 points (7), (8) and (9). ERA</p>	<p>ERA comments noted.</p> <p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p>

Ref	Name/Company	Date		Remarks
			<p>supports these green initiatives and envisages that such areas include more trees and landscaping.</p> <p>The main environmental recommendations which are suggested to be considered during the actualisation of the objective, include:</p> <ul style="list-style-type: none"> • all future development and interventions at this site shall be strictly confined within the existing boundary of the Development Zone, without any additional take-up or commitment of, or encroachment on, rural land. Every effort should be made not to allow overflows of the proposed development and the associated works onto ODZ land; • the use of indigenous species as part of the landscaping/embellishment works is preferable; use of alien species is to be discouraged and use of invasive species is prohibited; and • measures are to be taken to ensure that, as much as possible, any interventions at the edge-of-scheme are not a source of light pollution towards the rural areas. <p>ERA looks forward towards additional consultations on this proposed review to Local Plan.</p>	<p>Site is clearly defined and no public open space is being proposed within ODZ</p> <p>Policy includes standard requirement for tree planting and landscaping.</p> <p>Policy includes standard requirement for attention to light pollution.</p>
PRSM1 005	James Mallia	18/11/2017	<p>I the undersigned would like to state that I am in favour of having more greenery in strategic and urban localities, especially in area where roads link Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar, because I am one of the residents having lived and still living there for the past 30 years.</p> <p>As residents of the area, we are one united front, teamed up with the Mosta Local Council, who unanimously back and agree that this area should</p>	<p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p>

Ref	Name/Company	Date		Remarks
			<p>remain open as it is – no development what so ever.</p> <p>An open area that is enjoyed by approx. 4000 residents.</p> <p>I have taken active part in this fight against the development of the area and hereunder I am listing points which should be taken in consideration to enforce the principle of more greenery in urban localities:</p> <ol style="list-style-type: none"> 1. taking away/robbing the locality of the only open space (il-pulmun tal-lokailita) that is enjoyed by all as the Pjazza of Santa Margerita – we meet and have activities in this area. 2. Proposed development is in no way of beneficial to the residents – purely commercial. 3. It will be an eyesore – in the middle of a pjazza. 4. The already existing parking problem will increase tenfold. 5. Inconvenience to non-driving residents – due to the fact that Public Transport is routed through Santa Margerita through this Triq il-Midbah. 6. Development is just meters away from ancient and historic Chapel, having also cemetery in its front area. 7. Devaluation of existing property adjacent to the proposed development. <p>Our views make sense not only to us but also to all political parties, PL-PN and AD.</p> <p>All parties have sent their representatives backing our plight, when we organised 2 public protests – that is the Pjazza of Santa Margerita should remain as it is, an open space for the locality.</p>	<p>Site was specifically earmarked as a possible site for consideration of an ecclesiastical building.</p>

Ref	Name/Company	Date		Remarks
			In this respect, I/we are strongly asking the competent authorities to revoke DN/00233/17 and refuse application PA/02328/15.	
PRSM1 006	Joe Abdilla	19/11/2017	<p>Please accept my submission for the proposed rezoning of the area in Santa Margerita in Mosta as indicated in the attached file below.</p> <p>This area has been tarmaced over since this community has established itself and made their homes here, that being over 30 years now. This area has been providing the community here facilities where they can meet as a community such as Christmas activities, our local festa celebrating Santa Margerita day and other communal gatherings. This area has been established as our main square for this community ever since and it would be a grave mistake to have it otherwise.</p> <p>The fact that the historical chapel of Santa Margerita is also the main focal point in the square makes it more relevant to protect it from any form of development which would otherwise threaten the great historical value of this chapel associated with this area and this community.</p> <p>So I ask the authority to protect our historical heritage and proceed to rezone this area as an area for the sole use of the community as has been for over 30 years. This would eliminate once and for all any sort of development which would destroy part of our heritage and community tranquility in this area.</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7
PRSM1 007	Adrian Mallia	20/11/2017	I refer to the Open Public Consultation on the proposed re-zoning of a site in Santa Margerita Mosta that links Triq il-Midbah, Triq l-Ghadajjar, and Triq id-Dura, with the aim of "promoting the progressive introduction of 'more greenery' in strategic urban	<p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p> <p>Site was specifically earmarked as a</p>

Ref	Name/Company	Date		Remarks
			<p>locations which, in turn, should translate to the embellishment of potential open spaces and squares resulting in the enhancement of the character of Maltese towns and villages".</p> <p>Though a relatively new settlement, the area of Santa Margerita is one of several satellite settlements on the fringes of Mosta, which is also endowed with historical and cultural elements that give the area character and link it to the town's main fabric. The Santa Margerita area has developed around the historic chapel dedicated to the same saint; an area that also included a cemetery and several archaeological remains, some of which are still accessible in the protected area between Santa Margerita and Tal-Wej.</p> <p>The site subject of this consultation has, from the origins of the Santa Margerita settlement in the 1980s to date, always functioned as the locality's unofficial Pjazza and meeting point – a site where all community gatherings are organised. For a considerable period of time this space was in public ownership but some years back, the site was given back to its original private owners after having been tarmacked over at public expense. The site remains like that to date.</p> <p>In the run-up to the drafting of the Central Malta Local Plan, the Archdiocese of Malta was in discussion with the then MEPA on the possibility of building a chapel and pastoral centre to cater for the spiritual needs of the Santa Margerita community. After various sites were considered, the site subject of this Consultation was identified by the MEPA as a possible candidate and included in the Local Plan. The Archdiocese immediately saw it as a non-starter in view of the impact this would have on the community and declined</p>	<p>possible site for consideration of an ecclesiastical building.</p>

Ref	Name/Company	Date		Remarks
			<p>the offer. However, the zoning of this site remained. The Church kept to its word of not building on this land and the site remained vacant through the decade that followed the publication of the Local Plan. Today the community keeps being served by a small chapel in Triq il-Midbah and there is no intention to pursue the building of a church or pastoral centre. The zoning of the site only served to attract an unwanted development proposal for the area – a commercial 4-storey building in the middle of the locality’s only “pjazza”. This has been opposed vehemently by the residents through public protests, petitions, and letters of objections to the press and the planning process.</p> <p>The Mosta Local Council has also supported this stance and objected to the development from day one and has been at the side of the residents all along.</p> <p>It is therefore heartening to see the Planning Authority now also taking the logical step of proposing a partial review of the Central Malta Local Plan to rezone the area once more and eliminate once and for all the possibility of the Pjazza being built up. The proposal for embellishment of open spaces is also commendable and as residents we look forward to a proper design of this area that improves the visual amenity of the site and its surroundings (including the area around the chapel which is crying out for some intervention), the parking arrangements, street furniture, and the like while retaining the open character and multi functionality of the use of the Pjazza.</p> <p>The Santa Margerita community and the over 2000 persons who supported a petition against the development of this Pjazza, support the Partial Local Plan Review and encourages the Planning Authority to</p>	

