

Naxxar

Planning Control Applications

PC Number: PC 38/16

Proposal: To introduce new street alignments and exclude site from land covered by MLP Policies NA01 and NA02 and confirm building height limitations at 17.50 metres.

Location: Site at Triq Il-Markiz Giuseppe Scicluna, Naxxar.

Architect: Mr. Edward Bencini A&CE

Applicant: Anthony Galea obo Fairs & Exhibitions Ltd et al

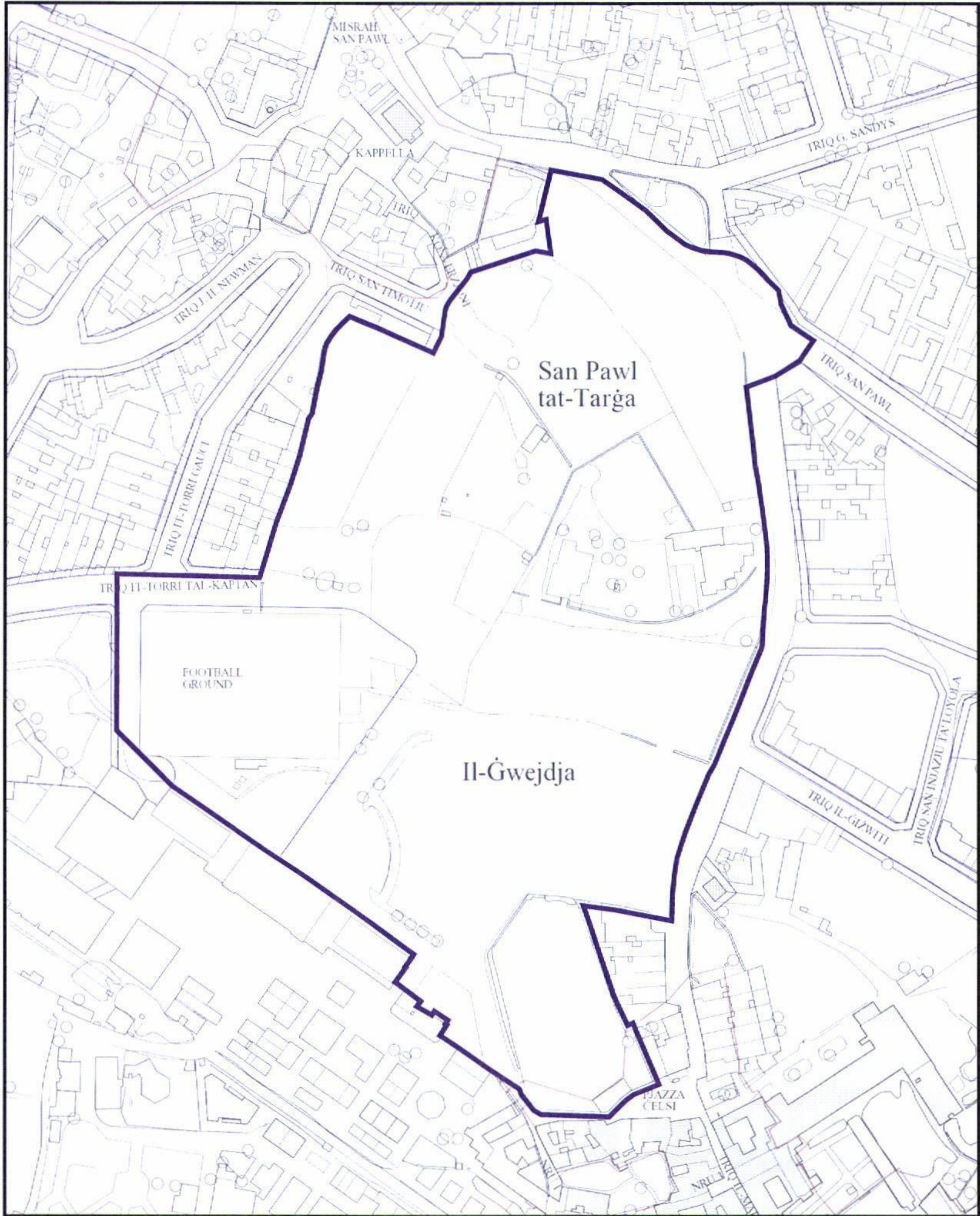
Date of Endorsement: 6th December, 2017

Conditions:

The Planning Directorate is recommending for **APPROVAL** the plan PC 38/16/110B subject to the following conditions.

1. Land is zoned for residential and community facility as indicated on map PC 38/16/110B.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 38/16/110B.
3. The site coverage for the portion of land zoned for community facility shall not exceed 45%.
4. The areas of land allocated for Sports Facilities/ Public Open Space shall accommodate open-air sports facilities, public gardens, and child play areas. Buildings and other roofed over areas shall be favourably considered provided they accommodate ancillary facilities to the main uses for sports facilities and public open space. Indoor sports facilities shall also be favourably considered provided they do not seriously prejudice the openness of the area of land and do not create adverse impacts on the adjacent land uses due to, amongst others, visual intrusion, excessive traffic and noise generation.
5. The designated public open spaces as identified in Map 38/16/110B shall be 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.
6. The developers shall financially contribute Euro 75 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 38/16/110B. These monies shall be administered by the Urban Improvement Fund and shall be allocated for the implementation of these sports facility and open spaces indicated on map PC 38/16/110B.
7. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
8. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended by LN163/16 at the Development Planning Application (DPA) stage.

500m



0m

Min Easting 49584.79, Min Northing 74960.71, Max Easting 49984.79, Max Northing 75460.71




MEPA - www.mepa.org.mt

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PO Box 200, Marsa MRS 1000, Malta
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Site Plan, Scale 1:2500
Printed on: Thursday, March 24, 2016

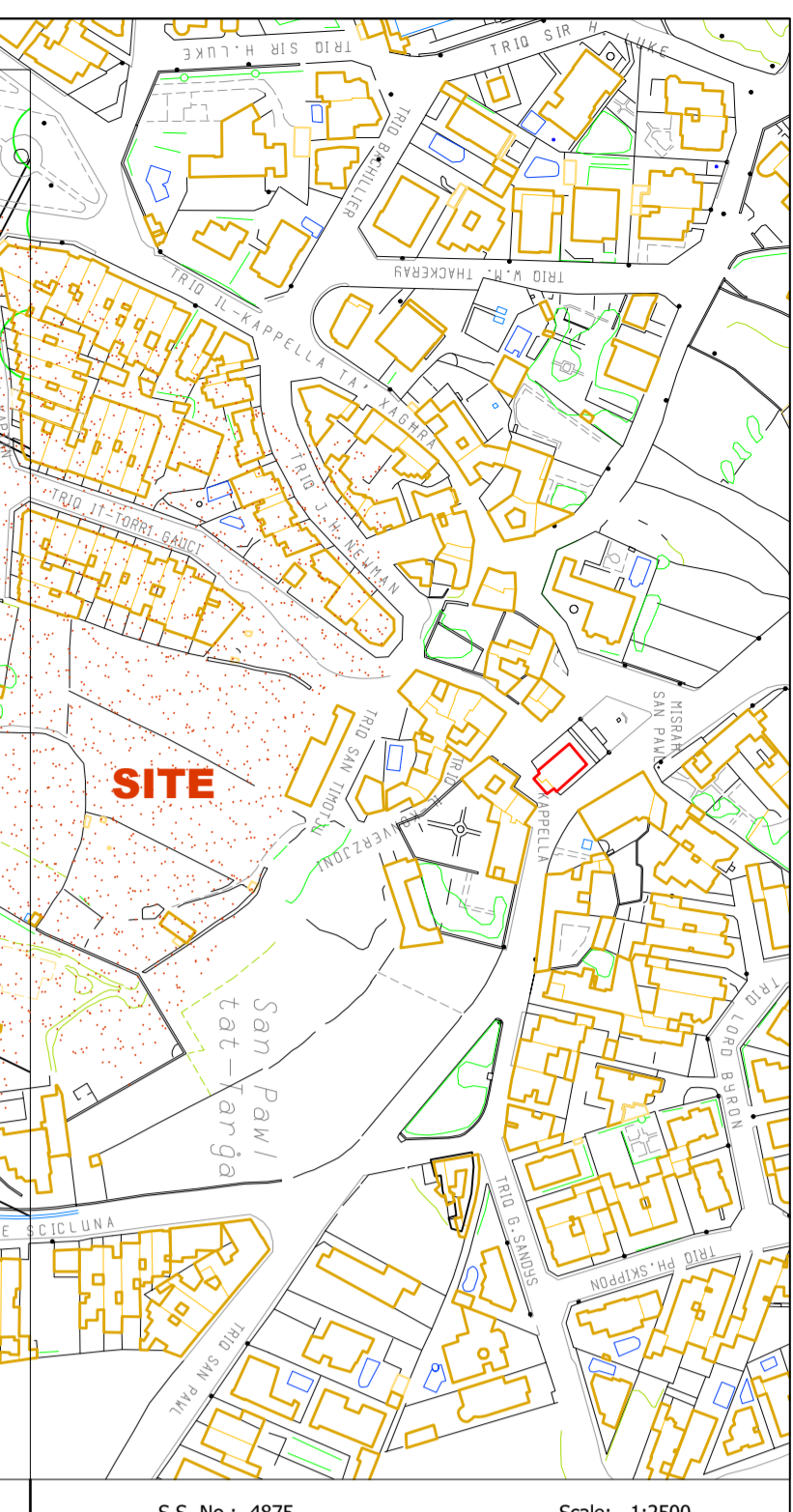
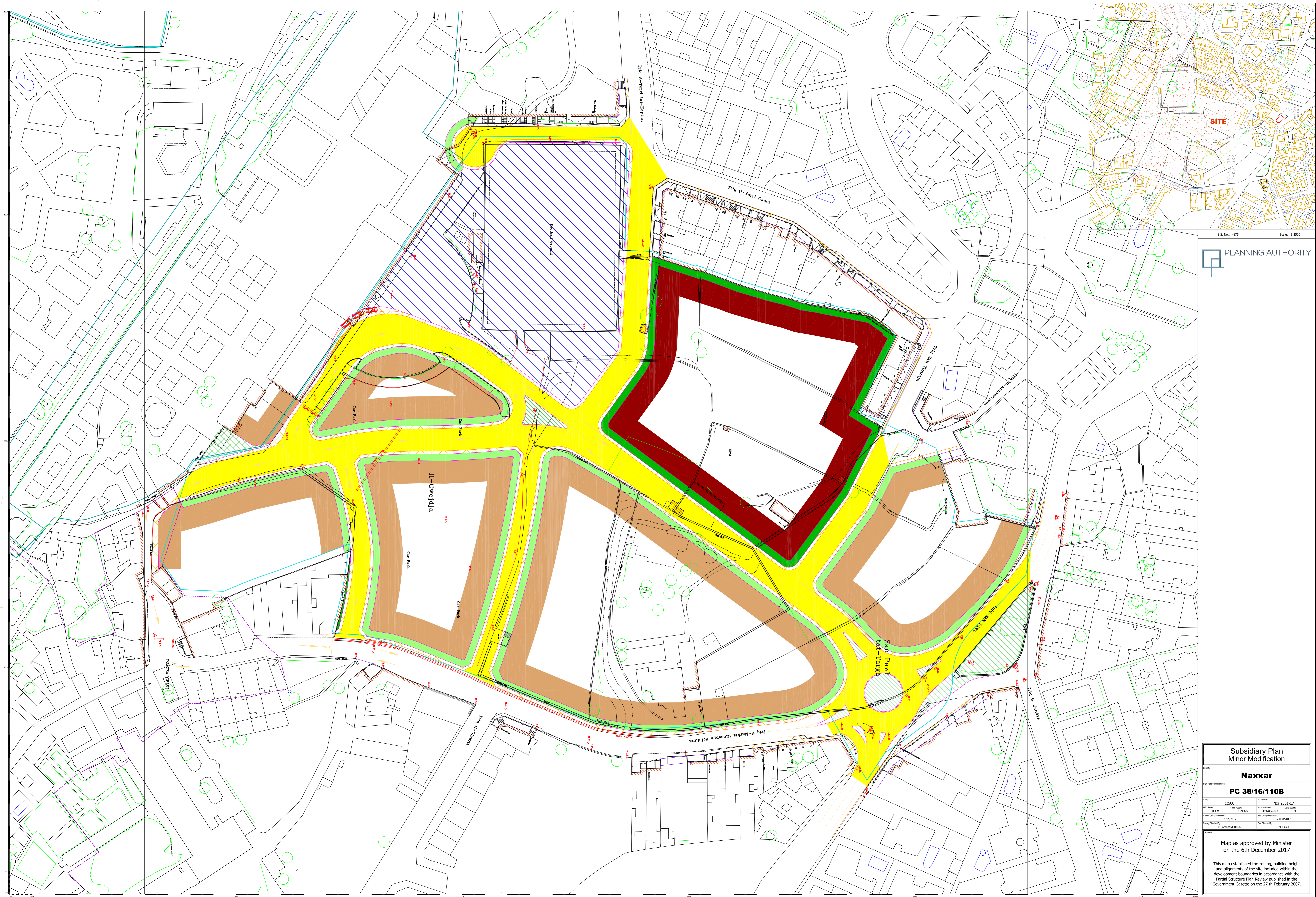
Not to be used for interpretation or scaling of scheme alignments
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LEGEND:

 NA01 Boundary



Date: 24/03/2016
Drawn By: J.C.



S.S. No. 4875 Scale: 1:2500



PLANNING AUTHORITY

Subsidiary Plan Minor Modification	
Naxxar	
PC 38/16/110B	
Scale: 1:500	Survey No: Nax 2851-17
Date Surveyed: U.T.M.	Scale Factor: 6399613
Survey Completion Date: 22/05/2017	Plan Completion Date: 23/06/2017
Survey Checked By: M. Azzopardo (ESD)	Plan Checked By: H. Galea

Map as approved by Minister
on the 6th December 2017

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

- Existing Field Walls
- Existing Building
- Existing Vegetation
- Street Furniture
- Spot Level
- Formation Level
- Limit to Development
- Urban Conservation Area
- Front/Side Garden
- Landscaped Buffer
- Public Open Space
- Landscaped Areas
- Pedestrian Area
- Sports Facilities / Public Open Space
- Scheme Road
- Terraced Development (Residential) - Maximum height of 17.50 Metres
- Community Facility - Maximum height of 17.50 Metres
- NAO 1
- NAO2
- Alignment
- Proposed Alignment

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

PC Number: PC0022/09

Proposal: To establish zoning, building height limitation and road alignments

Location: Rationalisation site at Tal-Wej, Naxxar.

Architect: Perit Grima

Applicant: Mr Nazzarenu Vella et

Date of Endorsement: 31st July, 2015.

Conditions:

The proposal on drawings PC 22/09/3A/159B was **Approved** with the following conditions:

1. The site is designated for residential land use regulated by Policy CG 07 of the Central Malta Local Plan (2006);
2. The building height limitation shall be that of two floors plus a receded floor and semi-basement on the part of the site facing ODZ and the existing villa zoning, and three floors plus semi-basement along the rest of the site;
3. All of the site shall not be subject to Floor Area Ratio planning considerations;
4. Development on the site is to have a suitably designed side elevation fronting onto the side garden, when applicable, and the side garden is to be left free of structures;
5. Where the planned road passes over the publicly accessible landscaped open space along C – D as indicated in Map PC 22/09/159B, these are to be at different levels so as to eliminate conflict between vehicular and pedestrian flows;
6. The publicly accessible landscaped open spaces are to be provided and landscaped at the expense of the land owners;
7. The back party walls overlooking ODZ along A – B as indicated in Map PC 22/09/159B are to be treated to the satisfaction of MEPA, and detailed development proposals are not to create obtrusive blank party walls.
 - a. No excavation works are to be carried out during the formation of the pedestrian only access passageway marked B - E on Map PC 22/09/159B. The formation of this passageway is subject to clearance from the Superintendence of Cultural Heritage; and
 - b. Development having a frontage on the passageway marked B - E on Map PC 22/09/159B is to have a suitably designed front elevation;
8. The layout and width of the passageway marked B - E on Map PC 22/09/159B shall follow that permitted in PA 701/99 and it shall only be covered in grass blocks. If this passageway is not covered by a permit it shall be removed and replaced by a passageway not wider than 1.5m. No vehicular access to the development is allowed through this passageway;

9. Detailed development proposals shall be subject to any legal third party access rights through or to the site;

10. The internal roads are to be designed as shared spaces, where pedestrians are given equal priority to vehicles to the satisfaction of Transport Malta;

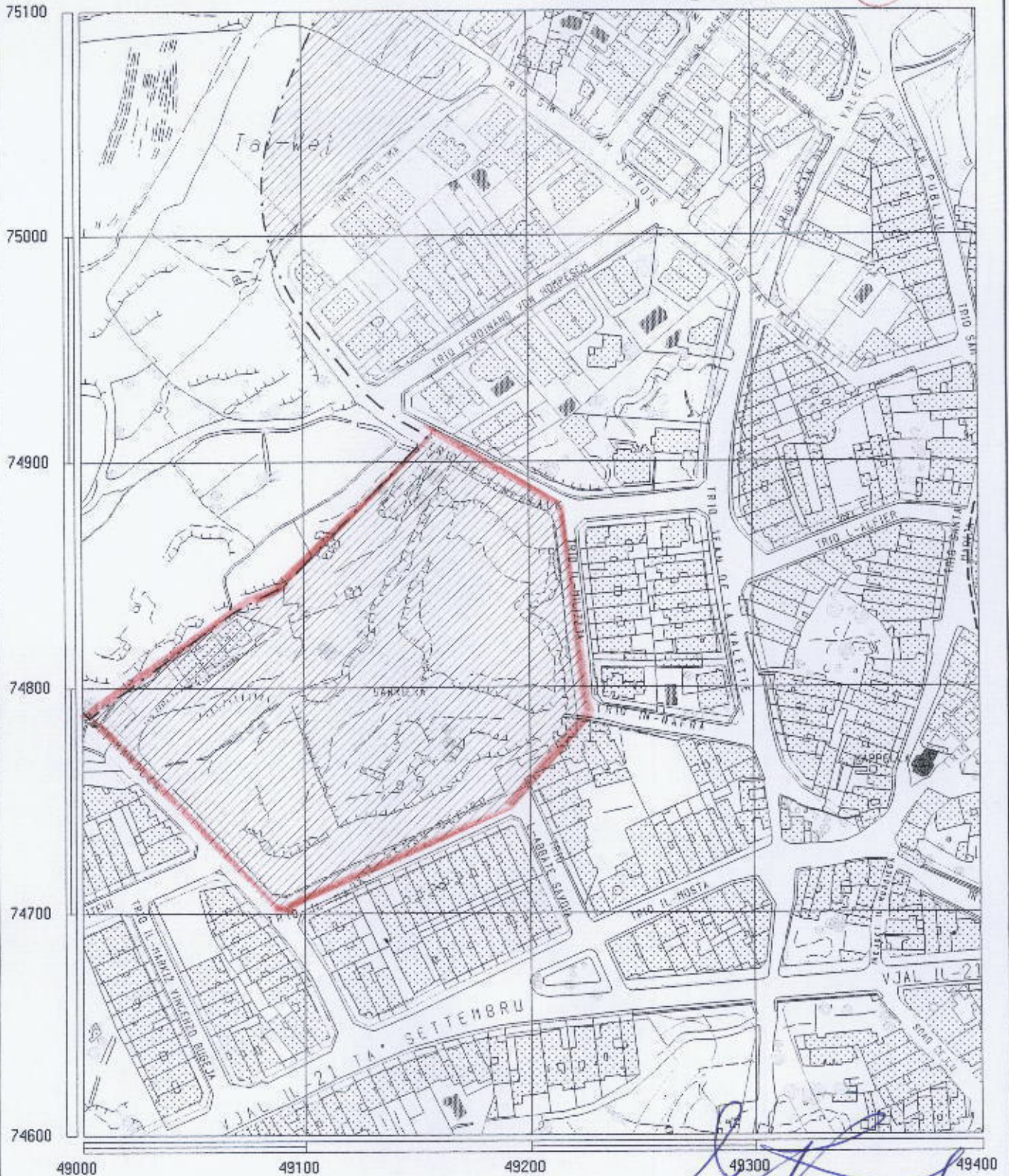
11. Development within the site as indicated in Map PC 22/09/159B requires the introduction of new physical parking spaces on site. In view of this, the Urban Improvement Fund (UIF) Scheme is not applicable to the Site;

12. Development is not to take place on a plot-by-plot basis but on the comprehensive development of sites that are not smaller than 1000sqm; and

13. PC zoning Application Fees are to be settled by applicants as per LN 356/10 at the Development Planning Application (DPA) stage.