Ref	Name/Company	Date		Remarks
			conclude the process in the shortest time possible.	
PRSM1 008	Ms. Lorraine Templeman obo Mosta Local Council	20/11/2017	<p>Hekk kif taf tant tajjed, tul dawn l-ahhar sentejn, minn meta saret l-applikazzjoni ghall-izvilupp (PA/02328/15) fiz-zona ta' Santa Margerita fil-Mosta, il-Kunsill Lokali tal-Mosta unanimament oggezzjona b'qawwa kbira flimkien mar-residenti, that it-tmexxija ta' sindki differenti, u b'appogg politiku shih tal-partiti, il Kunsill Lokali tal- Mosta organizza protesti fil-Pjazza fejn hemm din l-applikazzjoni ghal dan l-izvilupp massiv.</p> <p>Wara li fil- 5 ta' April 2017, l-Awtorita' tal-Ippjanar harget permess ta' DNO lill-applikant f'din l-istess Pjazza, l-Kunsill Lokali tal-Mosta, fis-6 ta' Lulju 2017 ressaq talba ufficjali lill-istess awtorita sabiex jigi revokat dan l-permess ta' DNO. Sussegwement hekk kif kien suggerit waqt laqgha bejn l-Awtorita' tal-Ippjanar u l-Kunsill Lokali tal-Mosta, l-istess Kunsill formalment fil-25 ta' Settembru 2017 ressaq talba sabiex jibda l-process ta' revizjoni parzjali tal-Pjan Lokali (Local Plan Partial Review) sabiex ikun hemm re-zoning tal-Pjazza taz-zona ta' Santa Margerita, jigifieri il-wesgha li tghaqqad Triq il-Midbah, Triq id-Dura u Triq l-Ghadajjar.</p> <p>Il-Kunsill Lokali tal-Mosta kif ukoll ir-residenti bi pjacir lqajna l-ahbar tal-1 ta' Novembru li, l-Awtorita' tal- Ippjanar fethet process ta' konsultazzjoni pubblika sabiex jigi rivedut parti mis-Central Malta Local Plan (2006) u ghalhekk qieghed jipprezenta r-ragunijiet tieghu (annessi) ghaliex din l-art ghandha tibqa' pubblika u miftuha.</p> <p>Dan kollu li sar u li qed isir huwa sabiex darba ghal dejjem jitneha kull darba jew ohra jista' jsir xi tip ta'</p>	Fuq l'oggettivi tal Gvern, l-Awtorita' ta' L-Ippjannar qed taghraf it-talbiet tal-Kunsill Lokali Tal-Mosta f'isem il-pubbliku u residenti tal-Mosta. Is-Sit qed jigi propost li jinbidel f'zona miftuha ghal pubbliku skond il-Policy ta' l-iSPED TO 1.7.

Ref	Name/Company	Date		Remarks
			<p>zvilupp jew iehor fil-Pjazza ta' Santa Margerita. Din il-Pjazza hija l-pulmnun u l-unika wesgha ta' din iz-zona, hija din l-area li tilqa' in-nies flimkien u ghalhekk, il-Kunsill Lokali tal-Mosta jappogja u jaghmel tieghu t-talba tar-residenti ta' din il-pjazza tibqa' pubblika kif minn dejjem kienet ghall-beneficcu ta' aktar minn 4,000 resident li jghixu f'Santa Margerita. F'dan is-sens, saru ukoll laqghat ma' rapprezentanti tal-Ministru Dr. Ian Borg.</p> <p>F'dan l-istadju, l-Kunsill Lokali tal-Mosta, jtenni l-posizzjoni tieghu u jghamel pubblici t-talbiet li ressaq lill-awtoritajiet u jitlob lil Awtorita' tal-Ippjanar jew lil ministru/I ikkocernat/I sabiex b'decizjoni eżekuttiva, jirrevoka u jwaqqa' l-applikazzjoni ta' DN/00233/17 u ta' PA/02328/15 kif ukoll gentilment u umilment jintalab sabiex fil-konfront taz-zona inkwistjoni, tibda l-procedura tal-espropjazzjoni skond it-termini ta' Kapitolu 88 tal-Ligijiet ta' Malta.</p>	
PRSM1 009	Ronald Calleja	20/11/2017	<p>Please accept my submission for the proposed rezoning of the area in Santa Margerita in Mosta as indicated in the attached file.</p> <p>This area has been an open area with tarmac reinstatement since this community has established itself here for nearly 30 years providing a space for community interaction with facilities and services of a local square where people meet daily and as a community such as Christmas activities, our local festa celebrating Santa Margerita day and other communal gatherings. This area has been established as the main square for Santa Margerita residents (around 700 families 4000 people) and includes a good number of parking spaces that otherwise will be lost and a new problem will arise deteriorating residents' quality of</p>	<p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p>

Ref	Name/Company	Date		Remarks
			<p>life.</p> <p>It would be a grave mistake to allow a building in the middle like a big roundabout that would remove views of the little greenery adjacent at the ODZ area.</p> <p>The fact that the historical chapel of Santa Margerita is focal point in the square makes it more relevant to protect it from any form of development which would otherwise threaten the great historical value of this chapel associated with this area and this community.</p> <p>So I kindly request the Planning Authority to take all early necessary action to protect our historical heritage and proceed to rezone this area as a public area for the sole use of the community as has been for over 30 years. This would eliminate once and for all any sort of development which would destroy part of our heritage and community tranquility in this area. The DNO for building wall in middle of square and the PA permit application should be cancelled completely at earliest.</p>	
PRSM1 010	Ms. Rita Calleja	20/11/2017	<p>Please accept my submission for the proposed rezoning of the area in Santa Margerita in Mosta as indicated in the attached file.</p> <p>This area has been an open area with tarmac reinstatement since this community has established itself here for nearly 30 years providing a space for community interaction with facilities and services of a local square where people meet daily and as a community such as Christmas activities, our local festa celebrating Santa Margerita day and other communal gatherings. This area has been established as the main square for Santa Margerita residents (around 700 families 4000 people) and includes a good number of parking spaces that otherwise will be lost and a new</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

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			<p>problem will arise deteriorating residents' quality of life.</p> <p>It would be a grave mistake to allow a building in the middle like a big roundabout that would remove views of the little greenery adjacent at the ODZ area.</p> <p>The fact that the historical chapel of Santa Margerita is focal point in the square makes it more relevant to protect it from any form of development which would otherwise threaten the great historical value of this chapel associated with this area and this community.</p> <p>So I kindly request the Planning Authority to take all early necessary action to protect our historical heritage and proceed to rezone this area as an area for the sole use of the community as has been for over 30 years. This would eliminate once and for all any sort of development which would destroy part of our heritage and community tranquillity in this area. The DNO for building wall in middle of square and the PA permit application should be cancelled completely at earliest.</p>	
PRSM1 011	Christian Borg	20/11/2017	<p>Please accept my submission for the proposed rezoning of the area in Santa Margerita in Mosta as indicated in the attached file below.</p> <p>This area has been tarmaced over since this community has established itself and made their homes here, that being over 30 years now. This area has been providing the community here facilities where they can meet as a community such as Christmas activities, our local festa celebrating Santa Margerita day and other communal getherings. This area has been established as our main square for this community ever since and it would be a grave mistake to have it otherwise.</p> <p>The fact that the historical chapel of Santa Margerita is</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

Ref	Name/Company	Date		Remarks
			<p>also the main focal point in the square makes it more relevant to protect it from any form of development which would otherwise threaten the great historical value of this chapel associated with this area and this community.</p> <p>So I ask the authority to protect our historical heritage and proceed to rezone this area as an area for the sole use of the community as has been for over 30 years. This would eliminate once and for all any sort of development which would destroy part of our heritage and community tranquility in this area.</p>	
PRSM1 012	Daniel Tabone	21/11/2017	<p>This letter is being sent with respect to a call for the proposed rezoning in Santa Margerita Housing Estate, through possible changes to the Central Malta Local Plan (2006). The space in question, surrounded by roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar in Mosta, is currently being debated by residents in the area, with support from the Local Council and various NGOs, against a permit being given for privately-dominated development on the same site.</p> <p>Not only will the proposed height of the project in question inevitably limit daylight into adjacent residential buildings and its quality on the streets, but it would also destroy the only possibility for a significant and flexible public open space in the whole housing estate, an opportunity which was clearly envisioned in the previous scheme layout of the local plan but equally twisted later on to suit the developer's needs (attached).</p> <p>Given this opportunity, I would thus challenge the current construction permit, along with the estate</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

Ref	Name/Company	Date		Remarks
			<p>zoning classification of the area and suggest that the space in question be legally devoted to a pedestrian plaza priority zone; this would allow for the area to be designed into a public open space and support the daily catchment and bus users in Santa Margerita through proper shelter, urban furniture and adequate vegetation, strengthen the existing footfall through the sharing of adjacent streets and thus raise the quality of life and permeability of the housing estate.</p>	
PRSM1 013	Jeremy Mangion	21/11/2017	<p>This is being sent as a response to the proposed rezoning of the Santa Margerita Housing Estate, which has been done through tentative changes to the Central Malta Local Plan (2006). The residents of the area, with support from the Local Council and various NGOs, are currently debating the permit that was given for a privately-dominated development on the site that is surrounded by roads linking Triq il-Midbah, Triq id-Dura, and Triq l-Ghadajjar in Mosta.</p> <p>It is my view that this development is unsuitable since not only will the proposed height of the development limit daylight into the adjacent residential buildings and the adjacent streets, but it would remove any opportunity for a significant public space within the whole housing estate—an opportunity that was envisioned in the previous layout of the local plan but seems to have been dismissed later on to suit the developer’s needs (see attached photo).</p> <p>As a member of the public, I am thus voicing my contention towards the current construction permit as well as the estate-zoning classification of this site. Given its opportune location, I suggest that the site be legally assigned as a Pedestrian Plaza Priority Zone so</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

Ref	Name/Company	Date		Remarks
			<p>as to designate the area as a Public Open Space. I suggest that appropriate canopies, urban furniture, and adequate vegetation be designed for the site so as to meet the needs of the residents and public transport users, strengthen the existing movability through the sharing of adjacent streets, and thus raise the quality of life of the Santa Maria Housing Estate residents.</p> <p>Thank you for your time and I hope that my suggestion will not fall on deaf ears.</p>	
PRSM1 014	Elton Caruana	21/11/2017	<p>This letter is being sent with respect to a call for the proposed rezoning in Santa Margerita Housing Estate, through possible changes to the Central Malta Local Plan (2006). The space in question, surrounded by roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar in Mosta, is currently being debated by residents in the area, with support from the Local Council and various NGOs, against a permit being given for privately-dominated development on the same site.</p> <p>Not only will the proposed height of the project in question inevitably limit daylight into adjacent residential buildings and its quality on the streets, but it would also destroy the only possibility for a significant and flexible public open space in the whole housing estate, an opportunity which was clearly envisioned in the previous scheme layout of the local plan but equally twisted later on to suit the developer's needs (attached).</p> <p>Given this opportunity, I would thus challenge the current construction permit, along with the estate zoning classification of the area and suggest that the space in question be legally devoted to a pedestrian</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

Ref	Name/Company	Date		Remarks
			<p>plaza priority zone; this would allow for the area to be designed into a public open space and support the daily catchment and bus users in Santa Margerita through proper shelter, urban furniture and adequate vegetation, strengthen the existing footfall through the sharing of adjacent streets and thus raise the quality of life and permeability of the housing estate.</p>	
PRSM1 015	Luca Cremona	21/11/2017	<p>This letter is being sent with respect to a call for the proposed rezoning in Santa Margerita Housing Estate, through possible changes to the Central Malta Local Plan (2006). The space in question, surrounded by roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar in Mosta, is currently being debated by residents in the area, with support from the Local Council and various NGOs, against a permit being given for privately-dominated development on the same site.</p> <p>Not only will the proposed height of the project in question inevitably limit daylight into adjacent residential buildings and its quality on the streets, but it would also destroy the only possibility for a significant and flexible public open space in the whole housing estate, an opportunity which was clearly envisioned in the previous scheme layout of the local plan but equally twisted later on to suit the developer's needs (attached).</p> <p>Given this opportunity, I would thus challenge the current construction permit, along with the estate zoning classification of the area and suggest that the space in question be legally devoted to a pedestrian plaza priority zone; this would allow for the area to be designed into a public open space and support the daily catchment and bus users in Santa Margerita through</p>	<p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7</p>

Ref	Name/Company	Date		Remarks
			proper shelter, urban furniture and adequate vegetation, strengthen the existing footfall through the sharing of adjacent streets and thus raise the quality of life and permeability of the housing estate.	
PRSM1 016	James Galea	21/11/2017	<p>This letter is being sent with respect to a call for the proposed rezoning in Santa Margerita Housing Estate.</p> <p>Not only will the proposed height of the project in question inevitably limit daylight into adjacent residential buildings and its quality on the streets, but it would also destroy the only possibility for a significant and flexible public open space in the whole housing estate.</p> <p>Furthermore the site holds the potential to link the Grade 1 historic chapel close by to the residential zone. At the moment this historic site is used to hold catechism 2-3 times a week as well as the yearly Santa Margherita feast.</p> <p>Given this opportunity, I therefore suggest that the space in question be legally devoted to a pedestrian plaza priority zone. This would allow adequate linkage to the historic chapel - a primary source of identity for the residential area. (Problems of safety and security will then be addressed in the proper design phase of the site.)</p> <p>It would also allow for the area to be designed into a public open space and support the daily catchment and bus users in Santa Margerita through proper shelter, urban furniture and adequate vegetation, strengthen the existing footfall through the sharing of adjacent streets with possible linking.</p> <p>In doing so, the sensorial, functional and spiritual (in a wide sense) needs of the Santa Margherita residents</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

Ref	Name/Company	Date		Remarks
			would be catered for and their quality of life raised.	
PRSM1 017	John Perkins	10/11/2017	<p>It all looks like a good idea on paper.</p> <p>But..</p> <p>There have been good ideas in the past. But no money to keep them up to date. Clean, repaired, looked after with TLC. On the sea, land even beaches are not clean.</p> <p>Are funds available to do this with every site in Malta.</p> <p>If not spend the costs of this on making a cleaner place to live.</p>	Comment noted.
PRSM1 018	Neil Mizzi	15/11/2017	<p>I have a suggestion regarding the landscape in Sta. Margherita.</p> <p>I think that this zone would be ideal as a green area to be a hangout place, mainly designated for children who go to mużew, with safe and ideally located zebra crossings, trees and maybe a play area.</p> <p>Growing up in Sta. Margherita, the patch of tarmac has always been a concern to my parents due to the numerous cars who drive over the speed limit, which pose a danger to anyone commuting by foot and schoolchildren after school hours.</p> <p>I would be happy to see sensibly located zebra crossings and a green hangout area in place of the big patch of tarmac.</p> <p>You should also take into consideration the fact that there are two bus routes operating from this area, as to leave adequate width for any large vehicles such as buses.</p>	Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7

**Public Submissions
received for Santa
Margerita, Mosta
Partial Local Plan
Review
Phase 2**

Ref	Name/Company	Date		Remarks
PLPSM 001	Mr. Jonathan Camilleri	15/03/2018	<p>I refer to the submission at https://meae.gov.mt/en/Public_Consultations/MTI/Pages/Consultations/PartialLocalPlanReviewoftheCentralMaltaLocalPlan2006SiteatSantaMargeritaMosta.aspx , I tend to agree with the position of Mosta Local Council, in attempting to preserve green space.</p> <p>My green view is that alternatives sites can be found for development of urban areas, rather than area which is arable, given that our local food consumption is reported to be dependent on imports rather than local produce (Deidun), and, I find it even more difficult to reconcile my local travelling needs as cranes are showing up anywhere, and, financing does not appear to be any more flexible to all entrepreneurs unfortunately.</p> <p>There is demand it transpires, however, even I have a certain level of demand to meet, thus it would be very unfair to give higher priority to the demand of other business persons where I hold a conflicting demand in preserving the green, and, thus appeal for better planning with a wider view of civil architecture. It is worth noting that this area is of considerable cultural value as well not to mention other valid critique made by other citizens of Malta, and, in the absence of solutions being committed to by the planning authority and its contenders, it is becoming all too difficult to try to find a compromise which meets everyone's expectations. Social issues such as traffic control remain an issue, since it transpires that the problem ballooned and is even felt to be more apprehensively regulated based on complaints made on the operations of the local warden agency, where it is perceived that</p>	<p>Site is proposed to be rezoned to public landscaped open space in line with SPED Policy TO 1.7.</p> <p>Other comments that are beyond the remit of this partial review have been noted.</p>

Ref	Name/Company	Date		Remarks
			<p>we are not understanding the context, and, is this intentional and negligent towards our basic right for fairness, therefore?</p> <p>This based on local law not on European law that we are omitting to read, unfortunately. I have nothing against anyone however, when people start invading my privacy I start to sense a lot of issues.</p> <p>The value of the land might be influenced as soon as this becomes an urban value, my theory in accounting is that arable land might have more value due to its very scarcity, and, due to the very natural heritage and the little fauna it leaves behind as it is being planned to be turned to concrete and thus this process will be an irreversible act of civilisation, where I had made specific concerns to a body of professionals that had been at the time not committed to in writing by its president, leaving me even more worried about their commitment to such policies and their criticism, as we also read their code of ethics as well, naturally. My argument is that the value of the natural resource is an irreversible opportunity cost and although water supply was said not to be an issue this is merely a predictive science, not a deterministic statement.</p> <p>I am aware of engineering solutions such as reverse osmosis.</p> <p>The officious dependence on there being a request that is followed up in a sequential manner leaves us assuming that a task is closed, when effectively not everyone works behind a desk and this therefore can require retrospective reviews of policy, due to the factors determined in the previous paragraph to which</p>	