753868

3c



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

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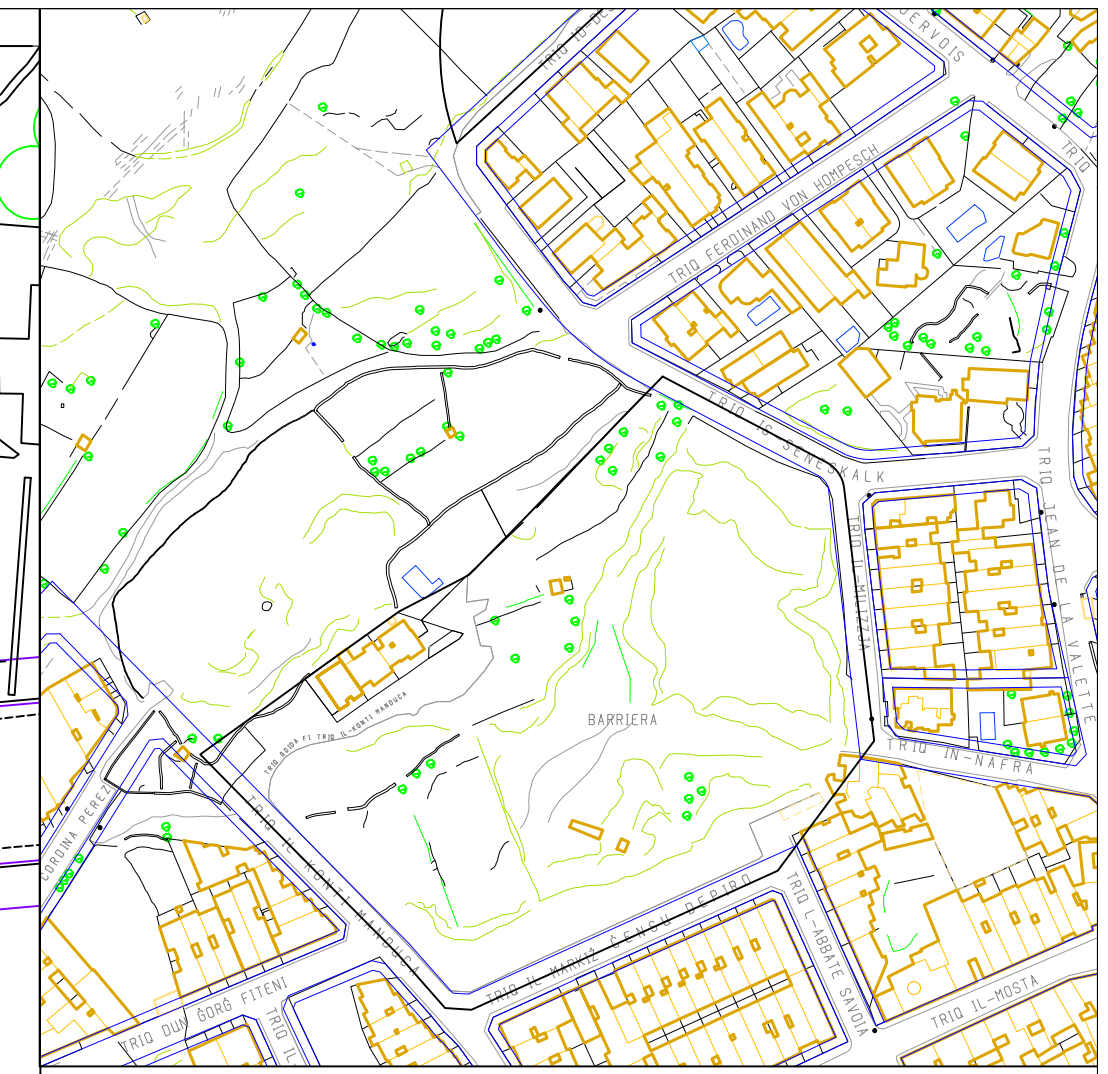
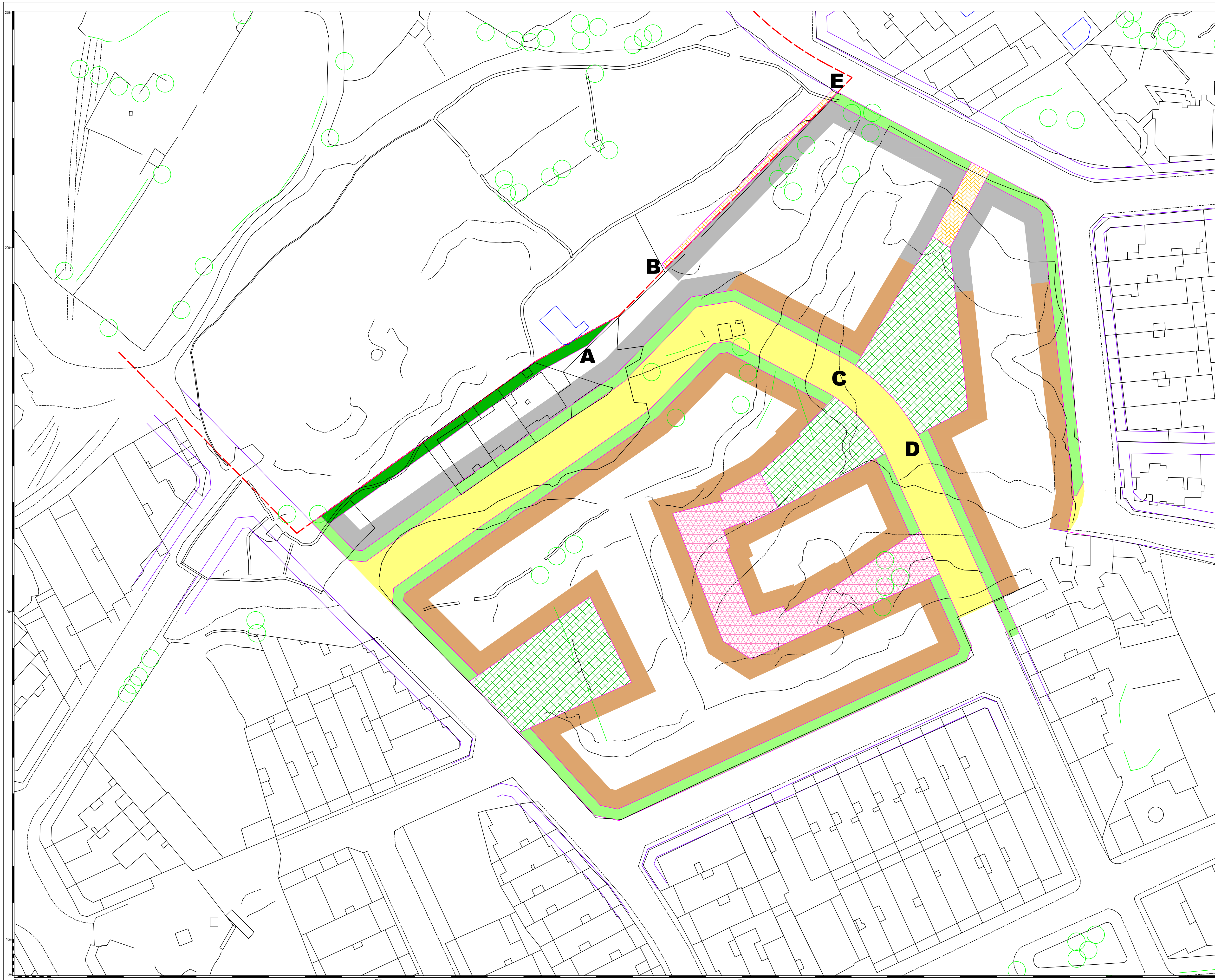


Part of Survey Sheet(s): 490745 490750 490745 490750

Date Issued:- 8/5/07

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

I. RANIOLO
Architects, Civil Engineers
& Structural Consultants
 Britannia House
 9/4 Old Bakery Street
 Valletta Malta



Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
Naxxar

Plan Reference Number:
PC 22/09/159B


Scale:	1:500	Survey No.:	1918E6-08
Grid System:	U.T.M.	Scale Factor:	0.999632
Survey Completion Date:	23/04/2008	Min. Coordinates:	49151174808
Survey Checked By:	M. Azzopardi (LSU)	Level datum:	M.S.L.
		Plan Completion Date:	1/06/2015
		Plan Checked By:	V. Borg (PCU)

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 31 July 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		Proposed Alignment		Scheme Road		Pedestrian Pathway: Vehicular access allowed only for access to residential development.		Terraced Development (Residential) 2 Floors + Semi-basement + Receded Floor
	Existing Building		Formation Level		Limit to Development		Pedestrian Area		Public Open Space		Terraced Development (Residential) 3 Floors + Semi-basement
	Existing Vegetation		Street Furniture		Alignment		Front/Side Garden		Back Garden		

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.



PC Number: PC 0049/10

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

Location: Area at Bahar ic-Caghaq, Naxxar.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 22nd February 2013

Conditions

The proposal on drawings PC 49/10/35/1A was **Approved** with the following conditions:

Policy NAAC1: Land Use Zoning

For sites located within the designated Area of Containment at Bahar ic-Caghaq, as indicated in Map PC 49/10/35, the development of the following land uses will be considered by MEPA.

Area A

Buildings are to retain their existing legitimate land use.

Area B

Class 19 (a) (Use Classes Order, 1994) Storage of Boats.

Policy NAAC2: Building Height Limitation

Area A: The height of development permitted within Area A of this Area of Containment, as indicated in Map PC 49/10/35, shall not exceed the maximum height of 8.5 metres (2 floors) above street level, and in accordance with the relevant Development Control Policy and Design Guidance. However, any structure located adjacent to the existing chapel in Area A, up to a distance of 3.5m from the chapel, is not to exceed a height of 3.6 metres above street level. Stairwells, plant rooms and lift rooms will be the only built structures considered above these height limitations, in accordance with the relevant Development Control Policy and Design Guidance.

Area B: The height of development permitted within Area B of this Area of Containment shall not exceed 1 floor.

Areas A and B: Developments within this Area of Containment shall not be subject to Floor Area Ratio (FAR) planning considerations. **No basement or semi-basement is permitted within the whole of the Area of Containment.**

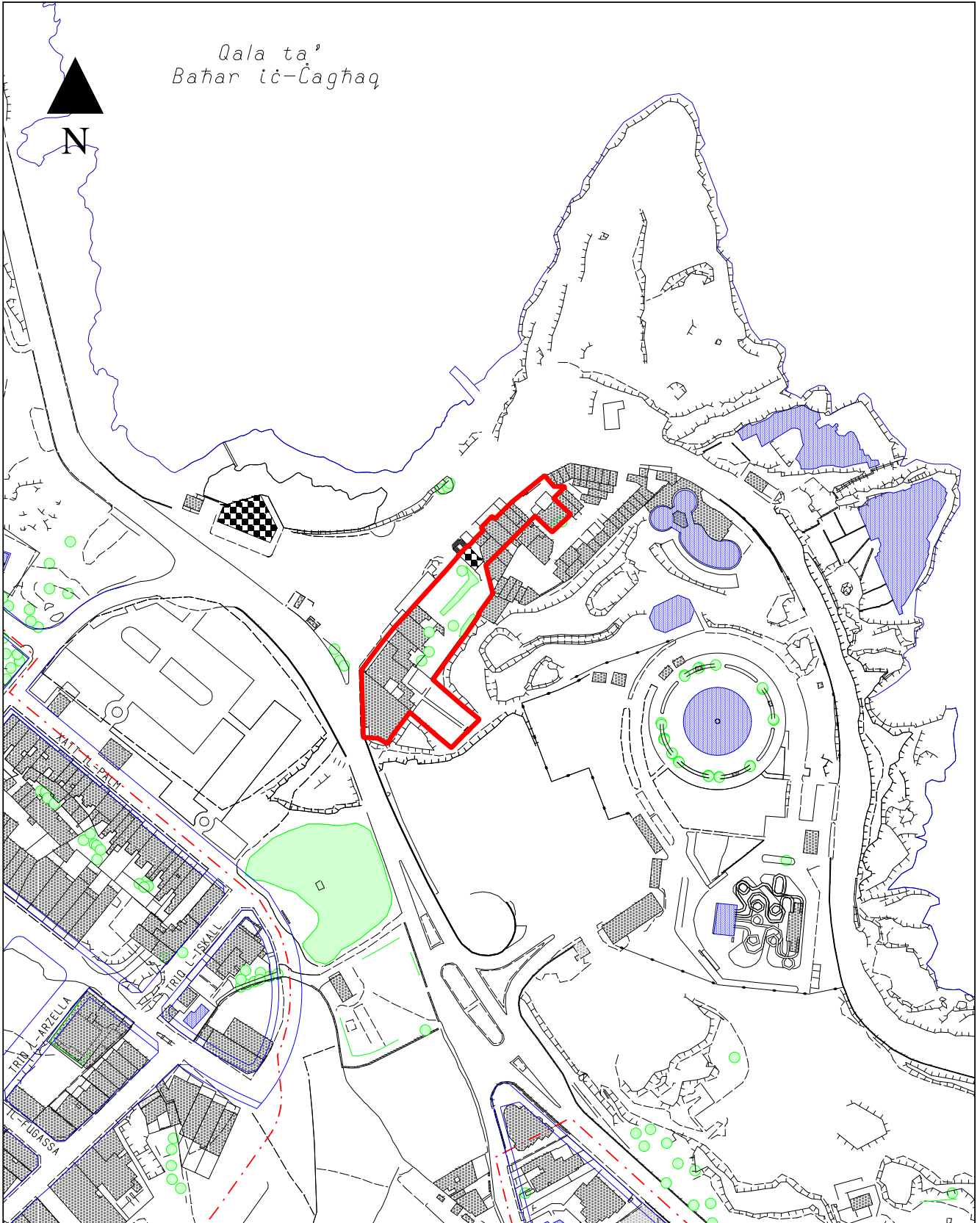
Policy NAAC3: Design Guidance


Development shall lead to a general improvement in the appearance of the Area of Containment. Development within Area A of the Area of Containment as indicated in Map PC 49/10/35 is to have the following characteristics:

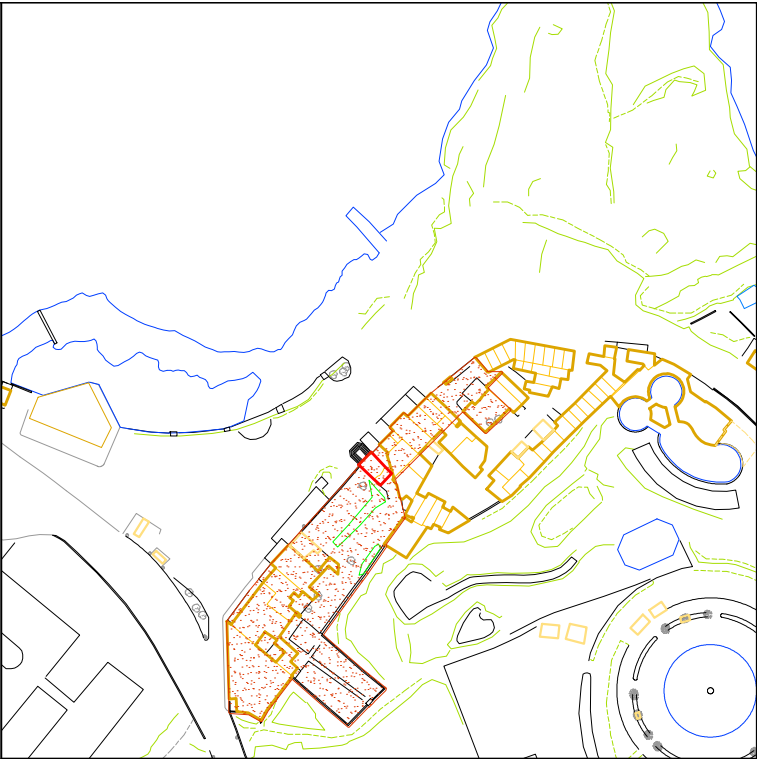
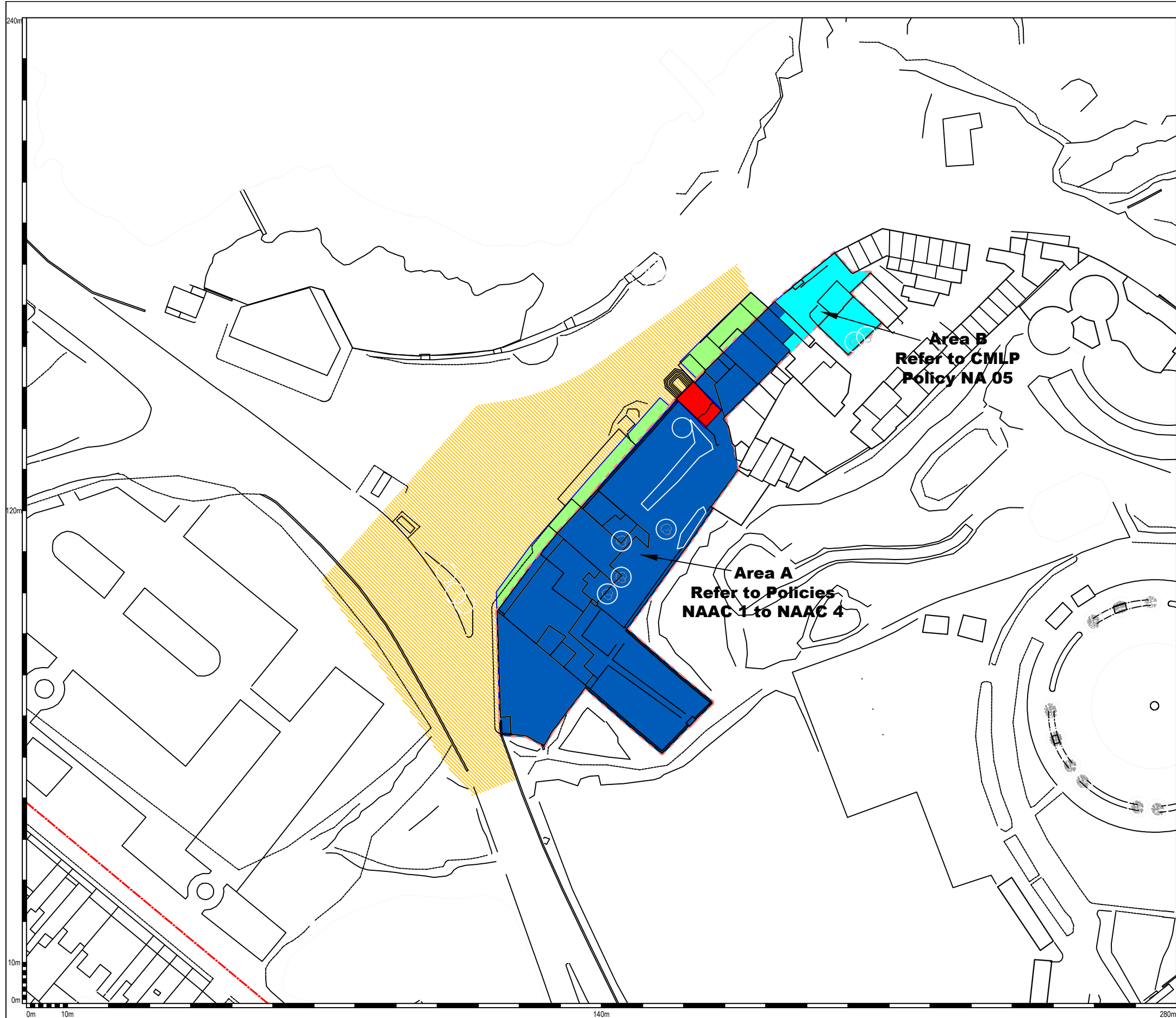
1. The architectural design of new development is to strongly reflect the vernacular architectural style of the existing buildings located in the Area of Containment;
2. The form and treatment of the elevations of development should provide both detailed and large scale visual interest and shall enhance the streetscape and the surrounding environment through high quality design;
3. Stone loggias at first floor will be considered by MEPA provided that these are visually light and do not detract from the openness of the terraces that they surround;
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. Structures in the front gardens are to be in accordance with Policy 15.8 and with criteria (b) to (e) of Policy 15.9 of the Policy and Design Guidance 2007. Permanently fixed and enclosed structures in these front gardens will not be allowed by MEPA;
7. 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
8. Building services are to be satisfactorily and sensitively integrated in the design of the building.

Policy NAAC4: Transport, Circulation and Parking

MEPA will not allow the provision of on-site parking for development located within the Area of Containment. Instead of on-site parking provision, MEPA will seek contributions to the UIF Scheme.



<p>Key</p>  <p>Area of Containment Boundary</p>	<p>Bahar ic-Cagħaq, Naxxar Area of Containment</p>	
	<p>Scale : 1:2500 Date : November 2010</p> <p>INDICATIVE ONLY</p> <p>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.</p>	<p>Map :</p> <p>PC/49/10/1a</p>
<p>Copyright Malta Environment & Planning Authority</p>		



S.S. No.: 5077

Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

Baħar iċ-Ċagħaq

Plan Reference Number:

PC 049/10/35

Scale:	1:1000	Survey No.:	856E4-12
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	50910,77450
		Level datum:	M.S.L.
Survey Completion Date:	04/04/2012	Plan Completion Date:	15/05/2012
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I.Galea (PCU)

Map as approved by Minister
on the 22nd February 2013

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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Existing Field Walls	Proposed Formation Level	Protected Historic Buildings	Zoning: Mixed Use Area (Refer to Policy NAAC 01) Max. Height Limitation: 8.5m (Refer to Policy NAAC 02) No basements or semi basements allowed
Existing Building	Limit to Development	Front Garden	Zoning: Boat Storage Area (CMLP Policy NA 05) Max. Height Limitation: 1 Floor (CMLP Policy NA 05) No basements or semi basements allowed
Existing Vegetation	Area of Containment	Road design to be approved through a Development Planning Application.	
Street Furniture	Alignment		

PC Number: PC 0062/09

Proposal: Request for site to be zoned for residential development (detached/semi detached villas) having a height of 2 floors and a basement.

Location: Area known as 'Tal-Wej', Triq Id-Dejma, Naxxar.