Ref	Name/Company	Date		Remarks
			<p>are aligned accounting principles of fair value (IFRS 13 - see examples on www.sapling.com as a guide).</p> <p>more observations at https://www.facebook.com/whatsdowntoday/</p> <p>I am not sure if the problem of boreholes is more of a health and safety issue i.e. during construction requiring enclosure and similar prevention.</p> <p>I had asked BICC for an accreditation sending them a copy of my qualifications but the electronic service was not as effective as I was hoping it would be, this way I would be able to offer (voluntary) consultancy services and visit construction sites reasonably if there is demand for my services, my questions where not to my mind followed up very effectively by the board or by its staff. I guess they thought I was an inferior human being, or something, the attitude of some officials has not transpired to have changed since the dawn of time unfortunately.</p> <p>Other articles on the newspaper discuss the issue of boreholes, as a source of natural water, I argued that if we import ice from Antarctica we might be able to make a bottling business out of this as well, however there are green movements raising consciousness on reducing plastics, as this releases toxins in our atmosphere. Nonetheless if we were to be scientific even dust, noise and emissions of machinery and traffic are contributing to climate change in a negative manner.</p> <p>http://ec.europa.eu/growth/sectors/mechanical-engineering/noise-emissions_en</p>	

Ref	Name/Company	Date		Remarks
PLPSM 002	Mr. Roderick Muscat	17/03/2018	<p>Reference is being made to the review of the Central Malta Local Plan (2006) as to the rezoning of the roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar in Mosta, being presented for Public Consultation phase 2.</p> <p>I agree that the designated area is rezoned into a public open space as proposed. This should either be done through a small garden in the middle of the designated area or a roundabout with landscaping, without hindering traffic flow and without the expense of the much sought after parking spaces.</p> <p>Furthermore, the building height for the surrounding area, especially Triq il-Midbah and Triq l-Ghadajjar, should once again be restricted to 3 Floors plus semi-basement as per 'MOM5 - Mosta North Building Height Map' and not as revised in DC2015 (Development Control Design Policy, Guidance and Standards 2015), in which it is stipulated that the building height can reach a height of 17.5 metres to a maximum of 5 Floors! This building height of 17.5 metres is:</p> <ul style="list-style-type: none"> • contradictory to what the Government is seeking for this area: "to promote the progressive introduction of 'more greenery' in strategic urban locations which, in turn, should translate to the embellishment of potential open spaces and squares resulting in the enhancement of the character of Maltese towns and villages." • contradicts with the SPED vision: "for the Urban Area to become 'an attractive place for people to live' and is 'clean, safe, green, distinct, evoking a sense of openness'. This 	<p>Comments noted. The design of the public open space extends beyond the remit of this partial review and will be subject to a development planning application.</p> <p>The revision of building heights of the neighbouring areas extend beyond the scope of this review.</p>

Ref	Name/Company	Date		Remarks
			<p>Partial Local Plan Review achieves this by retaining the currently un-built space as a much needed public open space which also safeguards the existing view onto the chapel of Santa Margerita and the cart ruts area."</p> <ul style="list-style-type: none"> • will choke the proposed open space for which residents have fought for. 	
PLPSM 003	<p>Ms. Maria-Elizabeth Azzopardi Ms. Connie Sammut</p> <p>Petition signed by 321 residents of the area surrounding Triq il-Fortizza site</p>	19/03/2018	<p>Please find enclosed a letter of objection made by the residents of Santa Margerita, Mosta regarding the Phase 2 site Rezoning at Santa Margerita, Mosta. Since no public notice has been fixed to the site or anywhere at the Santa Margerita area, and was only announced on the evening news bulletin on the 15 March 2018, we cannot send you the names and signatures of the residents who are signing a petition as an objection to the rezoning of the site at Santa Margerita for the time being. This petition is still being signed and will be presented to your office when all objecting residents have signed it.</p> <p>LETTER OF OBJECTION TO PHASE 2 SITE REZONING AT SANTA MARGERITA, MOSTA PUBLIC CONSULTATION DRAFT FEBRUARY 2018 – PHASE 2</p> <p>Kindly consider this as a letter of objection, by the residents of Santa Margerita, to the proposed development in the rezoning of Phase 2 as per Map MoM1 and Map M0A5 at site at Santa Margerita, Mosta.</p> <p>We refer to the site indicated in the above mentioned Mosta area policy maps wherein the Planning Authority will be allowing the development of ‘social and community facilities’ on the designated site at ‘Triq il-Fortizza,’ Mosta. It is pertinent to point out that the present name of this road is Vjal</p>	<p>No site notice is affixed on sites that are affected by a partial local plan review. Instead notices of the review are published on local news papers and the respective documents are made available on the Planning Authority website.</p> <p>Changes are only being proposed for the site at Triq l-Ghadajjar, Mosta. This review does not affect planning parameters for the site at Triq il-Fortizza, Mosta which remain unchanged as approved in the Central Malta Local Plan of 2006.</p> <p>The design of the proposed public open space at Triq l-Ghadajjar will be subject to a development planning application and the provisions in the local plan policy for the area.</p>

Ref	Name/Company	Date		Remarks
			<p>Ragusa which was changed a year ago by the Mosta Local council, and the name Triq il-Fortizza is quite misleading since it has led people to believe that it is referring to Fort Road which is on the other side of Wied il-Ghasel.</p> <p>We would like to query the term ‘social and community facilities’ that the Planning Authority is referring to. If the Planning Authority is considering the approval other than that of a garden to be cleaned and soil reinstated and this area kept in its natural state, then we are ready to support it.</p> <p>However, anything other than that, which destroys the character of this site, we strongly disapprove on the following grounds:</p> <p>a. This site should either be left as an open space for the whole community to enjoy or else be embellished and enhanced by turning it into a natural terraced garden and include it as part of a heritage trail.</p> <p>Presently, the site is made up of a piece of arable land which has been, and is being looked after by a resident Mr G. Sammut who lives opposite this area and in whose name it is registered has cultivated it, at his own expense by bringing soil, building a low boundary wall, planted olive trees and other seasonal crops. He has cleaned up the area and continuously maintains it. Prior to the rehabilitation of this area, it was converted into a rubbish dump with the perfect habitat for rodents which were infesting the area. Thanks goes to Mr. Sammut for his commendable initiative. At the present time, the area is a quiet area which provides a breathing space for all the residents in the Santa Margerita community. If anything more than a garden is built, the character of the area will be completely spoilt and changed. We all know that</p>	

Ref	Name/Company	Date		Remarks
			<p>once shops, clinics, childcare centres and other such ‘community and social facilities’ are opened, nothing remains the same. If the Planning Authority approves of such ‘facilities’ then it is contradicting its own policy when it says that it wants to ‘safeguard and enhance biodiversity, cultural heritage, geology and geomorphology’ or that it wants ‘to protect the environment’. It knows quite well that any such ‘facilities’ will impact negatively on the whole area. The Planning Authority is duty bound not to overlook the adverse environmental impact that such a decision would bring on the area and hence it should take the necessary steps to maintain, as much as possible, its natural state. If the rezoning of this green area means the development and construction of various outlets be they ‘social or community facilities’, then the obvious result would be an increase in noise pollution , and increase in littering which is brought about by the proposed development of a commercial area.</p> <p>b. Presently the upper part of this area in ‘Triq il-Fortizza’ , which is the street ‘Dawret il-Wied’ is kept in a very clean state, thanks to residents who continually clean, sweep and cut the grass themselves to keep it so. Once the development of these ‘facilities’ is approved, the area will not remain quiet and it will not remain the same breathing space where one can walk and enjoy the view.</p> <p>c. We the signatories would like to ask the Planning Authority aren’t the same objections that were raised in Phase 1 of the site converged by Triq l-Ghadajjar, Triq id-Dura and Triq ilMidbah also applicable to this site? If people raised a commotion (and duly so) over the building of such ‘social and community facilities’ in the above area</p>	

Ref	Name/Company	Date		Remarks
			<p>in the Phase 1 presentation, therefore the same applies to this area and even more so. The site at ‘Triq ilFortizza’ is on the valley edge. It is not the hub or centre of activity as is the previous site of the convergence of the roads Triq l-Ghadajjar, Triq id-Dura and Triq il-Midbah . So we absolutely see no justifiable reason why such ‘facilities’ should be constructed here.</p> <p>d. Why, may we ask, increase more ‘facilities’ in the area? All the residents of Santa Margerita are quite adequately served with a good number of retail outlets and facilities present in Vjal il-Qalbiena Mostin, to say the least and the surrounding area where there are childcare facilities, clinics, pharmacies, grocers, hairdressers, ironmongers, stationeries etc. What the residents of Santa Margerita want are open spaces, spaces where one can take a walk and enjoy the tranquillity and breathe the open air rather than go to retail outlets. Mosta is more than adequately served and fully surrounded with retail, commercial and social facilities of all sorts. We have Lidl across the bridge of Wied il-Ghasel, we have Scotts supermarket at the end of Vjal il-Qalbiena Mostin, we have PAMA with all its retail and commercial outlets, we have Ta’ Qali sports facility, we have the Mosta football ground and other sports centres and gyms within Mosta itself. We have an industrial zone just opposite ‘Triq il-Fortizza’, to say the least it should not have been allowed to expand to the valley’s edge and it is a continuous source of noise pollution. Isn’t it enough that we are subjected to the noise of this industrial zone (which can be heard across the valley), to the traffic which passes over the bridge. Now the Planning Authority is considering also increasing this desperate level of noise and commotion</p>	

Ref	Name/Company	Date		Remarks
			<p>by bringing it into our front gardens. Why this complete destruction of soil, wild flowers and fauna to build more facilities? We are sure that the Planning Authority has the expertise to realise that such development is going to bring permanent and irreparable damage to this natural habitat possibly for the commercial benefit of someone or some few. When is the Planning Authority going to stop all this development? Do not approve this development under the guise of helping the community with ‘facilities’ which it does not need or require. The whole area of Santa Margerita was designed to serve as a residential area and not a commercial district, as you would have us believe we need.</p> <p>e. How can the Government accept and approve that PUBLIC LAND is handed over to individuals for business purposes? What we need is less built up areas and more open spaces. All that has happened is that the planning application has been transferred from the convergence of Triq l-Ghadajjar, Triq id-Dura and Triq il-Midbah to Dawret il-Wied and ‘Triq il-Fortizza’. Why is Santa Margerita being targeted in this way? We are therefore drawing in and emphasizing all the previous objections made by the residents in Phase 1 into Phase 2. The same applies to the rezoning of ‘Triq il-Fortizza’ in Phase 2. Nothing has changed except the site.</p> <p>f. It is also pointed out, in the rezoning exercise, that it is through discussion with the Ecclesiastical Authorities that the construction of a small chapel and pastoral centre was put forward to be included at this site. I am sure that the Ecclesiastical Authorities would not want the residents to be victimised by the development which is proposed under the pretence that the Planning Authority has felt the pulse of the</p>	

Ref	Name/Company	Date		Remarks
			<p>residents in this dire need of a religious building. The Church in Malta has its own Environmental Commission which voices the residents' plight when the environment is exploited at the hands of money making enterprises and it tries to ensure that such areas are not destroyed, as should the Planning Authority do.</p> <p>g. As has been said, the area near the historic St Margerita chapel is the hub of the community. It is there that the centre of the community is located. Why should a pastoral or religious building be constructed in this site at 'Triq il-Fortizza'? Residents do not converge in this area but at the 'pjazza' near St Margerita chapel, which as has been said, should also be kept as an open space. Our suggestion is that a Government entity should help restore the St Margerita chapel and maybe construct a couple of rooms in accordance with the height level of that area to hold the pastoral centre there. Believe it if you will, no other religious building or pastoral centre is needed! The attendance for mass by residents at the Gesu Feddej chapel at Triq il-Midbah, is hardly more than 25 on a daily basis. With the number of people attending mass depleting, to say nothing of the depletion in the priestly vocation, it is hardly cost effective or worthwhile for the community to construct any other building. Some chapels in Mosta have been closed down and are opened on occasions due to the lack of funds and priests to serve them. So why construct another chapel? It seems to us that the Planning Authority should look deeper as to the effects of granting the rezoning into 'social and community facilities'. Over the years, we have suffered also, damage to our homes due to excessive blasting in the nearby quarry and the authorities did not take the</p>	

Ref	Name/Company	Date		Remarks
			<p>appropriate action to control the blasts, even reports were filed on a regular basis. We worked hard to have our homes and adding insult to injury we are subjected to continuous threats of damage. We are still proud of owning these homes but the residents will not take the institutionalised ruining of the area. This is one decision which cannot go wrong.</p> <p>SUGGESTIONS</p> <p>A. This piece of land in ‘Triq il-Fortizza’ overlooks Wied il-Ghasel. It is a trail which leads one from one side of the valley to the other side. It should be embellished and enhanced but not in the way the Planning Authority is proposing. We suggest and propose that the whole area be designated as a heritage trail which starts at the cart ruts, goes on to the historic Santa Margerita chapel, down Triq l-Ghadajjar down a trail at the site at ‘Triq il-Fortizza’ and onto Wied il-Ghasel where one can walk along the valley onto the Victoria Lines walk.</p> <p>B. The whole site at ‘Triq il-Fortizza’ should be definitely embellished and upgraded to encompass the natural flora and fauna and trees found here. The Planning Authority should be instrumental and a prime mover in encouraging such projects. This would be an example of the preservation of a natural habitat and a gift to the Mosta residents and not just the Santa Margerita ones. We call upon the Planning Authority to be the ‘Champion’ in such preservation and think well about the rezoning and development of this site because once it gives its approval, there is no going back. We have other examples in Malta where this destruction has been in force and the town or village is a mere illusion of what it once was. Sliema is a prime example, but while everyone is aware of this and disagrees with this devastation, this still continues</p>	


Ref	Name/Company	Date		Remarks
			<p>.What is ironic is that the character of the Maltese towns and villages, through the rampant development, is threatening the Maltese identity when other European countries have legislated to protect theirs. In this mad marathon to build, to construct, to develop and at the same time to destroy, to kill and trample on nature (human nature included), let the Planning Authority pause and reconsider wisely the responsibility it carries on its shoulder before it gives the approved stamp to such a destructive project. Let it seriously consider the alternative – a heritage trail, a natural garden to give the breathing space that is so badly needed, open views and a place which can be enjoyed by all.</p> <p>We conclude our submission by quoting the principle scope of SPED policy that its aim is: ‘ TO IDENTIFY, PROTECT AND ENHANCE THE CHARACTER AND AMENITY OF DISTINCT URBAN AREAS BY PROTECTING AND GREENING OPEN SPACES WHICH CONTRIBUTE TOWARDS THE CHARACTER AND AMENITY OF URBAN AREAS, REDUCTION IN SOIL SEALING AND SUPPORT BIODIVERSITY WITH A VIEW OF DEVELOPING ECOLOGICAL CORRIDORS’</p> <p>Ignoring this, the Planning Authority board members would be morally guilty and in breach of their obligation not only towards the community at Santa Margerita but the whole country.</p>	
PLPSM 004	Col. & Mrs E. Mallia AFM (retd)	28/03/2018	With reference to the Partial Local Plan Review of the Central Malta Local Plan (2006), Site at Santa Margerita, Mosta, phase 2, I would like to express my objection to the proposed development of Social, Community facilities and/or places of worship on the	This partial local review only affects the site at Triq l-Ghadajjar, Mosta. Revisions to the other site at Triq il-Fortizza, Mosta extend beyond the