Architect: MR CHRIS CACHIA

Applicant: MR ALEX ZAMMIT

Date of Endorsement: 19TH JUNE, 2012

Conditions:

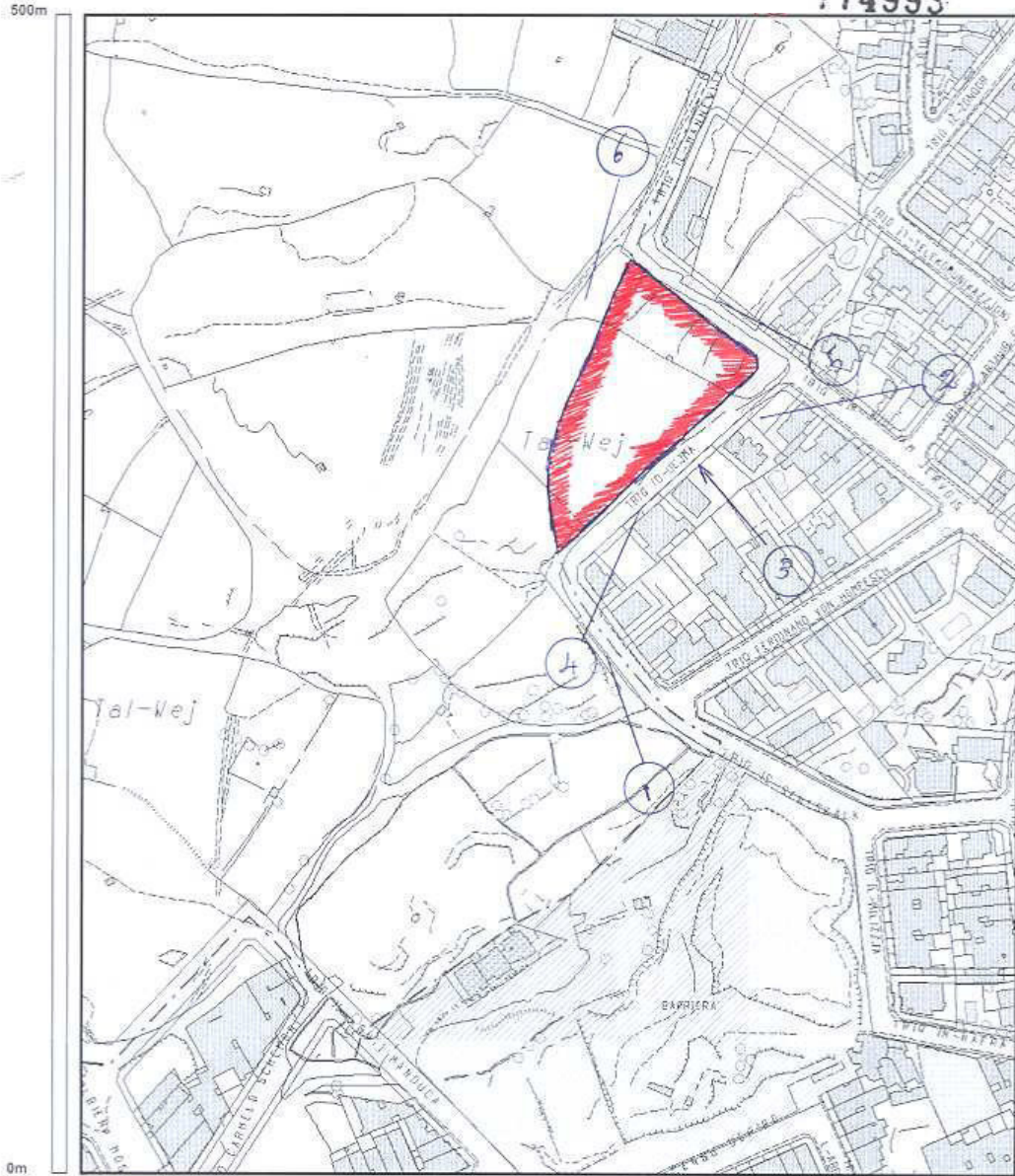
The proposal on drawings PC 62/09/57B was **Approved** with the following conditions:

1. Development within the areas indicated in Map PC 62/09/57B, as being subject to condition 1, will only be considered by MEPA once these areas have been surveyed by the Superintendence of Cultural Heritage and once the Superintendence gives it's no objection to such development.
2. Any development permit issued within the Rationalisation site as indicated in Map PC 62/09/57B is to include conditions which would ensure the carrying out of archaeological monitoring, as directed by the Superintendence of Cultural Heritage, and which are to be financed by the developer.
3. Any cultural heritage features that may be discovered during any development within the Rationalisation site as indicated in Map PC 62/09/57B are to be treated in line with the provisions of the Cultural Heritage Act and the Environment and Development Planning Act, and may require conservation in situ.
4. The site is designated as a Residential Priority Area regulated by Central Malta Local Plan Policy CG08.

5. The maximum building height limitation for this site is 2 floors from the relevant street level. The height of the basement is to be regulated by the applicable Development Control Policy and Design Guidelines.
6. The basement level is not to be used for residential purposes.
7. The whole of the site shall not be subject to any Floor Area Ratio planning considerations.
8. Development within the Rationalisation site as indicated in Map PC 62/09/57B requires the introduction of new physical parking spaces on site. In view of this, the Urban Improvement Fund (UIF) Scheme is not applicable to any part of the Rationalisation Site.
9. Detailed development proposals shall be subject to third party access rights through or to the site.
10. The design and finishing of the front, side and rear facades shall respect the surrounding context.
11. The full payment of the PC Zoning Application fees is to be paid as per LN 356/10, at the Development Planning Application (DPA) stage.
12. The waste stone that is produced as a result of site clearance and excavations is to be recycled or used in the restoration of disused quarries or other reclamation works.

PC 62/09/1B

774993



Min Easting = 48881.72, Min Northing = 74724.02, Max Easting = 49281.72, Max Northing = 75223.9

0m 400m

MEPA

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Floriana
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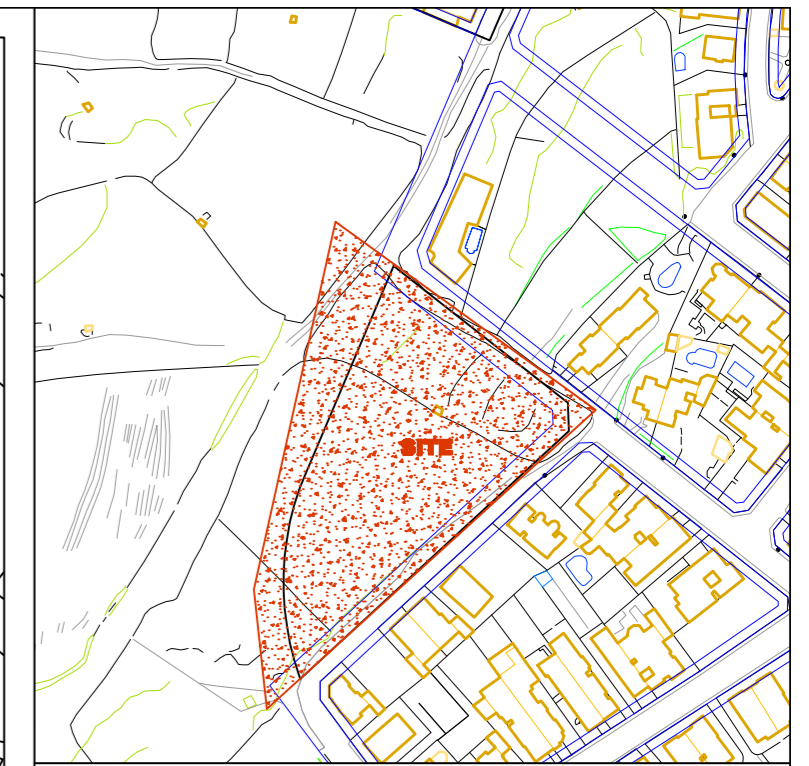
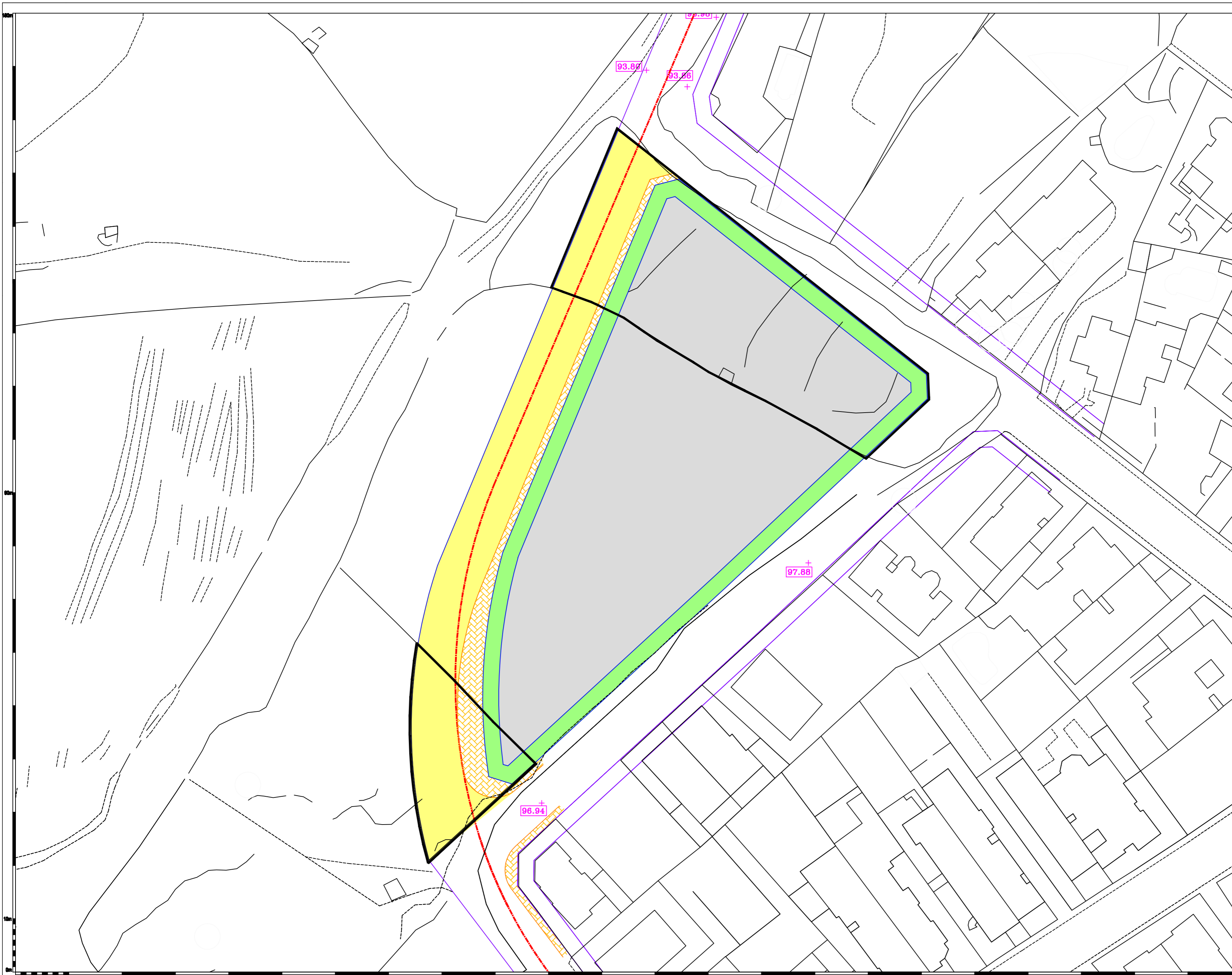
www.mepa.org.mt

Site Plan, Scale 1:2500 Printed on: Tuesday, May 26, 2009

Not to be used for interpretation or scaling of scheme alignments

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S.S. No.: 4874 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:
Naxxar

Plan Reference Number:
PC 62/09/57B

Scale:	1:500	Digital Drawing Ref. No.:	1918/4874/2008
Grid System:	U.T.M.	Scale Factor:	0.999632
Min. Coordinates:	49000,74965	Level datum:	M.S.L.
Survey Completion Date:	14/01/2008	Plan Completion Date:	01/02/2012
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I. Galea (PCI)

Map as approved by Minister in PC
62/09 on the 19th June 2012

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

- Legend:**
- Existing Field Walls
 - Spot Level
 - Scheme Road
 - Area subject to Condition 1 in PC62/09
 - Villa Development (Residential Priority Area)
Maximum Height limitation: 2 Floors + Basement
Basements not to be used for residential purposes
 - Existing Building
 - Formation Level
 - Kerb
 - Existing Vegetation
 - Limit to Development
 - Front/Side Garden
 - Street Furniture
 - Alignment

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.



PC Number: PC 0013/09

Proposal: Proposed scheme for site located within the rationalised development zone bound (Class 1), zoned for 2 floors, and semi-basement.

Location: Area at Triq il-Lampara, Bahar ic-Caghaq, Naxxar.

Architect: Mr. Ruben Sciortino

Applicant: Mr Michael Bonello

Date of Endorsement: 24th May, 2012.

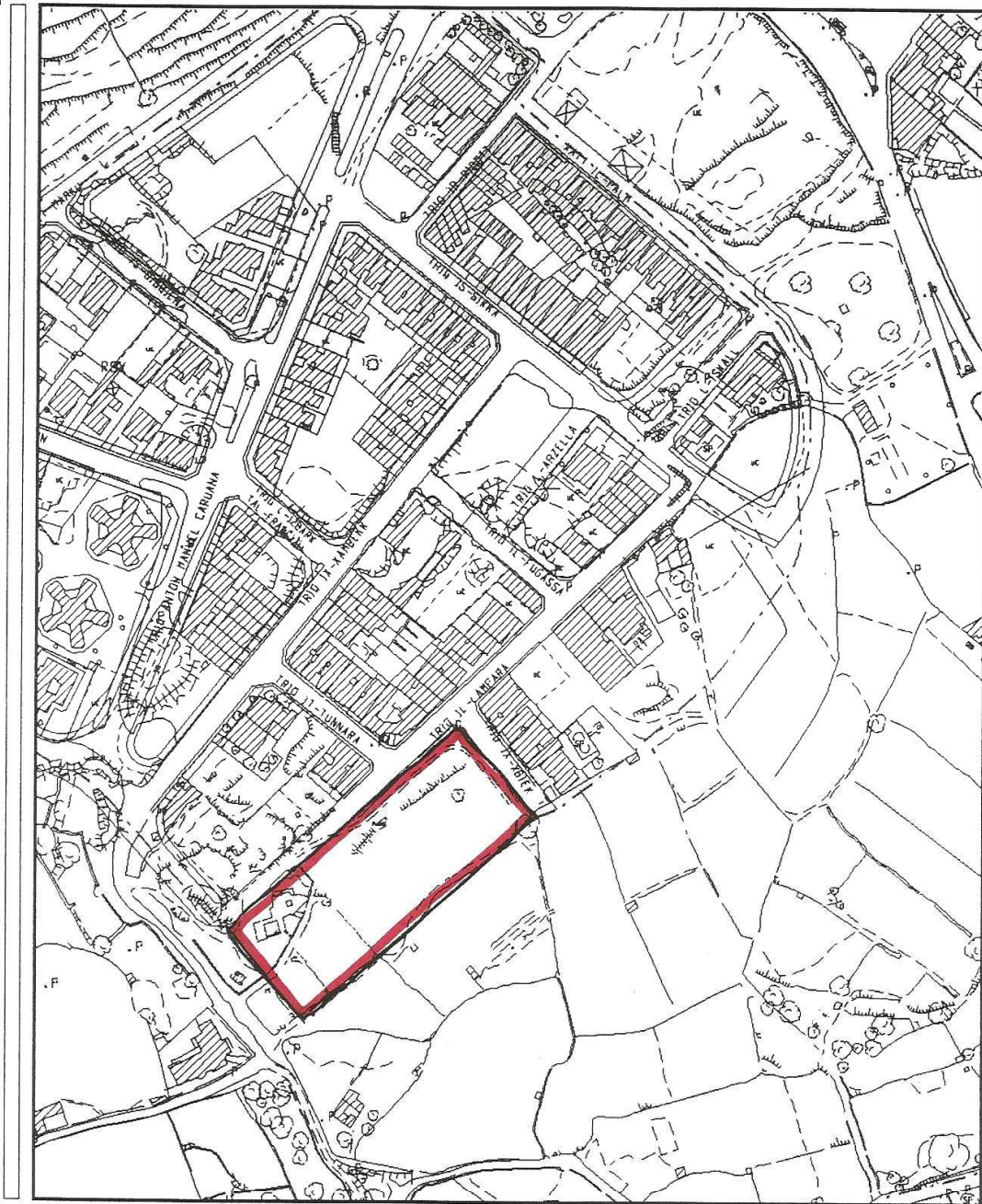
Conditions

The proposal on drawings PC 13/09/1S/75B was **Approved** with the following conditions:

1. The site is designated as a Residential Area regulated by Central Malta Local Plan Policy CG07.
2. Semi-Basements are not to be used for residential purposes.
3. The maximum building height limitation for this site is shown on Map PC 13/09/75B and is of 2 floors with an underlying semi-basement having a maximum height of 2m above street level.
4. The whole of the site shall not be subject to Floor Area Ratio planning considerations.
5. Development within the Rationalisation site as indicated in Map PC 13/09/75B 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 Rationalisation Site.
6. The site perimeter walls adjacent to, and facing, land Outside Development Zone are to be constructed in rubble masonry in accordance with the requirements of the applicable Legal Notice on rubble walls.

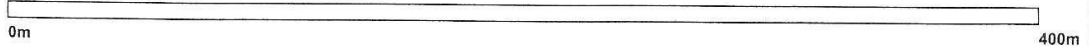
7. Detailed development proposals shall be subject to third party access rights through or to the site.
8. Any development on the site is to have a suitably designed side elevation fronting onto the imposed 3 metre side garden, as indicated in plan PC 13/09/75B.
9. Full payment of the PC Zoning Application fees are to be paid as per LN 356/10 in the Development Planning Application (DPA) stage.
10. The waste stone that is produced as a result of site clearance and excavations is to be recycled or used in the restoration of disused quarries or other reclamation works.

500m



0m

Min Easting = 50665.35, Min Northing = 77071.76, Max Easting = 51065.35, Max Northing = 77571.64



MEPA

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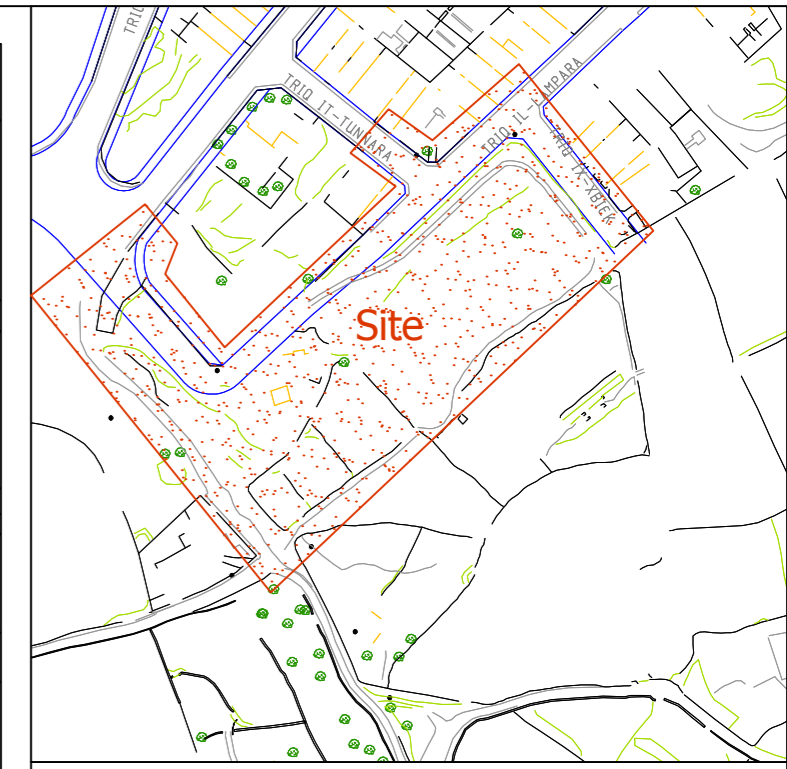
Site Plan, Scale 1:2500 Printed on: Monday, September 01, 2008
Not to be used for interpretation or scaling of scheme alignments

R. S. DESIGN ASSOCIATES
33734 ST. FREDRICK STR.
VALLETTA, WARRANT# 476
PERIT R. SCIORTINO A&CE
TEL/FAX: 21247356-79311234

180m

90m

0m



S.S. No.: 5077

Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:

Baħar ic-Cagħaq

Plan Reference Number:

PC 13/09/75B

Survey No.:

2262E1-10

Survey Works Order Form No.:

2262E1-10

Survey Checked By:

M. Azzopardi (LSU)

Survey Completion Date:

22/04/2010

Alignment / Scheme Checked By:

V. Borg F. (TPU)

Zoning Checked By:

I. Galea. (PC)

Digital Drawing Ref. No.:

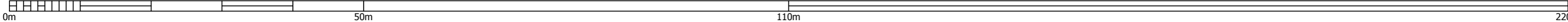
BIC2262E1-10

Plan Completion Date:

30/01/2012

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

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.



Grid System:	Combined scale factor:	Min Easting:	Max Easting:
U.T.M.	0.999632	50680	50900
Level datum:	Scale:	Min Northing:	Max Northing:
A.T.B.M.	1:500	77120	77300

	Existing field walls		Spot level
	Existing building		Formation level
	Vegetation		Street Furniture

	Building alignment		Front/Side Garden		Terraced Development (Residential) Height Limitation: 2 Floors & Semi- Basement
	Front garden alignment		Pedestrian Area		Undeveloped Open Space
	Limit to Development		Projected Road		

Remarks:

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.