Ref	Name/Company	Date		Remarks
			<p>proposed plot at Triq il-Fortizza tal-Mosta.</p> <p>The site in question is currently an open space, partly used as a field for agricultural purpose. The area maintained as a field is really the highlight of the area and adds much to the enjoyment of the area by the residents since it is kept in tip-top condition. This was achieved with much hard work by a single individual who converted a derelict area into a beautiful and productive field. The same should be done to the remainder of the site and not develop it into another part of the concrete jungle that Malta is turning into.</p> <p>The proposed development goes diametrically opposed to the proposed objectives (2.1) as listed in this same public consultation document where existing green space will be destroyed to the detriment of the beauty and character of the locality. It will destroy the little open countryside left at the end of Triq L-Ghadajjar, Triq Raddet ir- Roti and Triq Santu Rokku. A landscaped concrete roof is no replacement of a field with mature trees, including olive trees, and an area that could easily be easily transformed into a field as it once was or a public garden with trees and shrubs. Changing a little to no maintenance area to a high maintenance landscaped roof is a recipe for disaster.</p> <p>In addition, it also runs against the listed Strategic and Local Planning Policy Guidance as referenced by this same consultation document. There is no logic that supports this development. How does the proposal to build up the site on Triq il-Fortizza tal-Mosta, protect existing green public spaces, create additional green open spaces (TO1.7), reduce soil sealing and support biodiversity (UO3.7) and the several other considerations listed? Phase 2 does not support such policy guidance same as these were not supported by</p>	<p>remit of this partial local plan review exercise. This review does not affect planning parameters for the site at Triq il-Fortizza, Mosta which remain unchanged as approved in the Central Malta Local Plan of 2006.</p>

Ref	Name/Company	Date		Remarks
			<p>phase 1. Isn't it likely that this development will add even more light pollution and disturbance on to the valley just across the street, where the Blue Rock Thrush and other birds breed and where there is one of the major (if not the biggest) Swift colonies in Malta? Light pollution also adversely affects bats, reptiles, insects as well as trees and plants. See:</p> <p>Stephen. M. Brincat (2005) <i>A comparison of plant communities in disturbed and undisturbed areas of Wied il-Ghasel</i>, (unpublished Dissertation University of Malta).</p> <p>Stephen. M. Brincat (2014) <i>Ground Dwelling arthropods and Light Pollution Implications for conservation areas in the Maltese Islands</i>, (unpublished Dissertation University of Malta).</p> <p>Bashiri., & Hassan, C. R. C. (2012). <i>Light pollution and its effect on the environment</i> (Doctoral dissertation, Jabatan Kejuruteraan KImia, Fakulti Kejuruteraan, Universiti Malaya).</p> <p>Apart from environmental considerations, surely, this additional development will aggravate the already precarious parking problem in the adjoining streets and increase the issue of rain-water runoff into Triq il-Fortizza tal-Mosta which regularly floods whenever it rains.</p> <p>Arguably, the development of this site will have an even worse effect on the area of Santa Margerita than the previously proposed horrendous development in</p>	

Ref	Name/Company	Date		Remarks
			phase 1. The concerns raised in respect of phase 1 equally apply to phase 2. It is inconceivable considering that in the locality there is already a perfectly good and beautiful old chapel, but to have a place of worship a new construction needs to be built. This development should not happen, as the locality does not need it.	
PLPSM 005	Mr. Conrad Micallef	06/04/2018	I wholeheartedly approve the conversion of site which lies between the roads linking Triq il-Midbah, Triq id-Dura and Triq l-Ghadajjar into an open space, but prefer the site to be left open and unhindered without any embellishments of any sorts, and left as a tarmaced open space as it is. Furthermore I would like to have also the other area which what amended in 2006, namely the site lying between Vjal Ragusa and Trid Dawret il-Wied, back into ODZ land, and possibly turning it into a full and proper green area, to have a quiet, unbuilt place to watch the last remaining parts of the valley.	Comment noted. The design of the proposed public open space will be subject to a development planning application. Revisions to the other site at Triq il-Fortizza, Mosta extend beyond the remit of this partial local plan review exercise.
PLPSM 006	Mr. George Cassar	12/04/2018	Naqbel li l-wesgha art in kustjoni ghandha tkun dikjarata bhala pjazza pubblika fejn fuqha ma jsir ebda bini.	Comment noted.
PLPSM 007	Mr. Stephen Grima	12/04/2018	Jiena naqbel li dik il- bicca art hdejn il- kappella ta' Santa Margerita tigi iddikjarata bhala Pjazza pubblika.	Comment noted.
PLPSM 008	Ms. Maryanne Camilleri	12/04/2018	Jien nappogja li l-pjazza ta quddiem il- kappella l-qadima tibqa pubblika.	Comment noted.
PLPSM 009	Mr. Joe Abdilla	18/04/2018	I would like to endorse the changes proposed for the square in the area of Santa Margerita Mosta next to the old chapel. We totally support that the square should be declared an open space for the use of the general public in the area.	Comment noted.

Ref	Name/Company	Date		Remarks
			Thank you for your consideration in this matter.	
PLPSM 010	Mr. Edward Zerafa	18/04/2018	I am writing this email to support the initiative of transforming the area next to the old Santa Margerita area into a public square with soft landscaping in relation to the consultation "Site at Santa Margerita, Mosta Phase 2".	Comment noted.
PLPSM 011	Mr. Nicholas Grech	20/04/2018	<p>Qed nikteb rigward is-sit ta' Santa Margerita fil-Mosta, dak li jmiss ma Vjal Ragusa (Triq il-Fortizza tal-Mosta?) u Triq id-Dawret il-Wied. Dan is-sit jikkoncerna direttament lili peress li jien sid dik il-parti tal-ghalqa li tmiss mieghu min-naha tan-Nofsinhar, bl-izvilupp kif propost jispicca jiehu parti sostanzjali mil-ghalqa.</p> <p>Lura fl-2007 kont applikajt mal-Mepa ghal Change in Scheme Alignment (PC00060/07) biex forsi ma jittihidx daqstant mill-ghalqa izda kont sibt intoppi mill-Government Property Division. Ghamilt dan ghax ghandi ghal qalbi l-ambjent ghax kieku kont xi spekulatur ilni li bnejta u gejt naqa' u nqum minn kemm il-Gvern kien behsiebu jiehu mil-ghalqa. Ta' min isemmi li ghat-toroq li l-Gvern ghadda mil-ghalqa ma hallasnix sold wiehed la lili u lanqas lill-qrabati li ghandhom l-artijiet taghom imissu ma Triq il-Bronz, Triq l-Ghadajjar u Vjal il-Qalbiena Mostin u jekk issa se tittiehed parti ohra mill-ghalqa nippretendu kumpens xieraq.</p> <p>Jien madanakollu nissuggerixxi li peress li s-sit in kwistjoni ghandu medda enormi, xorta ma jigix affetwat u ma jikkompromettix il-progett kieku kellu jickien harira biex ma jiehu xejn mill-ghalqa u jasal sa fejn illum hemm il-hajt tas-sejjieh. Bl-izvilupp bla razan li sar fil-Mosta, din l-ghalqa mdawra bil-hajt tas-</p>	Changes are only being proposed for the site at Triq l-Ghadajjar, Mosta. This review does not affect planning parameters for the site at Triq il-Fortizza, Mosta which remain unchanged as approved in the Central Malta Local Plan of 2006.

Ref	Name/Company	Date		Remarks
			<p>sejjieh originali taghha ta' min jaf kemm snin ilu, ghada wahda mil ftit tifikiriet li fadal ta' kif kienet il-Mosta fl-antik, rahal tal-kampanja. Ukoll kieku l-art fit-Tramuntana tal-hajt tas-sejjieh kellha tigi mnaddfa mit-terrapien li ntefa matul is-snin qisu wisa ta' 10' jew aktar, taf jerga jinkixef il-blat originali li xi darba kien jibqa sejjer f' moghdija wahda sa kwazi bi dritt il-kappella ta' Santa Margerita u li minnu hadet l-isem dik it-triq illum maghrufa bhala Triq l-Ghadajjar minhabba d-diversi dwawar zghar li kienu jzommu l-ilma, ghadajjar, kull meta kienet taghmel xi halba xita. Apparti dan, l-art in kwistjoni ghandha dizlivell enormi ta' xi sular u nofs minn fuq Triq id-Dawret il-Wied ghal isfel Vjal Ragusa u ghalkemm ma nifhimx fil-bini nahseb li kwalunkwe zvilupp fis-sit jigi jaghti fl-ghajn propju minhabba dan id-dizlivell li hemm. Jien min-naha tieghi bhala sid l-ghalqa u bhala ambjentalist lest nintrabat b'xi skrittura pubblika jew xort'ohra li sakemm indum haj nibqa' ma nizviluppax l-art u nhalliha fl-istat naturali taghha jekk is-sit propost jieqaf sal-hajt tas-sejjieh u ma jiehu xejn mill-ghalqa.</p> 	

Ref	Name/Company	Date		Remarks
PLPSM 012	Mr. Michael Bugeja	30/04/2018	<p>As a resident in the Santa Margerita community I would like to express my support for the government's proposal to rezone the entire area/zone to a public open space. This proposal encapsulates what the community fought hard for. Members of the community including myself would like the area to remain an open space permanently since no benefit would arise from developing/constructing any form of building in this zone.</p> <p>We trust that the government's proposal to rezone to entire area/zone to a public open space is approved resolving this issue permanently.</p>	Comment noted.
PLPSM 013	Ms. Simona Buttigieg	30/04/2018	<p>As a resident in the Santa Margerita community I would like to express my support for the government's proposal to rezone the entire area/zone to a public open space. This proposal encapsulates what the community fought hard for. Members of the community including myself would like the area to remain an open space permanently since no benefit would arise from developing/constructing any form of building in this zone.</p> <p>We trust that the government's proposal to rezone to entire area/zone to a public open space is approved resolving this issue permanently.</p>	Comment noted.
PLPSM 014	Mr. Chris Spiteri	30/04/2018	<p>With reference to the consultation being carried out regarding the piece of land between Santu Rokku and Dawret il-Wied, I do not see the objective of sustainably developing the zone in a centre for social and community service. Since in Mosta we have the best health centre on the island, we have the largest church on the island to one side of Santa Margerita and a fairly new religious centre at San Pawl tat Targa.</p>	Changes are only being proposed for the site at Triq l-Ghadajjar, Mosta. This review does not affect planning parameters for the site at Triq il-Fortizza, Mosta which remain unchanged as approved in the Central Malta Local Plan of 2006.

Ref	Name/Company	Date		Remarks
			<p>Together with the original Santa Margerita chapel right in the middle of the hamlet which should be restored and used as a community chapel.</p> <p>As for the site in my opinion :</p> <p>It should be either cleaned up or left to nature to take its course Cleaned up and split up as lots and be suble to individuals who would be keen to work the lands as done in the Uk.</p> <p>Re organised as a belvedere over the valley or plant up with trees as has been done in a similar site in San Gwann.</p>	
PLPSM 015	Mr. Alexander Bonanno o.b.o. ERA	30/04/2018	<p>Re. ERA Feedback on Partial Local Plan Review of the CMLP (2006) - Site at Santa Margerita, Mosta</p> <p>General</p> <p>The Environment and Resources Authority (ERA) welcomes the opportunity to comment on the proposed Partial Local Plan Review of the CMLP (2006) - Site at Santa Margerita, Mosta.</p> <p>The following comments are provided without prejudice to ERA's review and comments at development project stage when more detailed environmental assessment will be required. Depending on their nature, scale and site context, projects emerging from this Policy may also require different types of environmental assessments, including an Environmental Impact Assessment (EIA) screening procedure in terms of S.L. 549.46 (EIA Regulations, 2007).</p> <p>Main Environmental Issues</p> <p><u>Site for re-zoning into public open space</u> ERA welcomes the proposed re-zoning of this site, which is located within the Development Zone</p>	<p>ERA comments noted.</p> <p>Policy requires that guidance on landscaping and tree planting is adhered to.</p>

Ref	Name/Company	Date		Remarks
			<p>boundaries, into a soft landscaped public open space. It is also noted that the soft landscaping and tree planting at this site will take place in accordance with the National Biodiversity Strategy and Action Plan, 2012.</p> <p><u>Detailed considerations for development</u> ERA recommends that any future development and any related ancillary facilities, being located at the edge of the development zone, should not be a source of light pollution towards Wied il-Ghasel or other ODZ rural areas. Street or other outdoor lighting (if any) shall be installed only on the inner side of the road (i.e. on the side abutting the built-up area) / pointing towards the inner side of the site, and shall be low-key, downward-pointing, and of a full cut-off type. No illumination of any ODZ or natural land near/adjacent to the site should be allowed.</p> <p>With reference to Policy MO 05, in particular to proviso on Site at Triq L-Ghadajjar, it is specified that: <i>“Landscaping and tree planting shall be in line with the PA ‘Guidance on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands, 2002’ and supports the National Biodiversity Strategy, 2012. The provision of street furniture and paved areas, including street lighting, in the public open space should be minimal to ensure that the bulk of the site is allocated for soft landscaping.”</i> ERA positively notes the proposed use of suitably designed and landscaped public open space on mentioned roof levels of the proposed Social and Community Facilities. It is recommended that the landscaped public open space consists of soft landscaping utilising species conforming with the National Biodiversity Strategy and Action Plan, 2012. ERA suggests that the same proviso is applied to the Site at Triq il-Fortizza tal-</p>	<p>Changes are only being proposed for the site at Triq l-Ghadajjar, Mosta. This review does not affect planning parameters for the site at Triq il-Fortizza, Mosta which remain unchanged as approved in the Central Malta Local Plan of 2006.</p>

Ref	Name/Company	Date		Remarks
			<p>Mosta, for which it is only provided that “<i>ii. A suitably designed and landscaped public open space is to be provided above the mentioned roof levels.</i>”</p> <p>Further to the above guidelines, ERA recommends that the use of Invasive Alien Species (IAS) in the landscaping/embellishments of both sites should be prohibited. Preventing the spread of IAS is of particular importance due to the sites’ vicinity to “Wied il-Għasel” and Tree Protected Area, as designated through G.N. 473 of 2011, and “Tal Wej” area, a site of ecological importance.</p> <p>In addition, please find attached a document listing those plants whose cultivation is prohibited (Tables 1 & 2). Table 3 lists species which are known to be invasive and which ERA recommends not to be used; for which, however, there is no legal provisions prohibiting their use.</p> <p>Conclusion</p> <p>ERA is putting forward its recommendations with respect to the proposed partial Local Plan review for consideration in the public consultation stage. We look forward towards further consultations on the proposed amendments to Local Plan, and available to meet for further discussion or any clarification, if required, through: national.affairs.era@era.org.mt</p>	
PLPSM 016	Mr. Ronald Calleja	30/04/2018	<p>Reference The Planning Authority issue for public consultation of a revised planning policy for a site in the Santa Margerita area of Mosta, which is part of the Central Malta Local Plan (2006) for the site which lies between the roads linking Triq il-Midbah , Triq id-Dura and Triq l-Ghadajjar which is proposed to be rezoned as a green public open space.</p> <p>The full proposed policy guidance document and</p>	Comment noted.