PC Number: PC 0090/07

Proposal: To establish (a) road alignment following existing commitments, (b) zoning conditions as Villas (Residential Priority Area), (c) building height at 2 floors plus semi basement.

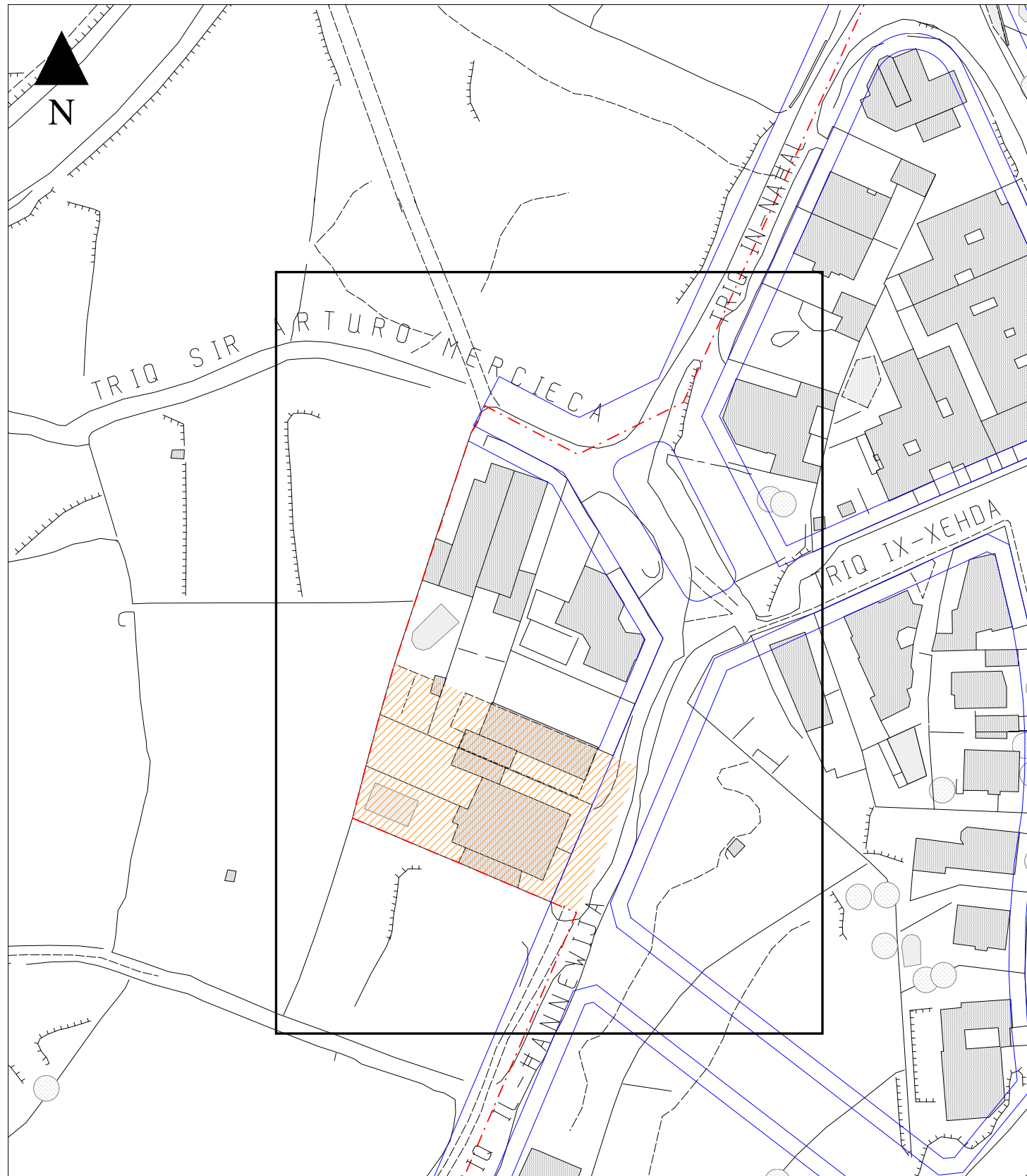
Location: Site at Triq il-Hannewija, Naxxar.

Architect: MEPA

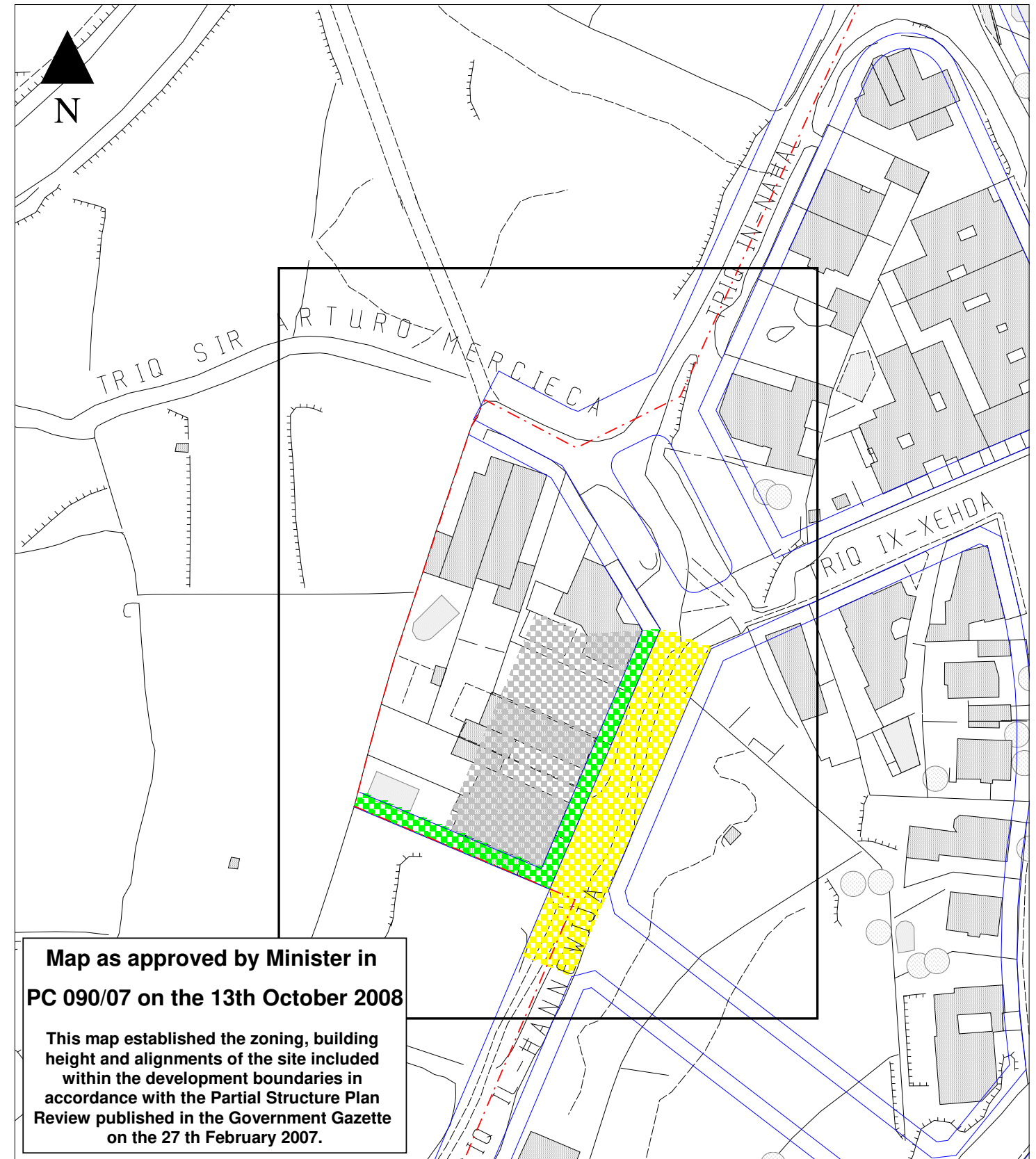
Applicant: MEPA

Date of Endorsement: 13th October, 2008.

Conditions N/A



Former Scheme Layout



**Map as approved by Minister in
PC 090/07 on the 13th October 2008**

**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.**

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 24, Naxxar
PC 0090/07**

Scale : 1:1000	Date : January 2008	Figure : NA B8
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		

PC Number: PC0091/07

Proposal: To establish (a) road alignment following existing commitments,
(b) zoning conditions as Bungalows (Residential Priority Area)
(c) building height at 1 floor plus semi basement.

Location: Site at Triq Giorgio Locano, Naxxar/Iklin

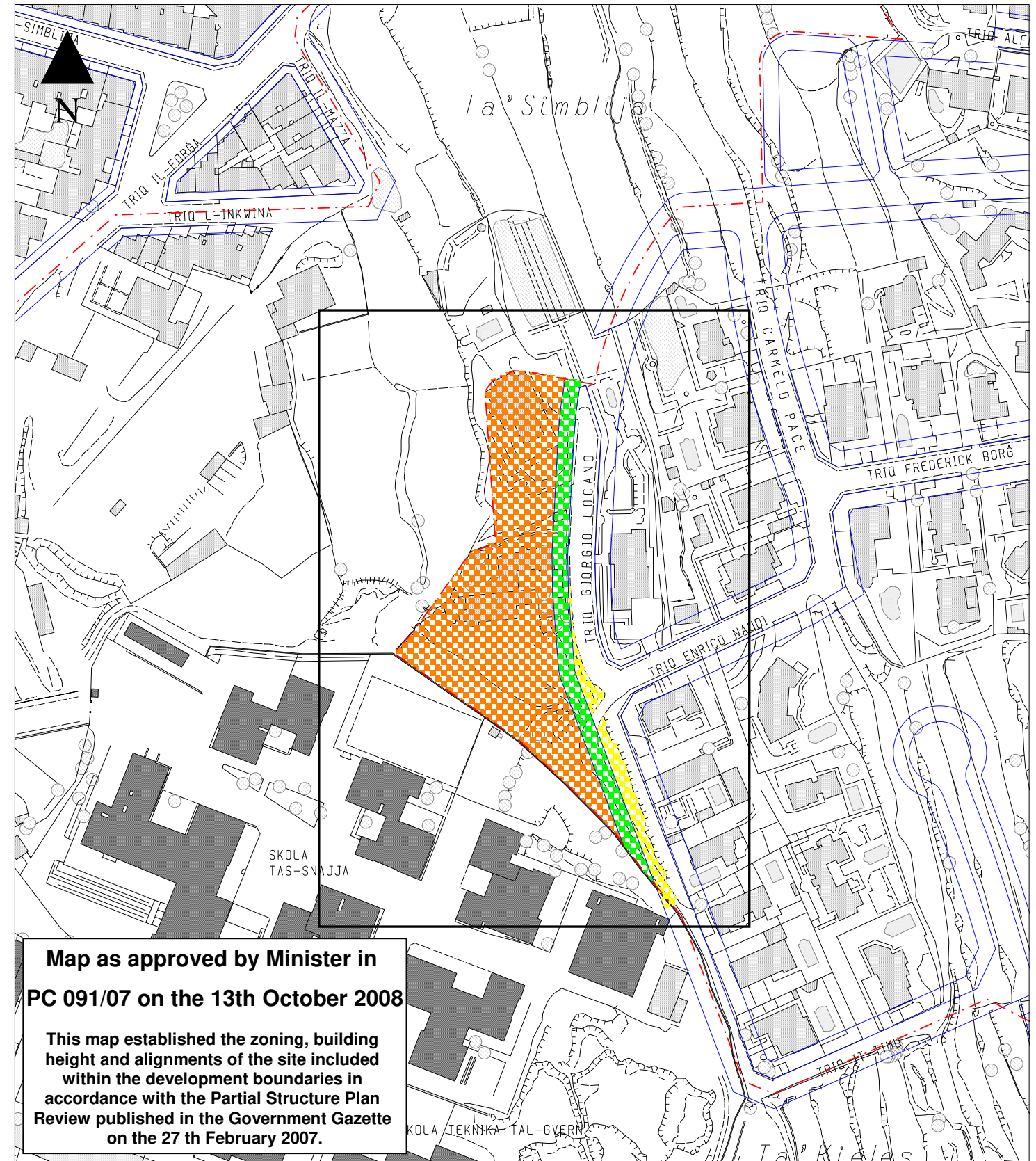
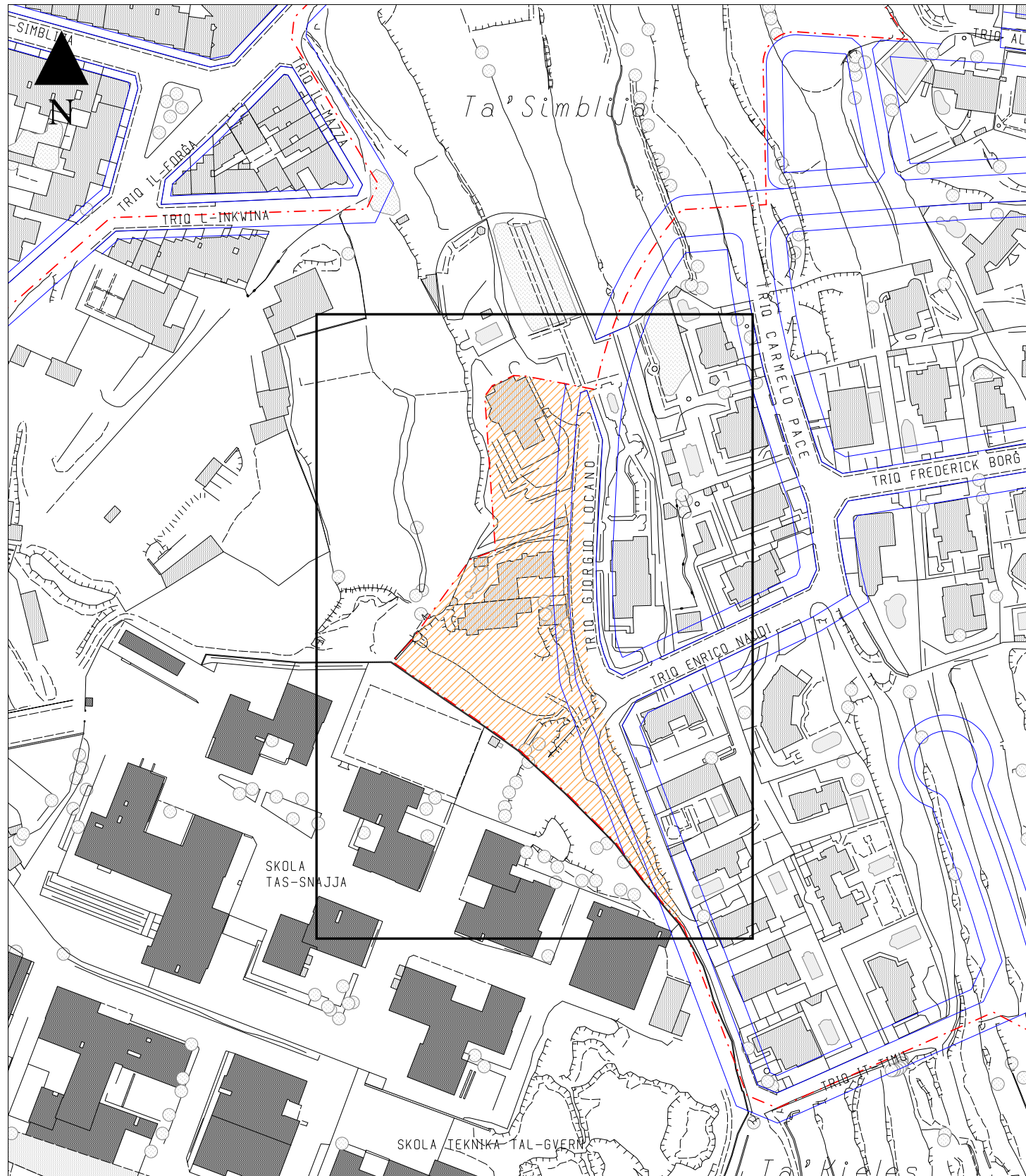
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 13th October, 2008

Condition

The proposal at PC 0091/07/1B is recommended for **Approval** on condition that the bungalow development follows the conditions set for Iklin Bungalows as per Policy and Design Guidance 2007 Para 3.2.



**Map as approved by Minister in
PC 091/07 on the 13th October 2008**

**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.**

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 | Location of Amendment | Projected Road | Front / Side Garden |
| Urban Conservation Area | Easement | Shared Area | Villas |
| Industrial Area Boundary | Kerb Alignment | Pedestrian Area | Bungalows (Building Height 1 Floor + SB)
(Conditions for Bungalows in Iklin apply on this site) |
| Projected HOS | Road Markings | Open Space | Community Facilities |
| Alignment | DZ Rationalisation Site | Private Garden | |

**Changes to Scheme 25, Naxxar
PC 0091/07**

Scale : 1:2000	Date : January 2008	Figure : NA B9
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
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Partial Local Plan Reviews

Partial Review of the Central Malta Local Plan (2006)

Magtab Planning Strategy Area Approved Plan



PLANNING AUTHORITY

July 2018

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Appendices:

- Appendix 1: Phase 1 Objectives Public Submissions**
- Appendix 2: Phase 2 Public Consultation Draft Public Submissions**
- Appendix 3: Phase 2 Public Consultation Site Specific Submissions**

1.0 Introduction

1.1 Government has directed the Planning Authority to undertake a Partial Local Plan Review of the Central Malta Local Plan (2006), for the preparation of a Strategy for the Maghtab Planning Area as indicated on Map 1 Maghtab Planning Strategy Boundary below.

1.2 This Partial Review is required in view of the need to establish and update the planning policy guidance for the identified Maghtab Planning Strategy Area. The current guidance is lacking and does not adequately address current and future development and environmental context improvement needs faced by the Planning Authority and that can satisfactorily lead to a general upgrading of the area.



Map 1: Maghtab Planning Strategy Boundary

2.0 Proposed Objectives and Proposals

2.1 The Government's Objectives for the Partial Review of the Central Malta Local Plan (2006) Maghtab Planning Strategy are as follows:

- a) To define the boundary for a Maghtab Planning Strategy;**
- b) To prepare a land use framework which designates distinctive character areas within Maghtab to address conflicting land uses;**
- c) To prepare a policy framework for each character area which seeks to:**
 - i. Contain urban sprawl;**
 - ii. Protect the environment;**
 - iii. Strengthen agricultural activities;**
 - iv. Enhance residential amenity; and**
 - v. Contain and regulate existing industrial and or commercial activities.**
- d) Identify additional measures to protect and enhance the character of the Maghtab Planning Strategy Area.**

2.2. These objectives were issued for an initial Phase 1 Objectives Public Consultation held between the 19th September to 7th October, 2016. 5 submissions have been received which are included within Appendix 1 Objectives Phase 1 Public Consultation Responses to this document. These can be summarised as follows: 1 submission from an SME garage industry showing an interest in the public consultation; 1 submission relating to a large agricultural farming brownfield site requesting a change of use for light industrial/warehousing use; 2 submissions from a resident and the Maghtab Residents Association requesting that they be involved in the review process and finally a submission that relates to a site outside the boundary of the area requesting consideration.

2.3 The main planning strategy proposals to be achieved to fulfil the initial Objectives are summarized as follows:

- a) The designation of a boundary that encapsulates the Maghtab Planning Strategy Area is being identified. This boundary covers the predominant committed development areas of Maghtab centred around the:

- i. The area that relates to Maghtab as being a separate developed area from adjacent areas such as Bahar ic-Caghaq, Salina and Burmarrad;
 - ii. The predominant road network currently servicing the area namely Triq il-Kappella ta' Santa Maria, Triq ir-Ramla, Sqaq Habel Zwejra, Sqaq il-Qbiela and Trejjet L'Arznu as the main access routes within the area;
 - iii. The predominant clustered areas of activity based on the five main character areas as per (b) below; and
 - iv. The main area that relates to the CMLP (2006) Policy CG04 requirement for the identification of a residential settlement area in Maghtab.
- b) The formulation of a policy framework for the area that addresses existing issues experienced within the existing character area land uses includes:
- The wider Agricultural Areas that include characteristic rural landscape areas incorporating an Animal Husbandry Area, widespread Arable/Horticultural Areas and the need to sustain, promote and improve these areas as a priority goal of this Partial Review.
 - The delineation of a focused Residential Settlement Area forming the Maghtab Settlement Area centred along the main road routes as required by Central Malta Local Plan (2006) Policy CG04.
 - An amelioration of the situation faced with the existing industrial, warehousing and open storage land uses that are required to be addressed through a containment strategy. These are to be addressed through initiatives that encourage mitigation measures to reduce conflicts with adjacent residential land uses and thereby improve residential amenity in the area and also the change of use to a lesser impacting land use in the longer term.
 - The consideration of present and future national Waste Management Utility requirements and possible extensions to the current Civic Amenity Site operations adjacent to the ex-Maghtab landfill.

- Generally improving the transport access and circulation in the area to minimise the impact of heavy traffic within the main settlement roads including the upgrading of Sqaq Habel Zwejra and its future possible connectivity to Triq ir-Ramla.

- c) The Plan also introduces planning direction and clarity in the area that guides towards an approach that reduces long term conflicts between land uses, whilst safeguarding the predominant agricultural activity and rural characteristic and nature of the wider Maghtab area, thereby ameliorating the current situation.