Ref	Name/Company	Date		Remarks
			<p>maps, together with the public submissions received during the initial consultation phase, could be viewed on ww.pa.org.mt/consultation.</p> <p>It is agreed and appreciated that action shall be taken so that the area will be rezoned and shall remain a public open space. The current square needs to be kept for public use ideally as currently is.</p>	

Legend

Current Zoning

 Rezoning MO05

Proposed Zoning

 Public Open Space (area not designated for the purpose of development)



Amendments to Map MOM1 -
Mosta North Area Poliy Map

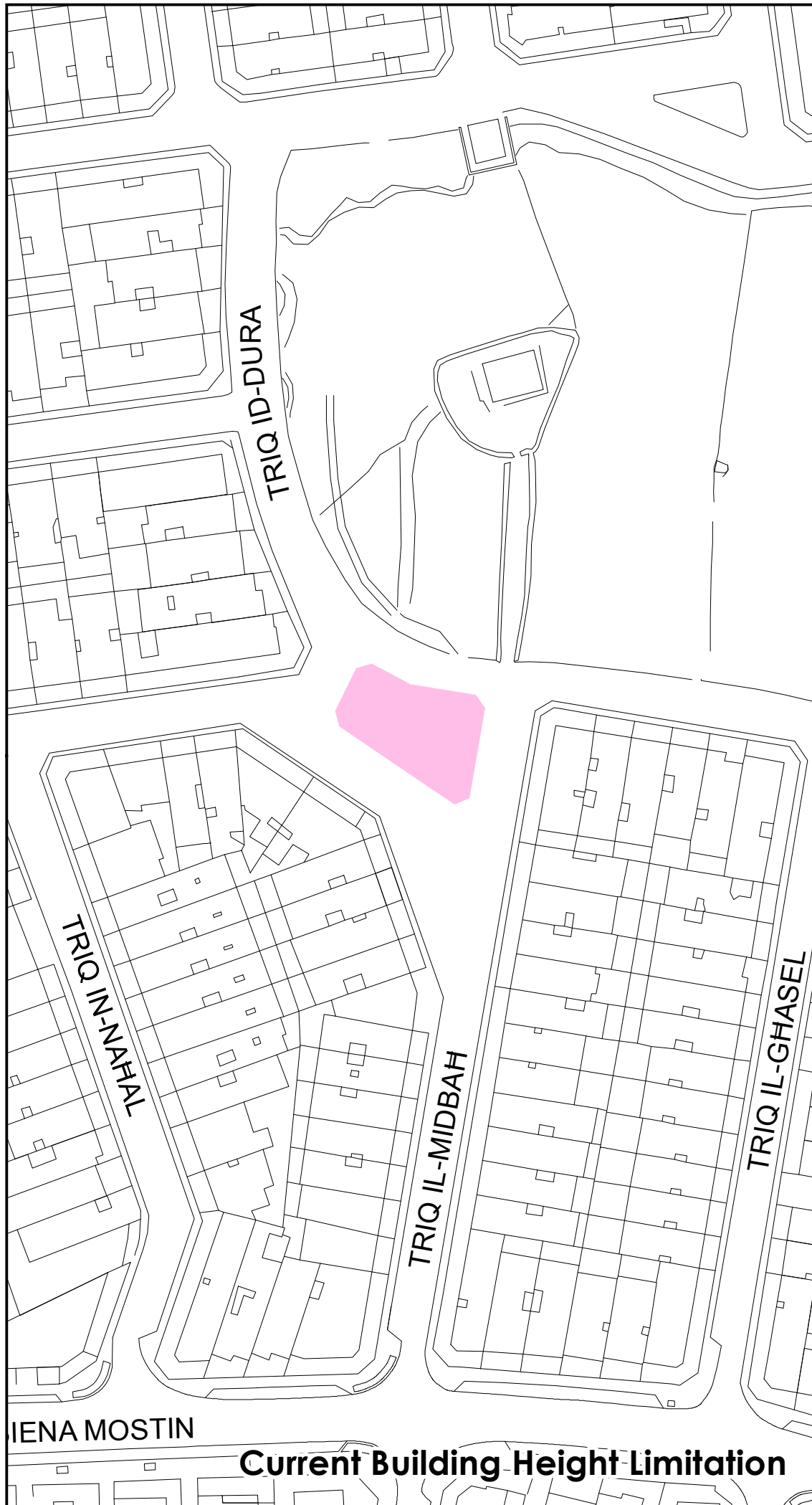
Scale: 1:1,000

Date: July 2018

INDICATIVE ONLY
Not to be used for measurement or
direct
interpretation. Maps to be used in
conjunction




Map:
2



Legend

Current Building Height Limitations

 3 Floors plus semi-basement

Proposed Building Height Limitation

 Public open space (area not designated for the purpose of development). Building height not applicable.

Amendments to Map MOM5 - Mosta North Building Height Limitations Map

Scale: 1:1,000





Date: July 2018

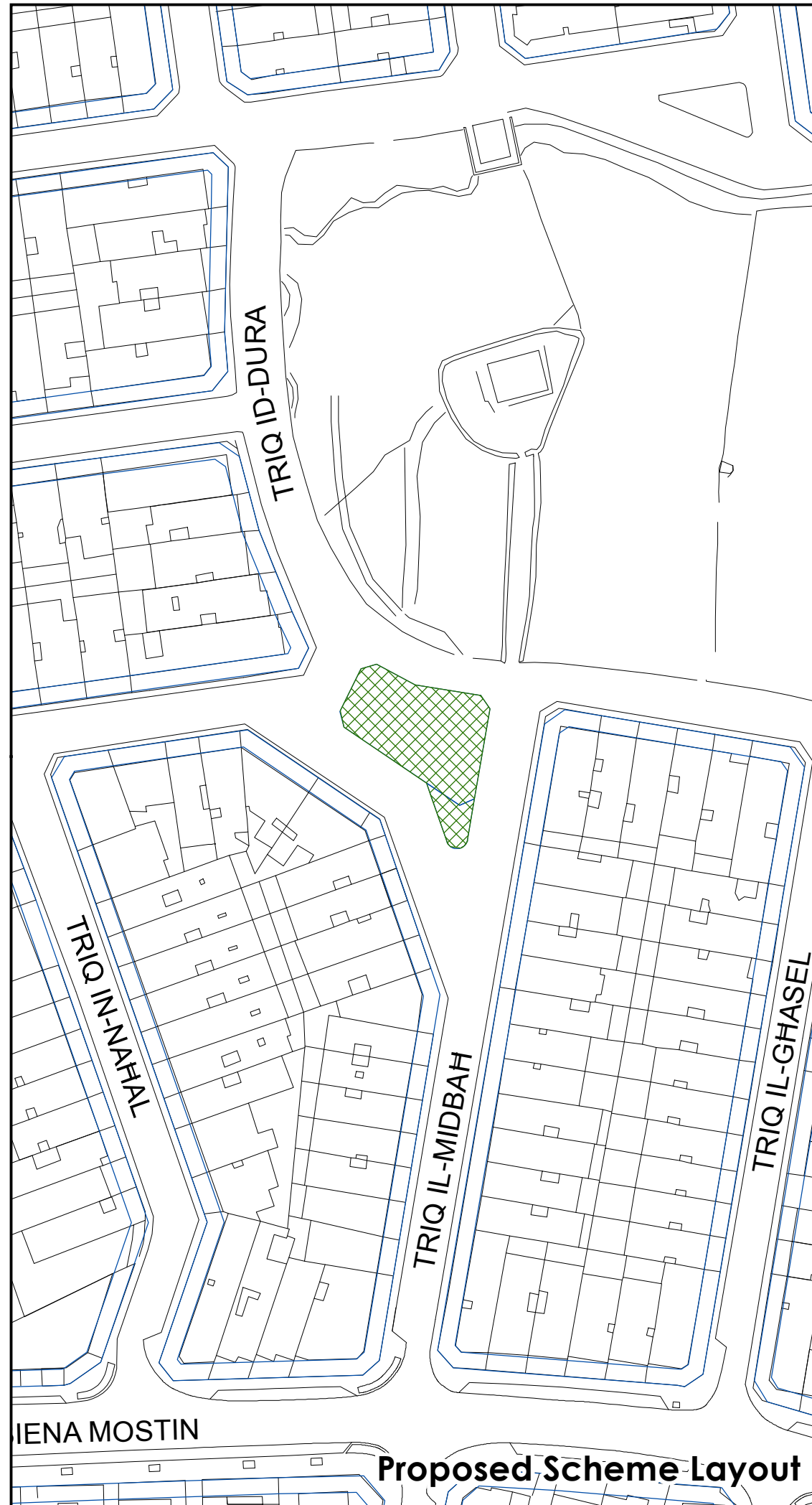
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conjunction



Map:
3

Legend

-  Alignment
- Current Scheme Layout**
-  Community Facilities
-  Open Space
- Proposed Scheme Layout**
-  Public Open Space (area not designated for the purpose of development)



Amendments to CMLP Figure MOA5

Scale: 1:1,000

Date: July 2018

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conjunction



Map:
4