3.0 The Maghtab Area

- 3.1 The Maghtab Area forms part of the locality of Naxxar and is located to the east of Burmarrad, west of Bahar ic-Caghaq, south of Salina and north of the Naxxar/Gharghur Great Fault. Maghtab is characteristically a rural and agricultural activity area of mostly flat land along an extensive plain. This plain incorporates agricultural, residential and other land uses that have developed over long periods of activity but increasingly becoming more urbanised since the late 1960s. The area traditionally contained scattered farmhouses and rural buildings, animal farms and horticultural areas that form the main primary land use in the area. Development originally focused around main roads and the formation of a substantially large animal farming area to the north west and with arable farming fields to the east and south. Within the northernmost extent outside the area of study is located the ex-Maghtab landfill area and also the geographical extent of the Wied ta' Kieli valley area that proceeds into the coastal area of Bahar ic-Caghaq and other environmentally protected areas along the coast.
- 3.2 The Central Malta Local Plan (2006) had identified the emergence of a residential component that had evolved into an outside development zone (ODZ) rural settlement cluster. This was zoned as a Category 2 ODZ Rural Settlement. This settlement had not however been defined within the Local Plan. The area also incorporates an old chapel Kappella ta' Santa Marija that includes also an open space and parvis and forms the only social and community facility in the area.
- 3.3 A number of industrial concerns also established themselves in later years. These sites were initially agricultural related concerns in the late 1960s but were followed with industrial operations that presently also include a mix of batching/construction plants, warehousing, open storage and garage SME type industries. This mix of uses has led to incompatibility of land uses that requires the establishment of a containment strategy and planning policy guidance for the area to reduce land use impacts in the longer term.

- 3.4 Furthermore, the onset of the Maghtab landfill (now undergoing rehabilitation) and the development of a number of these industrial concerns had affected the general rural landscape character of the area substantially. The landfill may have also affected and led to a temporary downturn of animal farming activity in the past. This is being addressed and improvements in the general character of the area have been achieved through landscaping and other programmes being followed, as well as, measures to reduce past impacts. This reversal has led to a revival of animal farming in Maghtab.
- 3.5 The industrial activity on the otherhand still lacks the required measures to reduce conflicts within the area, including appropriate mitigation, such as landscaping and other measures. The area is also characterised with enforcements over inappropriate land uses that need to be addressed mostly relating to industrial related and open storage activity. This unplanned industrial activity has had an adverse impact on the distinct characteristics of this rural area including a reduction of open countryside and fields that have been built over or disturbed through the activity. Other issues have arisen from abandoned farms that have not been reactivated and eventually resulted in brownfield sites that scar the traditional rural landscape of the area. Other significant threats in Maghtab include dumping (reduced substantially after the civic amenity site was introduced), fragmentation of sites, road formation and upkeep, obnoxious industry impacts and agricultural malpractices that may still be evident in the area.
- 3.6 The Partial Review aims to ameliorate on this general situation and guide towards an improved long term scenario for Maghtab through the Maghtab Planning Strategy.

4.0 Strategic Guidance

4.1. This Partial Review is guided strategically by the ‘Strategic Plan for the Environment and Development (SPED), 2015’. The SPED highlights in Para 1.2 the need to follow a ‘containment strategy’ to limit urban sprawl. This is apparent over the years in Maghtab which transformed from a sparsely developed typically rural area to a more developed and urbanised area. SPED Para 1.23 clearly describes the changes that have been experienced in the countryside such as the Maghtab Planning Strategy Area as follows:

‘The rural areas of the Maltese Islands reflect the continuum of activities from very rural to very urban which blurs the distinction between the two.’

SPED Para 1.4 defines the ‘need for the efficient use of available space’ and the ‘regulation of design and operations of development to reduce conflicts between uses’. The latter is evident in that the area has a wide range of land uses varying from agricultural to residential to heavy industry requiring planning guidance.

4.2 Furthermore, the following summarised SPED Policies are also relevant to this area namely:

- The SPED Vision for the Rural Area that ‘The Rural Area shall sustain the livelihood of the farming communities through modernisation of agricultural practices and diversification of compatible rural activities...with less buildings and dereliction,...’;
- Policy TO 1.10 Socio-economic development seeks to ensure that rural areas are not exploited by uses which are not legitimate or necessary.
- Policy TO 6.1 Controlling the location, design and operation of development.
- Policy TO 6.2 Identifying and designating pollution hotspotscontamination, and focusing resources for positive action and improvement.

- Policy TO 7.1 Controlling the location of development to prevent soil sealing and erosion, and

The Rural Area SPED Policies specifically that are also directly applicable:

- Policy RO 1.1 Protecting good quality agricultural land from development.
- Policy RO 1.2 Supporting the modernisation of existing animal and arable farms located away from sensitive areas.
- Objective RO 3 to guide development which is either justified to be located in the Rural Area...whilst ensuring the improvement of the quality of the rural environment by:
 - Policy RO 3.1 Setting out a policy framework to control the location and design of such development and guide appropriate environmental measures.
 - Policy RO 3.3 Controlling the cumulative effect of such development.
 - Policy RO 4.6 Reviewing the hierarchy of rural settlements to guide the nature, scale and type of development within them.

5.0 Maghtab Planning Strategy Area Policy

5.1 Within the Maghtab Planning Strategy Area the following Area Policies are applicable:

CMMB 01 The Maghtab Planning Strategy Area

The boundary for the Maghtab Planning Strategy Area is shown on Map MTB 1 Maghtab Planning Strategy Area Policy Map.

The Maghtab Planning Strategy Area is identified primarily as an agricultural activity area. This agricultural area is to be maintained, conserved, consolidated and rehabilitated, whilst protecting its wider rural context, nature and character. This approach extends to important rural features that constitute the basic elements of the rural fabric, including the soil resource, rubble walling, mature trees and traditional rural constructions that are to be conserved.

This Strategy Area is subdivided into five main zones:

- a) Animal Husbandry Area**
- b) (i) Arable Farming Areas**
(ii) Arable Farming Buffer Area
- c) Maghtab Residential Settlement Area**
- d) Industrial Clusters, and**
- e) Waste Management Utilities Area**

The Maghtab Planning Strategy guides future development within Maghtab on the basis of the following planning principles:

- containing urban sprawl,
- protecting the environment,
- enhancing the residential amenity, and
- containing and regulating existing industrial and or commercial activities.

The identification of additional measures to protect and enhance the character of the Maghtab Planning Strategy Area are encouraged. These may include mitigation measures such as landscaping buffers between incompatible land uses.

In cases of existing developments, the provisions of the Rural Policy and Design Guidance, 2014 (RPDG) shall be applicable. In considering proposals for alternative land-uses to existing development within the context of the RPDG, the Planning Authority shall support changes to land uses in line with the general designations of this Policy.

Additionally, the provisions of the following Subsidiary Policies are not applicable to the Maghtab Planning Strategy Area as indicated on Map MTB 1 namely:

- I. Fireworks Factory Complexes Policy, 2014
- II. Fuel Service Stations Policy, 2015

The Maghtab Planning Strategy Area is designated by the boundary as indicated on Map MTB 1. The Maghtab Planning Strategy Area is being identified following an extensive survey and analysis of the area and its development. The Strategy Area is subdivided into five predominant Character Areas that include an Animal Husbandry Area, Arable Farming Areas and an Arable Farming Buffer Area, the Maghtab Residential Settlement Area and other areas pertaining to Industry Clusters and an existing Waste Management Utilities Area.

The agricultural activity in Maghtab is identified as the priority land use to be encouraged and sustained as this is the most important positive contributor towards the long term conservation of the wider rural character and context.

The other Character Areas are guided by respective specific policy guidance for each Area. Maghtab also includes a wide variety of land uses many of which conflict with adjacent land uses but that have established over time in the area including batching plants, plant yards, garage industries as well as a substantial number of currently disused buildings awaiting redevelopment. This mix gives Maghtab a disorganised appearance and leads to a decreased rural quality and amenity.

The aim of this policy is to guide existing conflicting land uses by preventing the further development of incompatible uses in the area and by directing further growth to specific character areas as defined in the policies below. This strategy seeks to reach a balance by allowing the consolidation of these character areas through sustainable development and the protection of the overall rural character and wider rural context and by preventing new inappropriate developments that would adversely affect the Maghtab area. The acceptable land uses in these settlements are aimed at ensuring the genuine needs of these character areas are met.

An area is planned as an Arable Farming Buffer Area between the Animal Husbandry Area and the Residential Settlement Area to retain an adequate buffer between the two land uses. Within this buffer area, new animal farming is restricted to allow for an appropriate buffer between residences and farms to limit impacts.

Furthermore in the interest of protecting the delineated Residential Settlement the consideration of firework factories and fuel service stations is not supported within the Maghtab Planning Strategy Area as designated on Map MTB 1.

Given that mature trees, the soil resource and rubble walling constitute important components of natural and semi-natural ecosystems and are also important aesthetic features of the rural landscape and within rural settlements, these are protected. Trees associated with rural settlements are to consist of indigenous or archaeophytic species.

CMMB 02 Animal Husbandry Area

In line with Policy CMMB 01, the consolidation, improvement, promotion and sustaining of the Animal Husbandry Area is encouraged and supported through the upgrading of and extensions to existing and new Animal Husbandry Farms.

Within the Animal Husbandry Area only the following policies of the RPDG, 2014 are applicable:

- Policy 2.2A New farm dwellings for dairy or swine livestock farmers**
- Policy 2.3A Existing Livestock Farm Units (Including pre-1994 Farms)**
- Policy 2.3B New or relocated Livestock Farms**
- Policy 2.4 Slaughterhouse development within operational livestock farms (rabbits and poultry only)**
- Policy 2.11 Small scale Photo voltaic Panels**
- Part 5 Animal Sanctuaries, Animal Enclosures, Stables and Horse Riding/Establishments**

Measures to improve the efficiency of farm operations, upgrade and modernise facilities and farm related infrastructure and limit impacts on the surrounding areas, including attention to satisfactory site boundary treatment and landscaping are encouraged taking into account the requirements of Policy 2.9 of the RPDG, 2014.

The Maghtab Planning Strategy Area incorporates an extensive Animal Husbandry Area to the north west of Maghtab as indicated on Map MTB 1. This cluster of animal farms constitutes an intensive agricultural zone. The SPED Rural Policy Objective 1 supports the modernisation of existing animal farms and requires subsidiary plans to identify intensive agricultural zones.

The further consolidation, sustaining and upgrading of this animal farming zone is encouraged as an important agricultural economic operation. Redevelopment including consideration of extensions or new developments is to lead to an improved and efficient operation of the animal husbandry unit and limit surrounding impacts through the introduction of additional measures such as adequate landscaping boundary treatment.

It is noted that not all the policies of the RPDG, 2014 are applicable to this area except for those above mentioned policies that consolidate and enhance the intended strategy for this sub-area.

CMMB 03 Arable Farming Areas/Arable Farming Buffer Area

In line with Policy CMMB 01, the improvement of land for arable and horticultural purposes in the Arable Farming Areas is encouraged and supported.

Within the identified Arable Farming Areas, Part 2 and Part 3 of the RPDG, 2014 are applicable excluding the policies and parts listed under Policy CMMB 02.

Within the Arable Farming Buffer Area no new Animal Husbandry Farming development/extensions are permitted.

The Maghtab Arable Farming Areas are designated as shown on Map MTB 1. The Maghtab Planning Strategy Area involves widespread land use related to arable farming. This in effect constitutes the predominant land use in terms of land area. The continued upkeep of the agricultural fields within vibrant agricultural use and the related conservation of the important rural features within them including, the soil resource, rubble walling, mature trees and rural constructions is important for the retention and conservation of the wider Maghtab Rural Area character, context and nature. This is in line with the SPED Rural Policy Objective 1 for protecting good quality agricultural land from development.

This activity therefore plays a dual role as an important agricultural economic operation in itself and as a major contributor to the upkeep of the rural environment and context of the area. The vibrant agricultural land use in this area is considered as the main primary land use of the Maghtab area that is being sustained and promoted.

It is noted that not all the policies of the RPDG, 2014 are applicable to this area except for those above mentioned policies that consolidate and enhance the intended strategy for this area.

CMMB 04 Maghtab Residential Settlement Area

The Maghtab Residential Settlement Area is designated as a Category 2 Rural ODZ Settlement where the provisions of General Policy CG04 shall apply with the exception of Sections B and C.

Encroachments within the Arable Farming Areas shall only be considered provided the overall footprint of the proposed building located within the designated Residential Settlement Area and the Arable Farming Area does not exceed the 150 sqm in line with the provisions of Policy CG04.

The Maghtab Residential Settlement is designated as shown on Map MTB 1. The delineation of this residential settlement fulfils the requirements of General Policy CG04 Category 2 Rural Settlements and Map NAB 7 Naxxar Policy Inset Map Maghtab Rural Settlement.

The Maghtab Residential Settlement Area delineation focuses upon the predominant cluster of dwellings in the central area of Maghtab with frontages onto Triq il-Kappella ta' Santa Marija up to the Santa Marija Chapel and part of Triq ir-Ramla that form a consolidated settlement streetscape. This residential area is planned as a linear settlement with frontages onto these main access roads. The Maghtab Settlement includes residential units of varying types and design. The settlement itself lacks an identifiable public space area apart from the Santa Marija Chapel and parvis to the east of the crossroads between the above mentioned roads. In this respect, the openness of this area and space around the Chapel is being protected by the policy to create an identifiable core area. This delineation does not include dispersed rural dwellings that are located all over the Maghtab Strategy Area and which do not form a physically connected part of the settlement cluster even though being located in Maghtab itself.

The policy guides existing and new residential development including infill development to consolidate the existing predominant settlement form and dwelling clusters. The policy also emphasises the need for attention to redevelopment and new development proposals to

create and/or sustain a rural context to dwelling design within this settlement and resist proposals with a predominantly urban character so as to sustain the rural characteristics of the area.

Although in general road widening is not necessary, in cases of redevelopment a realignment of development frontage may be required by the Planning Authority to improve the general road alignment that has developed organically in certain areas.

Policy CG04 requires restrictions on site planning, footprints, building heights, and car-parking provision that are being followed in this policy to ensure that all new development will not create unacceptable impacts. Strict criteria for the identification of “existing buildings” and “uncommitted land” are also identified by the policy to ensure that the minimum amount of fresh land is taken up by development, in line with the overall strategy of consolidation. The elimination of blank party walls, leading to the visual enhancement of the settlement, was the main objective of this definition. These shall continue to be applicable within the Maghtab Residential Settlement Area.

CMMB 05 Industrial Clusters

Within the Industrial Clusters, light industry (Class 5A), general industry (Class 5B) and warehousing and open storage (Class 6A) will be considered. The range of allowable industrial land uses within sites which already accommodate industrial activity shall be considered on a case by case basis within the context of this strategy.

Further development within the Industrial Clusters shall in general seek to improve industrial activities and to reduce deleterious impacts on surrounding land uses in Maghtab.

Redevelopment or intensification of industrial uses will only be considered by the Planning Authority if this leads to a general improvement in the site. The scale of development or intensification shall be considered within the context of existing development within the site and its immediate surroundings.

Within the industrial development site that directly abuts residential units the introduction of mitigation measures to reduce impacts on adjacent land uses is required, including landscaping of at least 3m green, landscaping buffer space.

Past development in Maghtab introduced an element of industrial land use into this area. This land use was and remains an extraneous and negatively impacting land use that is alien and not conducive to the conservation of the rural character and context of the area. In this respect, the policy guides towards a containment of these land uses to specific clusters.

CMMB 06 Site Specific Considerations

The provisions of this policy shall apply only to Sites A, B and C as shown on Map MTB 1.

For each of the Sites A, B and C, the following conditions shall apply:

- a) The site shall be covered by a single development application providing a comprehensive plan;**

- b) Only residential land-use will be considered, provided that each dwelling unit complies with Policy CMMB 04 in terms of footprint and floorspace;**
- c) Built site coverage is not to exceed 40% of the site area. The remaining 60% of the site is to accommodate access requirements, open space provision and green boundary landscaping treatment with tree planting;**
- d) Overall height of buildings should not exceed two floors without semi basement. Structures at roof level shall only provide access to the roof;**
- e) Development is to introduce rural design features within the new dwelling design; and**
- f) Underground development shall be restricted to the footprint of the building.**

In the interim period to the approval of a comprehensive plan for each site, the provisions of RPDG 14 shall continue to apply within the context of policy CMMB 01.

A number of industrial sites that are located outside the designated industrial clusters but constitute committed development will continue to operate under said permit. These specific sites are earmarked specifically as priority sites for a change of use in the longer term should this be followed through comprehensive upgrading and development. This is being favourably considered by the Planning Authority to provide for an ameliorated environment of the Residential Settlement Area.

These sites are thus being earmarked for consideration by the Planning Authority as areas for comprehensive planning whereby their change of use to residential land use will be favourably considered subject to a master plan guided by the above mentioned conditions (a) to (f).

Should this redevelopment not be followed in the shorter term the use of site as per existing legal permit and conditions will continue with the introduction of mitigation measures including the introduction of boundary treatment around these sites.

CMMB 07 Waste Management Utilities Area

Within the Waste Management Utilities Area the extension, improvement and upgrading of existing and new waste management facilities, including the existing Maghtab Civic Amenity Site, will be supported by the Planning Authority for an efficient waste management operation adjacent to the ex-Maghtab Landfill.

Within the area adjacent to the ex-Maghtab Landfill there are located a number of existing waste management operations including the Maghtab Civic Amenity Site. The continued efficient operation of these sites may require future interventions including the consideration of extensions and upgrading projects. In this respect, the Planning Authority will consider such development in the area indicated on Map MBT 1.

No such development will be considered in the Arable Farming Buffer Area designated in line with Policy CMMB 03. New or redevelopment projects are also to introduce the necessary boundary treatment in the form of landscaping as may be required by the Planning Authority.

CMMB 08 Transport Access Improvements

The Planning Authority supports transport measures to improve road access within the Maghtab Planning Strategy Area. These include the improvement of the Sqaq Habel Zwejra and its connection to Triq ir-Ramla to introduce a more efficient circulation and access between the Animal Farming Area and the Waste Management Facilities and arterial road network as indicated on the Map MTB 1.

The roads in Maghtab have developed organically with little or no planning following existing rural tracks and development over time. One particular such instance is the present state of Sqaq Habel Zwejra which constitutes the main and only access servicing the Animal Husbandry Area and involves the movement of vehicles related to farm operations. Traffic management and farm vehicle movement directly within the Maghtab Residential Settlement Area roads can be greatly reduced if the upgrading of this road is followed including the early connectivity to Triq ir-Ramla of Sqaq Habel Zwejra. This is intended to also have the additional benefit of providing the consolidated farm area with a direct shorter access to the waste management site facilities and arterial road network. The introduction of a direct connection between Sqaq Habel Zwejra and Triq ir-Ramla would thus increase connectivity and circulation between the Animal Husbandry Farming Area and the Waste Management Facilities Area, reduce through traffic from the residential settlement roads and incentivise increased use of waste recycling facilities.

6.0 Public Consultation

6.1 The Planning Authority invited individuals and organizations to send their representations pertaining to the Maghtab Planning Strategy Area Public Consultation Draft between the 14th February, 2017 and the 30th March, 2017 and 15 submissions were received and assessed. These submissions with the Planning Authority responses are included as ‘Appendix 2: Phase 2 Public Consultation Draft Public Submissions’ to this document.

7.0 Conclusion

7.1 At the Executive Council meeting held on 8th May, 2017 the members agreed that the plan is retained as published without any amendments to the actual key map or policy text and was referred for Ministerial endorsement.

7.2 The Minister endorsed the plan on 18th July 2017.

APPENDIX 1: Phase 1 Objectives Public Consultation Submissions

Partial Local Plan Review of the Central Malta Local Plan (2006) Magtab Planning Area Development Strategy

Public Submissions on Objectives for Partial Review

Ref	Name/Company	Date	Comments Received	Remarks
PRMA 001	Maghtab Residents Association - maghtab.residents.association@gmail.com	07/10/2016	We write with reference to the above notice published by the Planning Authority, and we would like to notify you that we as Maghtab residents would like to be involved in this review process.	Comment noted. Policy document to be released for public consultation.
PRMA 002	Mr & Mrs J Buttigieg	07/10/2016	We would like to register our interest to take part in the proposed Public Consultation Phase to review the Central Malta Local Plan (2006) - Maghtab Area.	Comment noted. Policy document to be released for public consultation.
PRMA 003	Perit Stephen Farrugia obo Mr John Muscat, Prime Ltd	07/10/2016	<p>On behalf of Mr. John Muscat of Prime Ltd, I wish to submit a representation on the proposed objectives for the Review of Central Malta Local Plan- Maghtab Area (Phase 1). Please refer to the site currently owned / leased by my client attached with this email. In my view the proposed boundary for Maghtab Planning Strategy represents correctly the area which needs to be studied in detail in planning terms.</p> <p><i>There is general agreement with regards to the proposed objectives with the exception of objective (V) which is intended to control and regulate existing industrial sites. It is felt that where agricultural activity especially related to poultry breeding which is no longer viable the option to change into light industrial/warehousing use should be allowed.</i></p>	Disagreement with Objective (v) noted. Site is located within a predominant area recommended for Animal Husbandry thus request for change of use from agricultural farms to light industrial/warehousing land use would run counter to this policy direction. The site is recommended for reuse and rehabilitation for Animal Husbandry.

Ref	Name/Company	Date	Comments Received	Remarks
			<p>In particular to my client's site it is important to point out the historical dimension to it:</p> <p>Eggstra Poultry Products Ltd had a poultry farm situated on 14,7 tumoli freehold property and 7,3 tumoli on 99 year lease from Government Lands Department.</p> <p>The 14,7 tumoli freehold property has been transferred to Muscat Developments Ltd, which has common shareholding as Eggstra Poultry Products Ltd. This site has not been used for a considerable number of years.</p> <p>The 7,3 tumoli property is still used as a poultry farm according to the original lease agreement that specified that this site was to be used for poultry farming.</p> <p>The farm (covering both sites) had been operating since the 1960's and most of the existing structures were already erected prior to 1978.</p> <p>The 14,7 tumoli site also had a 'feed-mill' which is no longer being used. The 7,3 tumoli site had a slaughterhouse which could no longer be used because EU legislation does not permit the breeding of poultry and the slaughter of poultry on</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>the same site. In fact this slaughterhouse has since been demolished. So the site was not used strictly for poultry breeding, but was also used as an industrial area, if one considers that a feed mill and a slaughterhouse are industrial activities.</p> <p>The farm and slaughterhouse had been established in line with Government policy on import substitution, and for decades provided employment both directly and indirectly.</p> <p>Since Malta joined the EU and the single market meat products could be freely imported from all over Europe and thus Malta cannot remain competitive in animal production due to several well known factors. Also intensive animal breeding results in nitrates that contaminate the water table. In fact the EU had, in Malta's accession treaty, limited the quantity of intensively farmed animals that could be produced.</p> <p>Therefore in view of the above, sites in the designated area in Maghtab, which are committed sites, and have in the past been used for animal production should be allowed to be used for alternative uses, such as warehousing or light industrial use, rather than remain derelict.</p>	
PRMA	Messrs Raymond &	07/10/2016	We would like to register our interest to	Comment noted. Policy document to be

Ref	Name/Company	Date	Comments Received	Remarks
004	Joseph Camilleri, RJ Woodworks Ltd, Triq is-Salina, Maghtab l/o Naxxar		take part in the proposed Public Consultation Phase to review the Central Malta Local Plan (2006) - Maghtab Area.	released for public consultation.
PRMA 005	Perit Dr Antoine Zammit, BE & A, MSc, Ph.D (London) obo Ms Agnes Cardona	07/10/2016	I am writing on behalf of Ms Agnes Cardona, owner of the site indicated in the attached submission, vide Map 01. With this submission we kindly request that this site be also included within the boundary of the Maghtab Planning Strategy given its potential as an opportunity area that may lead to ecological benefits for the surrounding areas. The report and annexed Maps that we have prepared are to be read in conjunction with this request and provide an overview of a comprehensive, holistic and sustainable long-term strategy that we feel is needed for the Maghtab Area and wherein our site, we contend, plays a pivotal role.	Site is located outside the Maghtab Planning Area boundary within Bahar ic-Caghaq coastal area which is outside the scope of this planning review exercise.

APPENDIX 2: Magtab Public Consultation

Phase 2

Public Submissions received in Partial Local Plan Review

Phase 2

Ref	Name/Company	Date	Comments Received	Remarks
PRMA2 - 001	Anthony Galea (Perit) o.b.o Mr John Borg	23/02/2017	On behalf of Mr. John Borg we are requesting the Planning Authority to inform us of any consultation meetings. My client is a farmer with land in il Gniental Kapillier, Sqaq il Qbiela, Triq ir-Ramla. Magtab near Wied ta Kieli, which contains some rooms. My client wants to use these rooms to be used for residence purpose so that he can be near his fields. Kindly consider this request in the review of the local plan.	Section 2.1 (c) of the Magtab Planning Strategy Area prioritises the Magtab Rural Area predominantly as an Agricultural Area. Requests for such development are to be considered through the Rural Policy and Design Guidance (2014).
PRMA2 – 002	Perit Stephen Farrugia obo Mr Johann Schembri	17/03/07	On behalf of Mr Johann Schembri who owns a parcel of land as per attached site plan. As can be seen from attached site plan and photos, this is an infill site	Policy CMMB 04 guides residential development forming part of the Rural Settlement for Magtab. This focuses upon the predominant clusters of dwellings in the

Ref	Name/Company	Date	Comments Received	Remarks
			<p>between an existing house which has a third party wall onto my client's property and an Enemalta substation which also presents a third party wall onto the site in question. The zone where the area lies is designated as CMMB 03 – Arable farming areas/Arable farming buffer area.</p> <p>I contend that this policy needs to include a specific provision for infill sites where residential development is allowed due to the very site specific circumstances. In this respect, the policy CMMB3 can be amended as per below:</p> <p>The provisions of this policy do not apply in the case of infill sites – (an infill site is defined as a site which is located between at least one third party walls). New residential development will be allowed as per current ODZ policy.</p>	<p>centralised area of Maghtab with frontages onto Triq il-Kappella ta' Santa Marija and part of Triq ir-Ramla that form a consolidated settlement frontage.</p>
PRMA2 – 003	Mr E G Cefai	23/03/2017	<p>Please find enclosed a site plan of a site in Maghtab in which site I have legal interests. (The plan/site plan is a copy of that plan/site plan that was originally presented to the PA (then MEPA) several years ago).</p> <p>The Planning Authority is kindly requested to permit the building of structures and development such as residences and/or for tourist purposes and/or for social and/or community facilities on the land; so that fairness and justice are done with regard to this land.</p>	<p>Such urban development is counter to the strategy required by the Objectives of the Review. Site falls within the Arable Farming area as per Map MTB1 and policy CMMB03 allows only development related to arable and horticultural activities.</p>

Ref	Name/Company	Date	Comments Received	Remarks
PRMA2 - 004	Perit Stephan Vancell EMDP obo Mr Silvan Camilleri	15/03/2017	<p>I have been entrusted by my client Mr Silvan Camilleri who would like to submit a request to include my client's site at Triq it-Targa, Maghtab within the area designated as an industrial cluster. The request is being forwarded in response to the Maghtab Planning Strategy Area Public Consultation Draft issued in February 2017.</p> <p>Site Description</p> <p>The site consists of a vacant land with an overall area of 6415 sqm which is located within the Maghtab area. The site is located at the southernmost part of the Maghtab planning area.</p> <p>On the western side, the site in question is adjacent to a recently approved industrial complex covered by PA 7747/07 while it also abuts a site for which there is an application for the change of use from a farm into industrial buildings and boatyard.</p> <p>The area in question is accessed from Triq it-Targa which has an average width of 4.5 m. The northern access route into Triq it-Targa is through Trejjet ir-Rummiena (6m wide) while the eastern route is through Trejjet il-Kampanjol (3.8m).</p> <p>Comments.</p> <p>The site in question abuts on its west an industrial complex which is currently under construction. A cluster of stores already exists on the southern side of the</p>	Section 2.1 (c) (v) requires the containment of existing industrial activity. Although site is directly adjacent to the proposed industrial cluster and is serviced with an existing road, it is not committed with existing industrial development. Additional industrial development involving the take up of fresh undeveloped agricultural fields is counter to the containment strategy required by the Objectives of the Review.

Ref	Name/Company	Date	Comments Received	Remarks
			<p>land; currently used as a farm; however; an application has been submitted for the change of use for industrial use and a boatyard.</p> <p>The site in question is the only parcel of land which has not been designated within the industrial cluster and is bordered with land earmarked for industrial cluster. Further development (open storage) is located opposite the site.</p> <p>Road widening will be required even to the site in question to accommodate two way traffic for heavy goods vehicles.</p> <p>Given that the corner is bounded by two sites which are designated as an industrial cluster in this Local Plan review, the land in question would be certainly disturbed. It would make no planning sense to leave a parcel of land adjacent to two large industrial sites. Maintaining the existing land as is would have no environmental or planning benefit to the surrounding since this site would still be spoiled through the on-going and proposed industrial development.</p> <p>As it is being proposed in the draft Local Plan Review, the scheme is not enclosed by the existing road; hence the proposed inclusion of the land in question as an industrial cluster would complete the planned scheme as intended in Policy CMMB 05 – Industrial Clusters. This would indeed result in the containment of any future urban sprawl and would</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>regulate the industrial activity in the surroundings.</p> <p>Final comments.</p> <p>In view of the above, my client is requesting that the site in question is earmarked as an industrial cluster as an end-of-scheme to that proposed in the Local Plan review.</p> <p>Please do not hesitate to contact the undersigned should you require further information.</p>	
PRMA2 - 005	Dr Ian Stafrace obo owners of site subject to PA 3387/14	29/03/2017	<p>I write on behalf of the owners of the site subject of application PA 3387/14. A site plan of the site in question is attached to these submissions.</p> <p>Without prejudice to the application PA 3387/14, which is still sub iudice, we are submitting the following for your consideration as part of the Maghtab Planning Strategy published for consultation.</p> <p>1. The site in question was subject to an EIA process. The findings of the said EIA are public and available to the Authority. The said assessment clearly notes the poor quality of the parcel of the land in question. Furthermore, the said parcel of land is locked in between third party property and two public roads, making its use for agricultural purposes impossible.</p> <p>2. The proposal as contained in the said strategy includes the designation of areas</p>	Policy CMMB 04 guides residential development forming part of the Rural Settlement for Maghtab. This focuses upon the predominant clusters of dwellings in the centralised area of Maghtab with frontages onto Triq il-Kappella ta' Santa Marija and part of Triq ir-Ramla that form a consolidated settlement frontage.

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			<p>as residential settlements. One of these areas so designated is immediately adjacent to the site in question, and one fails to understand the distinction between such an area and the site in question. As such, the site in question should likewise be treated as forming part of the residential settlement in question.</p> <p>We reserve to make further submissions on the said Strategy.</p>	
PRMA2 - 006	Perit Stephen Farrugia obo Mr John Muscat	30/03/2017	<p>On behalf of Mr John Muscat I wish to submit the following representation as regards the Partial Review of the Central Malta Local Plan (2006), Magtab Planning Strategy Area Public Consultation Draft of February 2017.</p> <p>The remarks re my client's site were valid in the 1960's, but are not valid today. Since Malta joined the EU animal husbandry has fallen by over 50% (as can be verified by the Ministry responsible for Agriculture).</p> <p>Article 121 of the Labour Party Electoral Manifest of 2013 states that such animal husbandry farms will be allowed a 'change of use' especially considering that further animal husbandry will aggravate Malta's compliance with the Water Framework Directive and the Nitrate Directive.</p> <p>Also considering the fact that a mix of uses exist in the immediate area including light industry it is in my view unrealistic to limit the use of the site to being exclusively for Animal Husbandry.</p>	<p>The site consists of an abandoned farm within a predominantly animal husbandry area cluster that is still active with such farms. Considering the need for such farm sites nationally the area is being zoned as a potential site for an animal husbandry area. The requirements of the WFD and ND are not necessarily intended to be achieved through the closure of existing farms, but through the implementation of sustainable management measures for such farms and introduction of environmental safeguards. New industrial development would run counter to Section 2.1 (c) (v) that requires the containment of existing industrial activity.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			A better solution would be to allow a mix of uses perhaps retaining a minimum percentage of site area related to this sector however opening the possibility of related light industrial activity being proposed on the site.	
PRMA2 - 007	Dr Charles Grech, EPC Member	30/03/2017	<p>Magħtab Planning Strategy Area Policy In line with the 2.0 Proposed Objectives and Proposals 2.1 c ii to protect the environment the undersigned would like to propose the following: All applications within the Magħtab Planning Strategy Area, will include landscaping schemes that where possible integrate existing indigenous trees and shrubs and propose the planting and maintenance of new trees and shrubs to soften hard landscaping. Agricultural Applications involving Arable Farming Areas shall include the existing and where possible the retention of existing indigenous tree species and the planting (if not already existing) of at least one Araar tree (<i>Tetraclinis articulata</i>) together with another two forest tree species such as Judas' tree, Holm oak, and Aleppo Pine. The planting of Strawberry trees and Myrtle is to be especially encouraged and may substitute Judas' trees, Holm oaks, and Aleppo Pines where the field size calls for smaller sized species. Each application should also include the planting and maintenance of at least one ivy along one</p>	Comments noted.

Ref	Name/Company	Date	Comments Received	Remarks
			<p>or more of the walls present on site. <i>CMMB 01 The Maghtab Planning Strategy Area</i> <i>The boundary for the Maghtab Planning Strategy Area is shown on Map MTB 1 Maghtab Planning Strategy Area Policy Map.</i> <i>The Maghtab Planning Strategy Area is identified primarily as an agricultural activity area.</i> <i>This agricultural area is to be maintained, conserved, consolidated and rehabilitated, whilst protecting its wider rural context, nature and character. This approach extends to important rural features that constitute the basic elements of the rural fabric, including the soil resource, rubble walling, mature trees and traditional rural constructions that are to be conserved.</i> Moreover the planting of new windbreaks, groups of the national tree and other trees and shrubs will be encouraged to improve the biodiversity of the area. This should also include indigenous trees which are meliferous and of use to agriculture such as Almond, Bay Laurel, Myrtle, Strawberry tree. Landscaping buffers These shall consist of the planting of tree or shrub windbreaks, the planting of individual trees such as the national tree and the planting of clumps of trees/shrubs especially along paths and roadsides. These will serve as mitigation measures</p>	

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			<p>and aim to soften and improve the views towards and from building development especially animal husbandry farms, industrial facilities and other buildings. Use of indigenous landscaping in built up area .The nature of the Residential Settlement lies within an ODZ area. The planting of alien species in the Settlement may therefore serve as a focus of dispersal of such species. Hence applications within the development should also include the use of indigenous species together with fruit trees in front/back garden as the case may be.</p> <p>These are to be addressed through initiatives that encourage mitigation measures to reduce conflicts with adjacent residential land uses and thereby improve residential amenity in the area and also the change of use to a lesser impacting land use in the longer term.</p> <p>Historical screening of buildings at Magħtab</p> <p>The evidence of the existence of trees in fields along the road</p> <p>Arbutus unedo strawberry tree Imbragla Myrtus comunis Myrtle Riħana</p>	
PRMA2 - 008	Perit Mannie Galea obo Mr Joseph Aquilina	30/03/2017	Request made on behalf of Mr Joseph Aquilina who is the owner of site marked in red on attached site plan. It is being proposed to change the designation from an agricultural area into an area for industrial warehousing in line with similar	Site is located outside the Magħtab Planning Strategy Area.

Ref	Name/Company	Date	Comments Received	Remarks
			proposed and existing industrial areas already located within the vicinity of the site.	
PRMA2 - 009	Perit Mannie Galea (Perit Ennio Ellul) obo Mr Edward Mifsud	29/03/2017	This request is being submitted on behalf of Mr Edward Mifsud, owner of land marked in red on attached site plan. It is being proposed to change area designation from agricultural area to an area for storage of boats and caravans and industrial warehousing. The site lies across the road to the proposed extension of Maghtab industrial zone (marked in blue). The need for such places has been on the increase for the last decades, as more people are investing in these activities and need an appropriate space for storage in the winter months. The site in fact has been used for such activity for a number of years, over which an enforcement notice was issued. The site has always been fully occupied over the last years, thus giving proof of the demand of such specialized sites.	Site is separated from the existing industrial clusters indicated for Maghtab. Site is also located within the wider agricultural area with inadequate access from the main roads and subject to enforcement. Further industrial development would run counter to Section 2.1 (c) (v) that requires the containment of existing industrial activity.
PRMA2 – 010	Perit Mannie Galea (Perit Ennio Ellul) obo Mr Edward Mifsud	29/03/2017	This is being submitted on behalf of Mr Edward Mifsud, owner of land marked in red on attached site plan. It is being proposed that the fields at the back be changed into residential area for the construction of dwellings for his children.	Policy CMMB 04 guides the development of residential land use accordingly as indicated on Map MTB 1. As per Policy encroachments within the Arable Farming Area shall only be considered provided the overall footprint of the proposed building does not exceed the 150 sqm and in line with the provisions of Policy CG04.
PRMA2 – 011	Perit Mannie Galea (Perit Ennio Ellul) obo Mr Peter Mifsud	29/03/2017	This request is being submitted on behalf of Mr Peter Mifsud, owner of land marked in red over attached site plan. This land is	Site is located outside the Maghtab Planning Strategy Area.

Ref	Name/Company	Date	Comments Received	Remarks
			<p>covered by a planning permit PA 5925/06 for the construction of a large communal manure clamp which covers three quarters of the site.</p> <p>In view of the existing site built commitment, it is hereby being proposed that the site and adjacent field (coloured in green), to be included with the nearby proposed industrial area zone activity (marked in blue), which is already covered by planning permit PA 7740/07.</p>	
PRMA2 - 012	Mr Marco Borg	30/03/2017	<p>We write with reference to the above Public Consultation Draft document regarding the locality of Maghtab and as residents of this locality we cannot express enough our disappointment as to how the Planning Authority is ignoring several of the residents by omitting completely their residences from the planning process. This is especially to the number of residences along Triq is-Salina mainly Villa Trevi, Bella Vista, No. 8 and Farm House No. 6/7.</p> <p>The land adjacent to these properties is still GOOD agricultural/arable land and for the sake of Good Neighbourly Compatibility, this land should remain as is and should be included as part of the Arable Farming Buffer Area. The assignment of this land as Animal Husbandry Area goes against all Common Sense and will be a threat to the peaceful possession of our property and constitute a</p>	<p>Policy CMMB 04 delineates the Maghtab Residential Settlement Area focusing upon the predominant clusters of dwellings in the centralised area of Maghtab with frontages onto Triq Il-Kappella ta' Santa Marija and part of Triq ir-Ramla. Other residences within the Strategy Area will continue the land use as per permit conditions. However, they cannot be considered to constitute part of the main central settlement in view of distance separating such units from the focused settlement area.</p> <p>Regarding Animal Husbandry, this area has been an animal farm area and has been strategically promoted for such land use over a very long period of time. The Review in effect prioritises the consolidation of animal husbandry in a specific area only. The consideration of Animal Farms is still subject to the requirements for farms in line with Agriculture and Health Authority regulations and the requirements of the Rural Policy and Design Guidance 2014.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p data-bbox="902 172 1155 201">Public Health Risk!</p> <p data-bbox="902 245 1447 719">The PA nor any of the authorities have bothered to carry out any form of assessment of the locality under review, the residents being closely affected by these proposed changes will be negativity effected with the degradation of the locality and the amenity. There is no doubt that allowing a farm in the immediate proximity to several residences housing a number of families goes against the spirit of the regulatory policy enacted to ensure safety when planning such farms.</p> <p data-bbox="902 764 1435 1091">However, scientific literature also shows that there are real health risks behind the nuisance. These include health risks from the very same irritating noise and smell. However, other risks are now well established and include the potential for infection, including by resistant bacterial strains, respiratory dysfunction, psychological and neurological illness.</p> <p data-bbox="902 1136 1435 1423">In addition to known health risks, animal farms are a potential for serious environmental risks - with later effects to the health of a wider population. Dusts, particulate matter and harmful gases would pollute the air while nitrates and antibiotics will be deposited in the soil, leading to further re-cycling of such</p>	

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			<p>harmful wastes. Environment control regulation exists as enacted by Maltese Laws and serious controls could curb such risks – but there is little evidence that regular monitoring and corrective action are actually underway in similar farms in Malta. This is very clearly evident from the current state of affairs on most animal farms around Magħtab.</p> <p>If such farms could be placed away from neighboring residences and regulated for noise, air and soil quality, these could contribute to the food industry and economy of the country. If these conditions cannot be upheld, any authority allowing such farms goes against the spirit of the Laws of Malta and the regulations made to govern such developments.”</p> <p>Furthermore, allowing the development of more Animal Farm is allowing the exploitation of fresh land to eventually be converted from Farming activity to other nature such as industrial as has continuously happened over the year in the neighborhood!</p>	
PRMA2 - 013	Mr Sandro Bonanno, Environment Resources Authority	29/03/2017	<p>The Environment & Resources Authority (ERA) welcomes the opportunity to comment on the Partial Review Magħtab Development Strategy Public Consultation Draft.</p> <p>ERA is putting forward its</p>	<p>ERA comments are noted. Regarding the need for further consultation at later stages, ERA are consultees at the DPA stage. Although the PA concurs on the need to protect nearby environmental assets including the escarpment, the coast, valleys</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>recommendations with respect to the proposed development strategy, and is presenting the following attachment for consideration in the public consultation stage.</p> <p>1.1 ERA welcomes the opportunity to comment on the Partial Review CMLP, 2006 - Maghtab Development Strategy Public Consultation Draft. It also welcomes the Planning Authority's intent to plan for the future development of the area in a comprehensive manner through a consolidated and proactive plan. It is noted that the emerging strategy for this Plan is directly related to environmental aspects.</p> <p>1.2 These comments are being provided without prejudice to ERA's review at project stage, when more detailed environmental assessment will be required. Depending on their nature and their scale, these proposals may also require different types of environmental assessments, including an Environmental Impact Assessments (EIA) screening procedure of projects in terms of the EIA Regulations, 2007 (S.L. 504.79).</p> <p>2. Background 2.1 The area covered by the Maghtab Planning Strategy, (see Figure 1) lies directly beneath the Victoria Lines</p>	<p>and the geological fault/ridges etc. it is noted that the Maghtab Planning Strategy Area focuses on the developed and committed areas pertaining to central Maghtab and excludes sensitive areas from the study area. Trees and rubble walls and other important rural features are protected through the existing legislative and policy framework and within the Review.</p> <p>The review follows a containment strategy for industrial land uses and recognises industrial clusters as a measure to delineate these areas for improvement through mitigation measures and not to accentuate further sprawl. In this respect these clusters are considered to limit further impacts and sprawl onto the general rural character of the area.</p> <p>Regarding the general degradation in the area the Review requires that efforts are followed to restore degraded areas to their previous rural character and quality both through redevelopment of the area and the change of use of a number of comprehensive sites from industrial to residential land use to consolidate the Rural Settlement.</p> <p>The PA agrees with the strategy against the displacement of agricultural land use apart from areas being zoned for land uses as per Map MTB 1. To this effect, Policy CMMB 01 prioritises the agricultural land use in the Partial Review as the primary land use in Maghtab.</p> <p>Regarding the different land uses the</p>

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			<p>escarpment. The Plan area is highly visible from various stretches of the Victoria Lines which is situated at higher elevations. The escarpment and its environs, which are characterised by garrigue and patches of maquis, form part of the scheduled Area of High Landscape Value (AHLV) for the Victoria Lines, and include the Tree Protected Area of Wied Anġlu and the immediate stretches of the Victoria Lines escarpment [designated under Legal Notice 200 of 2011 and G.N. 473 of 2011]). These features need to be duly considered in any planning document for the area.</p> <p>2.2 The area covered by this Local Plan revision, and its wider surroundings have been subjected to various development pressures over the past decades. Figure 2 below, shows that the process of intensification and sprawl of development in a piecemeal manner has resulted in almost enclosing a stretch of rural area between the Victoria Lines escarpment to the South, the development zones to the East (Baħar iċ-Ċagħaq), the development clusters at Magħtab and the T'Alla u Ommu/Wied il-Għasel Industrial Area. The latter Industrial Area itself is the resulting effect of a similar process of continuous development pressure, until the site was</p>	<p>individual map delineations and respective policies clearly indicate and guide the policy requirements for these areas. To this effect, each land use is guided by a specific policy for each character area.</p> <p>Għallis landfill has not been included in this Partial Review as this area goes beyond the objectives. The boundary itself has already been the subject of a first stage consultation. This Review focuses primarily on fulfilling the requirements of CMLP (2006) Policy CG04 for a Rural Settlement.</p> <p>Use of characteristic flora and tree species for landscaping in sites earmarked under Policy CMMB 06 is agreed.</p> <p>Concerns on development not increasing traffic flows or noise are noted.</p> <p>Regarding the delineation of the residential land use in colour on Map MTB 1 this follows existing committed residential clusters that can be consolidated into a settlement for the area. The Policy CMMB 04 refers to the provisions of Policy CG04.</p> <p>Comment regarding the reference to Malta's National Biodiversity Strategies and Action Plans NBSAP Theme 6 – Sustainable Use of Resources – Soil, Water and Land noted. The review requires that environmental guidance for the sustainable use of resources is adhered to.</p> <p>The Policy CMMB 04 refers to the provisions of Policy CG04 so there is no need to rewrite policy as it is already applicable.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>eventually formally designated as an Industrial Area (refer to Figure 2).</p> <p>3. Overview</p> <p>3.1 Experience has shown that the designation of formal policy boundaries tend to accentuate the rate and degree of development intensification at particular sites with risks of further sprawl of development onto adjacent undeveloped land, rather than attenuating or containing the development. In view of this, it must be ensured that the Magħtab Area is not over-developed and the rural character continues to dominate the area. Such possible development intensification, resulting in further adverse environmental impacts in the area includes: additional take-up of undeveloped rural land, urban sprawl and possible displacement of genuine agricultural uses; proliferation of new buildings in a rural context; loss of traditional/topographic rural features; and adverse impacts on the character and scenic qualities of the countryside. Magħtab's rural characteristics should be preserved and improved. This is in line with Objective c (v) of the Government Objectives for this policy.</p> <p>3.2 There are concerns regarding the rate of environmental degradation of the Plan area and the wider rural context. ERA supports the objective of the strategy</p>	<p>Building heights for industrial areas are not identified specifically but the predominant height and the context of existing development in the immediate surroundings and context is applicable.</p> <p>Regarding transport the area does not have issues of parking or traffic flow per se but of the impact of heavy vehicles related to industrial concerns, animal farms and the waste management facilities that utilise the main local roads. The Review proposes that a new road link is built between Sqaq Habel Zwejra and Triq ir-Ramla to reduce heavy vehicular traffic from the main local roads and provide for a direct route between the animal husbandry area and the waste management facilities in the area.</p> <p>Regarding CMMB 06 the policy direction is intended to incentivise the change of use from industrial to residential to consolidate the settlement area. Boundary treatment is a conditional requirement of the policy.</p>

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			<p>which seeks to protect, maintain and restore the rural characteristics and environmental qualities of the area particularly in view of its high visibility from key vantage points from the Victoria Lines escarpment.</p> <p>4. Strategic ERA feedback 4.1 ERA's review of the proposed plan strategy focuses on the information available at this stage. These include the following:</p> <p>4.1.1 The Area under study includes a considerable amount of agricultural land, with a number of small clusters of built up units. ERA recommends that there should be no displacement of agricultural uses.</p> <p>It is recommended that appropriate further policy safeguards are included to limit further environmental degradation of the area.</p> <p>Agricultural areas which are not in use and are instead being used for storage of material, as well as for illegal dumping, should be controlled and cleared.</p> <p>The policy area includes a number of dispersed residential units, agricultural development and industrial activities. To avoid issues of interpretation, the policy ought to include clear and unequivocal delineation of what use, specific location and amount of</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>permitted development for each character area. This should be done following a meticulous and comprehensive consideration of the existing permitted development, whilst addressing conflicting land use activities.</p> <p>4.1.2 The policy document does not refer to the Ghallis landfill area which is currently in operation, which invariably has impacts on the policy area and its surroundings. It is therefore recommended that the impacts arising from this activity onto the Magħtab Planning Strategy area are taken into consideration and are also addressed.</p> <p>4.1.3 The Magħtab Planning Strategy Area document actively promotes arable farming, horticultural and animal husbandry activity in the area. Nonetheless, the document makes little reference to the adjacent landfill and impacts on policy area. Though it is not part of the area under study, the landfill and its possible impacts should feature more.</p> <p>Possible percolation of contaminants from landfill onto surrounding area is a possibility. Therefore, it is being recommended that feedback is obtained from the Environment and Health Directorate on any required studies to assess the potential contamination from leachate run-off and / or air-borne transmission onto adjacent area of landfill,</p>	

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			<p>especially onto the agricultural fields, prior that these are earmarked for the growth of agricultural produce.</p> <p>4.1.4 All forms of measures and related developments are to ensure minimal impacts (both physical and visual), upon the features mentioned in point 2.1, especially on habitats. Where possible, any development should compliment the habitats and their assemblages. In this regard, green landscaping with tree planting (as mentioned under policy CMMB 06 Site Specific Considerations), should use tree and/or flora species characteristic of the above mentioned locations. Such an action may also serve to contribute to the habitat’s resilience by providing near-by enclaves for the area’s characteristic species.</p> <p>4.1.5 The Magħtab area had been a hub for various uses, including a mix of Use Classes 1, 5 a b c, 6, and 7. Given that this proposal is aiming to set a strategy to improve the existing area and also to guide the development of land, this proposal is welcomed, provided that:</p> <ul style="list-style-type: none"> • From an air quality point of view – ERA highlights the need to avoid increases in traffic flows, in particular avoidance of intensive development, particularly large residential complexes, or commercial 	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>activity.</p> <ul style="list-style-type: none"> • From a noise perspective - Any new development considered under this strategy, especially in the zones designated as Magħtab Residential Settlement Area and Industrial clusters, a well-balanced approach is required in order to conserve and ameliorate the current noise climate. As well as the improvement of road infrastructure in order to reduce traffic and hence traffic noise sources within the area. <p>5. Policy-related feedback 5.1 Map MTB 1 departs from portraying rural settlements in indicative boundaries, and is instead zoning residential component in full brownish colour, normally associated with zoning for residential development within development scheme. It is unclear whether this designation follows the criteria of Policy CG 04 of the Central Malta Local Plan (2006). This proposed depiction for the residential settlement, as shown on map, could be interpreted to delineate all lands, which otherwise would not be eligible for development as per the provisions of Policy CG04. This can give an erroneous impression that agricultural land may be developed into residential development. It is also unclear whether this interpretation follows the criteria</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>of Policy CG 04, in particular the section defining ‘uncommitted land’.</p> <p>5.2 Policy CMMB 01 - In addition to comments made earlier, reference is also made to the Malta NBSAP with particular reference (but not limited), to Theme 6 - Sustainable Use of Natural Resources: Soil, Water and Land. Measures described within the document related to sustainable agriculture and the use of related resources, including local crop and animal varieties, should be considered and integrated with in this strategy, as much as possible. This would apply also to CMMB 02 Animal Husbandry Area and CMMB 03 Arable Farming Areas/Arable Farming Buffer Area.</p> <p>5.3 Policy CMMB 04 - With reference to the statement “Strict criteria for the identification of “existing buildings” and “uncommitted land” are also identified by the policy to ensure that the minimum amount of fresh land is taken up by development, in line with the overall strategy of consolidation”;</p> <p>it is also suggested that the committed land can also be restored, if necessary.</p> <p>5.4 Policy CMMB 05 - ERA recommends that the policy defines a clear building height limitation for industrial development, such that it ensures negative impacts on the surrounding landscape.</p> <p>5.5 Policy CMMB 05 - The use of landscaping as buffers in industrial</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>clusters should prioritise on the use of native plants as per existing regulations, in order to minimise/avoid the possibility of spread of alien and invasive plant species. In addition, noting the ODZ and farming context, a landscaping plan for the area should be proposed.</p> <p>5.6 This area manifests problems of parking, conflicts between traffic flow and difficulties of access (considering the nearby main transport route). There is also considerable absence of landscaping. In this respect, it is recommended that existing development should not be used as a model for future development. To address this deficiency, an additional requirement for new parking areas are to be introduced, in Policy CMMB 05, where redevelopment of the industrial clusters should require to provide additional parking spaces. These parking areas as a requirement, may include surface parking considerations on committed areas. It should be ensured that the Urban Improvement Fund (UIF) Scheme should not be applicable to the Industrial clusters in view of the current condition related to the existing lack of parking that requires measures for the provision of new physical parking to ameliorate on the present situation.</p> <p>5.7 Policy CMMB 06 - Site Specific Considerations: green boundary</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>landscaping treatment with tree planting should use only indigenous tree species, preferably using native stock. Alien species are to be avoided at all costs. Reference should be made to the Guidelines on managing non-native plant invaders and restoring native plant communities in terrestrial settings in the Maltese Islands (MEPA, 2013).</p> <p>5.8 With reference to condition (C) in Policy CMMB 06, “Built site coverage is not to exceed 40 % of the site area. The remaining 60 % of the site is to accommodate access requirements, open space provision and green boundary landscaping treatment with tree planting”; it is highly recommended that the policy is more stringent on the requirement for a high percentage of natural landscaping and tree planting. It is emphasised that such planning parameter should not be in any way compromised during any future development application process of any site within the sites covered by the policy.</p> <p>5.9 In addition to the above, thresholds might be necessary in sites that are particularly large, to ensure that soil sealing in these areas is limited.</p> <p>5.10 Point (d) of Policy CMMB 06 which states that the ‘Overall height of buildings should not exceed two floors without semi basement. Structures at roof level shall only provide access to the roof.’ The</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>current phrasing may be subject to interpretation. It is recommended that the policy is revised to clarify further, that no semi-basement would be considered, in order to limit impacts on the environment and its characteristics.</p> <p>5.11 ERA notes that there may be site-specific and localised environmental considerations which would need to be assessed later on at project stage. These include the expansion/upgrading of the waste management facilities, widening of roads, other projects entailing take up of additional rural land, and the general acceptability of proposed developments in relation their specific site location, etc.</p>	
PRMA2 - 014	Dr Emmanuel Cefai	28/03/2017	<p>SUBMISSIONS RE MAGHTAB PLANNING STRATEGY AREA CONSULTATION</p> <p>There should be a place for community and services facilities.</p> <p>There should also be a reasonable provision for shopping, perhaps even a supermarket.</p> <p>There should also be reasonable provision for offices, clinics, pharmacy and other medical and health services.</p> <p>A minimum of sports facilities should also be catered for.</p> <p>A small underground park would not be out of place.</p> <p>Other services useful to a small community/village should be</p>	<p>Section 2.1 (c) of the Maghtab Planning Strategy Area prioritises the Maghtab Rural Area predominantly as an Agricultural Area. Such urban development is counter to the strategy required by the Objectives of the Review.</p>

Ref	Name/Company	Date	Comments Received	Remarks
PRMA2 - 015	Mr John Portelli/Ms Geraldine Portelli/Mr Alexander Portelli	30/03/2017	<p>permitted and also encouraged.</p> <p>We write with reference to the above Public Consultation Draft document regarding the locality of Maghtab and as residents of this locality we cannot express enough our disappointment as to how the Planning Authority is ignoring several of the residents by omitting completely their residences from the planning process. This is especially to the number of residences along Triq is-Salina mainly; Villa Trevi, Bella Vista, No. 8 and Farm House No. 6 and 7.</p> <p>The land adjacent to these properties is GOOD arable agricultural land and for the sake of Good Neighbourly Compatibility, this land should remain as is and should be included as part of the Arable Farming Buffer Area. The assignment of this land as Animal Husbandry Area goes against all Common Sense and will be a threat to the peaceful possession of our property and constitute a Public Health Risk!</p> <p>The Planning Authority so far have NOT bothered to carry out any form of assessment of the locality under review, the residents being closely affected by these proposed changes will be negativity effected with the degradation of the locality and the amenity. There is no doubt that allowing a farm in the immediate proximity to several residences</p>	<p>Policy CMMB 04 delineates the Maghtab Residential Settlement Area focusing upon the predominant clusters of dwellings in the centralised area of Maghtab with frontages onto Triq Il-Kappella ta' Santa Marija and part of Triq ir-Ramla. Other residences within the Strategy Area will continue the land use as per permit conditions. However, they cannot be considered to constitute part of the main central settlement in view of distance separating such units from the focused settlement area.</p> <p>Regarding Animal Husbandry, this area has been an animal farm area and has been strategically promoted for such land use over a very long period of time. The Review in effect prioritises the consolidation of animal husbandry in a specific area only. The consideration of Animal Farms is still subject to the requirements for farms in line with Agriculture and Health Authority regulations and the requirements of the Rural Policy and Design Guidance 2014.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>housing a number of families goes against the spirit of the regulatory policy enacted to ensure safety when planning such farms.</p> <p>However, scientific literature also shows that there are real health risks behind the nuisance. These include health risks from the very same irritating noise and smell. However, other risks are now well established and include the potential for infection, including by resistant bacterial strains, respiratory dysfunction, psychological and neurological illness.</p> <p>In addition to known health risks, animal farms are a potential for serious environmental risks - with later effects to the health of a wider population. Dusts, particulate matter and harmful gases would pollute the air while nitrates and antibiotics will be deposited in the soil, leading to further re-cycling of such harmful wastes. Environment control regulation exists as enacted by Maltese Laws and serious controls could curb such risks – but there is little evidence that regular monitoring and corrective action are actually underway in similar farms in Malta. This is very clearly evident from the current state of affairs on most animal farms around Maghtab.</p> <p>If such farms could be placed away from</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>neighboring residences and regulated for noise, air and soil quality, these could contribute to the food industry and economy of the country. If these conditions cannot be upheld, any authority allowing such farms goes against the spirit of the Laws of Malta and the regulations made to govern such developments.”</p> <p>Furthermore, allowing the development of more Animal Farm is allowing the exploitation of fresh land to eventually be converted from Farming activity to other nature such as industrial as has continuously happened over the years in the neighbourhood! Kindly refer to attached document for more detailed feedback.</p> <p>We write with reference to the above Public Consultation Draft document regarding the locality of Maghtab with one of the objectives being “Enhance residential amenity”, but this proposal contradicts itself in this matter by ignoring completely several of the residents by omitting completely their residences from the planning process. At the same time the Planning Authority in past and present form has opted to ignore for some obscure reason Policy CG04 which policy clearly states “The settlements of Maghtab and Bidnija as indicated in Planning Control</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>Maps NAB7 and MOB8 are designated as Category 2 Rural Settlements located within a wider rural area that should be conserved, consolidated and rehabilitated while protecting their rural character.”</p> <p>Policy CG04 goes even further and states: “Due to these mixed and conflicting uses and the disorganised character of this settlement, Magtab is affected by a fall in rural quality and amenity. The aim of this policy is to counteract these problems by preventing the further development of incompatible uses in the area and by directing further growth only to infill, corner and end of terrace sites as defined in the policy.</p> <p>In reality over the past 10 years, very much the opposite has happened and the Planning Authority (not limited to such) has used such state of affairs as a precedent to allow and grant permits that went counter to such policies.</p> <p>As residents of this locality we cannot express enough our disappointment as to how the Planning Authority is once again turning back the clock to when at the time of MEPA, the Authority’s own chairman described “Common Sense” as a luxury! Along Triq is-Salina a number of residences, mainly Villa Trevi, Bella</p>	

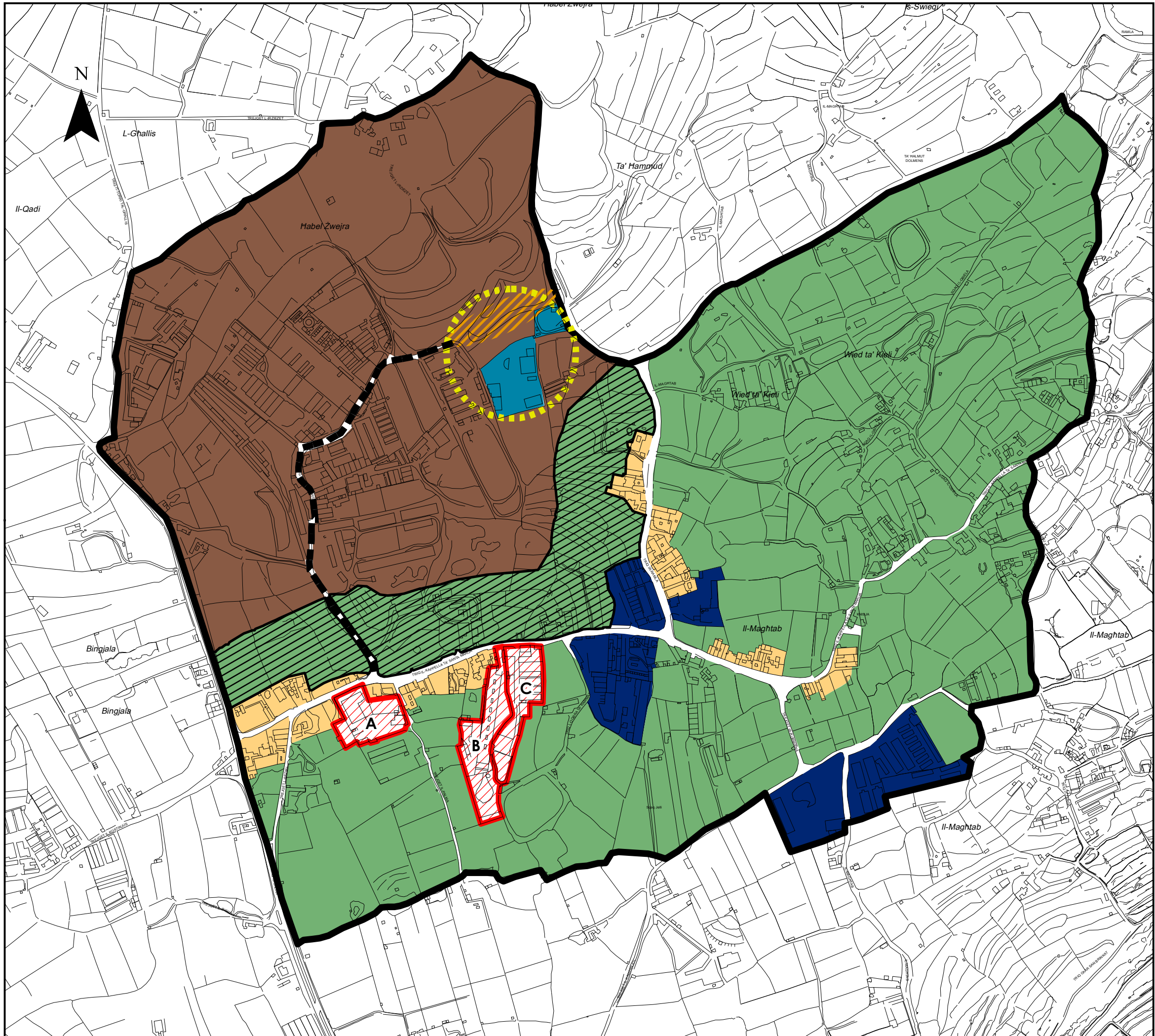
Ref	Name/Company	Date	Comments Received	Remarks
			<p>Vista, No. 8 and Farm House No. 6/7 will be negatively impacted once the PA assign the areas immediate to their property as “Animal Husbandry Area” and not “Arable Farming Buffer Area”</p> <p>As can be seen from the above photo, the land adjacent to these properties is ALL still GOOD agricultural/arable land and for the sake of Good Neighbourly Compatibility, this land should remain as is and should be included as part of the Arable Farming Buffer Area. The assignment of this land as Animal Husbandry Area goes against all Common Sense and will be a threat to the peaceful possession of our property and constitute a Public Health Risk!</p> <p>It should be also noted that neither the Planning Authority nor any of the competent authorities have ever been bothered to carry out any form of assessment, such as a health impact assessment or a soil assessment of the locality under review. The residents being affected by these proposed changes will be greatly negativity impacted by the degradation of the locality and the amenity. There is no doubt that allowing a farm in the immediate proximity to several residences housing a number of families goes against the spirit of the regulatory policy enacted</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>to ensure safety when planning such farms.</p> <p>However, scientific literature also shows that there are real health risks behind the nuisance. These include health risks from the very same irritating noise and smell. However, other risks are now well established and include the potential for infection, including by resistant bacterial strains, respiratory dysfunction, psychological and neurological illness. These issues were very clearly identified in “A Health Impact Assessment of a planned Animal Farm in Maghtab” that was conducted by Dr. Julian Mamo, Head of the Department Public Health at the University of Malta and which report was submitted by the same residents to MEPA in their appeal.</p> <p>In addition to known health risks, animal farms are a potential for serious environmental risks - with later effects to the health of a wider population. Dusts, particulate matter and harmful gases would pollute the air while nitrates and antibiotics will be deposited in the soil, leading to further re-cycling of such harmful wastes. Environment control regulation exists as enacted by Maltese Laws and serious controls could curb such risks – but there is little evidence that regular monitoring</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>and corrective action are actually underway in similar farms in Malta. This is very clearly evident from the current state of affairs on most animal farms around Maghtab.</p> <p>The CMLP also state “MEPA will designate and classify all Areas of Agricultural Value (AAVs) within the Local Plan area following confirmation of the quality of agricultural land by the Authorities responsible for Rural Development and Agriculture. Within designated AAVs only buildings, structures and uses essential to the needs of arable agriculture will be permitted on condition that it can be demonstrated to the satisfaction of MEPA that they will not adversely affect the quality of water resources, soil and landscape, and that they will not conflict with scenic, ecological, scientific, archaeological and mineral interests. In addition, applications for agricultural related development that will result in the subdivision of land holdings will not be permitted within AAVs.</p> <p>In the interim period, until such designations have been fully confirmed, development proposals on agricultural land as indicated in the Environmental Constraints Maps will be required to</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>comply with the relevant Structure Plan Policies and the relevant Policy and Design Guidance for Rural Development and Agriculture.</p> <p>I would like to ask whether PA has carried out this exercise, and if the answer is in the negative I would like to further enquire as to what interest does the PA has for failing to do carry out such exercise in the locality of Maghtab? In absence of such studies, the Authority cannot give over agricultural land for animal husbandry rather than arable farming.</p> <p>If such farms could be placed away from neighbouring residences and regulated for noise, air and soil quality, these could contribute to the food industry and economy of the country. If these conditions cannot be upheld, any authority allowing such farms goes against the spirit of the Laws of Malta and the regulations made to govern such developments.”</p> <p>Furthermore, allowing the development of more Animal Farm is allowing the exploitation of fresh land to eventually be converted from a farming activity to other activities. Such abuse of the planning system has happened and has been allowed over the years.</p> <p>Still the Planning Authority seems to be</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>happy to allocate more agricultural land to Animal Husbandry that eventually be exploited and abused by the unscrupulous few!</p> <p>We hope that our plea do not fall on deaf ears and truly hope that such shortcomings in the planning system are rectified in the interest of all.</p>	



Central Malta Local Plan



Legend:

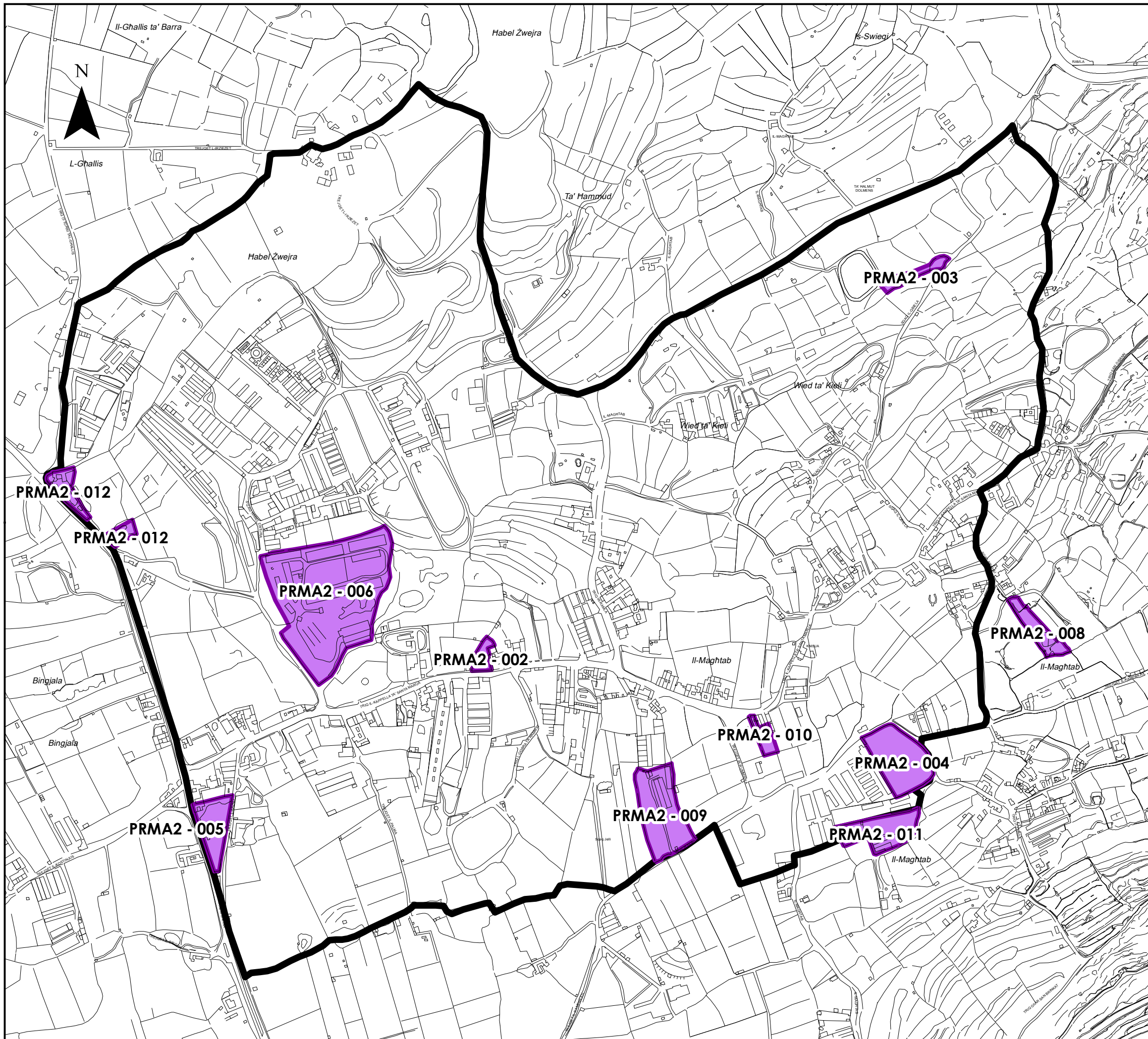
-  Maghtab Planning Area
-  Animal Husbandry Area
-  Arable Farming Areas
-  Arable Farming Buffer Area
-  Residential Settlement
-  Industrial Cluster
-  Waste Management Utilities Area
-  Site Specific Consideration
-  Possible extension to the waste facilities
-  To study of possible connection between Sqaq Habel Zwejra and Triq ir-Ramla
-  Improvement of Existing Road

Maghtab Planning Strategy Area Policy Map



Scale: 1:5,500 Date: May 2017

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

Map:
MTB 1



Legend:

-  Magtab Planning Strategy Area
-  Site Specific Submissions

APPENDIX 3
Magtab Planning Strategy Area
Site Specific Submissions-
Phase 2 Public Consultation

Scale: 1:5,500 Date: May 2017

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

Map:

A

SEA SCREENING
Partial Review of the Central Malta Local Plan (2006)
Maghtab Planning Strategy Area

Part A – Plan/Programme (PP) and Responsible Authority

Title of PP: Partial Review of the Central Malta Local Plan (2006) Maghtab Planning Strategy Area

Responsible Authority: Planning Authority

Contact Person: Joseph Scalpello

Position: Assistant Director, Planning Directorate

Contact Address: St. Francis Ravelin, Floriana

Contact Phone Number: 22902009

Contact email: joseph.scalpello@pa.org.mt

Date: 6th October, 2017

Part B – Key Facts

Responsible Authority: Planning Authority

Title of PP: Partial Review of the Central Malta Local Plan (2006) Maghtab Planning Strategy Area

Purpose of PP: The Government's Objectives of this Partial Local Plan Review are as follows:

- a) To define the boundary for a Maghtab Planning Strategy;
- b) To prepare a land use framework which designates distinctive character areas within Maghtab to address conflicting land uses;
- c) To prepare a policy framework for each character area which seeks to:
 - i. Contain urban sprawl;
 - ii. Protect the environment;
 - iii. Strengthen agricultural activities;
 - iv. Enhance residential amenity; and
 - v. Contain and regulate existing industrial and commercial activities.
- d) Identify additional measures to protect and enhance the character of the Maghtab Planning Strategy Area

Is the PP the result of legislative, regulatory or administrative provisions? Explain.

Yes. This Partial Local Plan Review results from the Development Planning Act of 2016 which sets out the procedures to be followed when an approved Local Plan is being prepared, amended or updated.

Period covered by PP: n/a

Envisaged Frequency of Updates: The Partial Review may be monitored and reviewed on a regular basis.

Area covered by PP (ideally also attach map): see attached Maps.

Summary of PP content: The Partial Review sets out the development parameters for the Review area on the basis of the requirements of the Central Malta Local Plan Policy (2006) Policy CG04 Category 2 Rural Settlements and the Naxxar Policy Inset Map Maghtab Rural Settlement Map NAB 7 for this rural settlement area. General Policy CG04 which is the existing approved planning framework for this area had identified this area as a Category 2 ODZ Rural Settlement. However this designation remained pending the delineation of the settlement on Map NAB 7 and the requirement for a strategy and guidance for the land uses and development in the area. The Government Objectives required the finalisation of this requirement and also the preparation of a Planning Strategy for this Review Area in view of existing committed and future land uses.

Strategically, the Partial Review follows the Strategic Plan for the Environment and Development (SPED, 2015) need to follow a 'containment strategy' to counter urban sprawl within rural areas in line with para 1.2 of the SPED and also that 'The rural areas of the Maltese Islands reflect the continuum of activities from very rural to very urban which blurs the distinction between the two' as main objectives for the area. Para 1.4 of the SPED emphasises 'the need for the efficient use of space' and 'regulation of design and operations of development to reduce conflicts between uses' both of which are required in the area due to its wide range of land uses ranging from agricultural, residential to industrial.

Furthermore the Partial Review follows the SPED Policies for 'sustaining the livelihood of the farming communities' within the rural area and specifically through the requirements of SPED Policies as follows:

Policy TO 1.10 Socio-economic development seeks to ensure that rural areas are not exploited by uses which are not legitimate or necessary.

Policy TO 6.1 Controlling the location, design and operation of development.

Policy TO 6.2 Identifying and designating pollution hotspot...contamination, and focusing resources for positive action and improvement.

Policy TO 7.1 Controlling the location of development to prevent soil sealing and erosion.

Policy RO 1.1 Protecting good quality agricultural land from development.

Policy RO 1.2 Supporting the modernisation of existing animal and arable farms located away from sensitive areas.

Policy RO 3 to guide development which is either justified to be located in the Rural Area... or is incompatible with urban areas... to the rural area... whilst ensuring the improvement of the quality of the rural environment.

Policy RO 3.1 Setting out a policy framework to control the location and design of such development and guide appropriate environmental measures.

Policy RO 3.3 Controlling the cumulative effect of such development.

Policy RO 4.6 Reviewing the hierarchy of the rural settlements to guide the nature, scale and type of development within them.

The Partial Review achieves the Government's objectives primarily by providing a clear strategy for the area together with specific zoning through the following approved revised policy framework summarised as follows:

Policy CMMB 01 The Maghtab Planning Strategy Area which guides the strategy for the Maghtab review area prioritises the continuation of agricultural activity as the main activity. The Review area is subdivided into 5 main zones for animal husbandry, arable farming and an arable farming buffer area, the Maghtab residential settlement, industrial clusters and a waste management utilities area. The Policy encourages the identification of mitigation measures to enhance and protect the rural character of the area whilst excluding the location of fireworks factories and fuel stations in the area to avoid new incompatible uses.

Policy CMMB 02 guides development within the Animal Husbandry Area.

Policy CMMB 03 guides development within the Arable Farming Area and introduces an Arable Farming Buffer Area where no new farms are permitted within the area as a buffer distance between farms and the residential settlement.

Policy CMMB 04 delineates the Maghtab Residential Settlement Area as required by Policy CG04 focusing on dwelling clusters located with a frontage onto the central main local roads of the Maghtab Review area.

Policy CMMB 05 contains the industrial clusters whilst requiring mitigation measures in the case of redevelopment where these abut adjacent incompatible units.

Policy CMMB 06 is a site specific policy that encourages the redevelopment of existing industrial land to a more compatible and less conflicting residential use intended to both reduce land conflict and also sustain the residential settlement.

Policy CMMB 07 considers the extension, improvement and upgrading of existing and new waste management facilities including the upgrading of the Maghtab Civic Amenity Site.

Policy CMMB 08 considers transport related requirements including the proposing of a new road extension between Sqaq Habel Zwejra farm area and Triq ir-Ramla for a more efficient circulation and access to animal farming area and waste management facilities. This change is also intended to reduce farm related traffic from using the main residential local roads.

The Partial Review Policies are also supported with the Maghtab Planning Strategy Area Policy Map MTB 1.

Part C – SEA Criteria

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
<p>Is the PP subject to preparation and/or adoption by a national, regional or local authority</p> <p>OR</p> <p>prepared by an authority for adoption through a legislative procedure by Parliament or Government (Regulation 3)</p>	<p>Yes</p>	<p>This policy is a Partial Review of the Central Malta Local Plan (CMLP) and follows the procedure delineated by Articles 48 and 53 of the Development Planning Act, 2016 (Cap 552).</p>
<p>Is the PP required by legislative, regulatory or administrative provisions? (Regulation 3)</p>	<p>Yes</p>	<p>This Partial Review of the CMLP guidance falls under the provision of Articles 48 and 53 of the Development Planning Act, 2016 (Cap 552).</p>
<p>Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use</p> <p>AND</p> <p>does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Regulation 4(2)(a))</p>	<p>Yes</p>	<p>Town and country planning and land use.</p> <p>The review guides the area for more efficient agricultural, residential, industrial and waste management facility uses. The nature and type of individual development cannot be determined at this stage and would still be subjected to environmental assessment on potential significant environmental impacts. Environmental Impact Assessment (EIA) screening procedure in terms of S.L. 549.46 (EIA Regulations, 2007), on a case by case basis at the development planning application or project stage.</p>
<p>Will the PP, in view of its likely effect on sites, require an assessment under Articles 6 or 7 of the Habitats Directive? (Regulation 4(2)(b))</p>	<p>No</p>	<p>The nearest SACs to the area addressed by the Partial Review are: the marine SAC – Zona fil-Bahar fil-Grigal ta' Malta which is over 150m distant from the northern site boundary; Is-Salini SAC and I-Ghadira s-Safra SAC, located over 900m and 450m away from the outermost</p>

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		western and northern site boundary respectively; Pembroke SAC is located more than 2km away to the east of the site. The policy review provides development considerations, focused predominantly on improving upon the already developed and committed areas within the site.
Does the PP determine the use of small areas at local level OR is it a minor modification of a PP subject to Regulation 4(2)(a) (Regulation 4(3))	Yes	This Partial Review guides land use development at the local level of Maghtab as a part of the Naxxar Local Council area, which is one of the LCs covered by the CMLP. The area covers less than 11% of Naxxar Council Area.
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Regulation 4(4))	Yes	The Partial Review sets out the site specific development criteria on the basis of which development proposals can be assessed.
Is the PP likely to have a significant effect on the environment? (Regulation 4(5))	No	The Partial Review proposes a strategy for the area with five main zones where: (i) arable and livestock farming are safeguarded from conflicting uses. With this objective the policy framework within the Partial Review specifically restricts the applicability of the Supplementary Planning Guidance on Rural Development (2014) within this locality; (ii) Residential development directed to identified locations consolidating the existing cluster of residences; (iii) Industrial development is limited to Class 5A, Class 5B and Class 6A only will be considered. Furthermore redevelopment or intensification can only be considered if this leads to a general improvement of the site whilst deleterious impacts

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		<p>on surrounding land uses. Space for additional waste management infrastructure is also identified in the area in proximity to the existing waste management infrastructure adjacent to the area considered in the Partial Review.</p> <p>The Partial review introduces a buffer area between farms and the residential settlement to reduce conflict and focuses the location of animal farms to the core farm area to the north of the review area centralising this activity. Incompatibility between industry clusters and other uses is being addressed through redevelopment into lesser impacting uses or through the requirement for mitigation measures including landscaped buffers.</p> <p>The policy framework also provides for measures to improve landscape quality, safeguard soil, mature trees, traditional rural structures and rubble walls. In addition it precludes the development of fireworks factories and fuel stations.</p> <p>In view of the fact that the Partial Review is providing a stronger policy framework for future development in line with the existing uses and within areas already committed with such uses; the fact that there are no statutory protected areas; the site is outside the groundwater protection zone and does include natural environmental features with statutory designations; leads to the conclusion that the PP is not likely to give rise to significant</p>

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		environmental effects.
Is the PP's sole purpose to serve national defence or civil emergency	No	The plan sets out the planning parameters for the use of the area.
OR		
is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7	No	
OR		
Is it a financial or budget PP?	No	

Part D – Likely Significance of Effects on the Environment

Responsible Authority: Planning Authority

Title of PP: Partial Review of the Central Malta Local Plan (2006) Maghtab Planning Strategy Area

Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effects? Yes/No (no other answer except Yes/No)	Summary of significant environmental effects (negative and positive)
<p>the degree to which the PP sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>No</p>	<p>The Partial Review sets out the planning guidelines for development within the identified boundaries at Maghtab. The policy framework prioritises agricultural activity and rural conservation whilst containing residential land use through the delineation of the rural settlement; industrial activity through the containment of clusters and other uses such as waste management sites to the appropriate area. The Partial Review eliminates certain forms of development (fireworks factories; fuel stations) and restricts the types of rural development allowable under the Rural Policy and Design Guidance (RPDG, 2014), to retain the composite of four land use types that are already present and equally dominant in the area.</p>
<p>the degree to which the PP influences other plans and programmes including those in a hierarchy</p>	<p>No</p>	<p>The Partial Review is an amendment to the Central Malta Local Plan (2006) Policy CG04 and Map NAB 7 within the Subsidiary Plans and Policies hierarchy as per Articles 48 and 53 of the DPA 2016. It is conforming with the SPED and in addition precludes the application of two key policy guidance documents on Fuel Stations and Fireworks Factory whilst restricting the applicability of the RPDG 2014.</p>

<p>the relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development</p>	<p>No</p>	<p>The Partial Local Plan Review introduces requirements for the zoning of specific land use zones for the various land uses including: the identified rural settlement for Maghtab with policy guidance to safeguard residential amenity; reduction of conflict between incompatible uses thus allowing different economic activities that cannot be located in the Urban Area to co-exist; the improvement to transport circulation to the farm area intended also to minimise traffic through the residential settlement and thereby leading to an environmental and quality of life improvement; and the continued provision of suitable land for waste management facilities in line with the national waste strategy. Considering the absence of detailed planning guidance coupled with the unplanned growth in this area in the past, this Partial Review introduces an integrated strategy geared towards more sustainable use of land resources.</p>
<p>environmental problems relevant to the PP</p>	<p>No</p>	<p>The Partial Review concerns already existing activities and excludes the introduction of new incompatible uses by introducing zoning parameters. The approach used prioritises containment rather than major intensification of existing uses. The policy caters for the range of potential environmental problems associated with livestock and arable farming, restricted rural diversification projects, residential development and identified use Classes for industrial development.</p> <p>The Partial Review calls for the conservation of the rural fabric including soil, trees and traditional structures such as rubble walls.</p>

		Given the scale of the area covered by the Partial Review, the safeguards incorporated with the policy and the fact that there are no statutory natural environmental designations, no significant environmental impacts are envisaged at the policy stage.
the relevance of the PP for the implementation of Community legislation on the environment (e.g. PPs linked to waste management or water protection)	No	The scope of the PP has no direct relevance to the implementation of Community legislation on the environment, however it supports the implementation of the National Waste Management Plan through the provision of space linked with improvement of national waste management infrastructure.
the probability, duration, frequency and reversibility of the effects	No	No environmentally significant effect has been identified and therefore their probability, duration, frequency and reversibility are not relevant.
the cumulative nature of the effects	No	No significant environmental impacts are expected.
the transboundary nature of the effects	No	Not applicable
the risks to human health or the environment (e.g. due to accidents)	No	No significant environmental impacts are expected within the Review area as the policy framework is not introducing new forms of land uses or major intensification of existing ones. The scale of industrial operations to result will be determined at the project stage, where screening under the provisions of the EIA Regulations will be undertaken. Furthermore the Partial Review highlights the need to introduce mitigation measures whilst guiding industrial development to specific clusters to reduce the sprawl of such activity. Land use developments related to animal farming are also subject to the respective requirements of the Health and Agriculture Authorities.
the magnitude and spatial extent of the effects	No	Maghtab is a local rural area that covers less than 11% of the

<p>(geographical area and size of the population likely to be affected)</p>		<p>Naxxar area, has a minor population of just over a 100 registered voters and few residences located in a mostly agricultural activity area. Furthermore the site is an already committed area where the necessary infrastructure for the approved types of land uses is already provided for.</p>
<p>the value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values (iii) intensive land-use</p>	<p>No</p>	<p>The Partial Review safeguards the rural character of the area and does not include areas of natural environmental significance. The chapel which is Scheduled property, is not affected and the adjacent open space is being retained, whilst rural structures including rubble walls are safeguarded. The policy framework promotes improved efficiency in land use and discourages major intensification. No significant environmental impacts are envisaged at the policy stage.</p>
<p>the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>No</p>	<p>No features or designations of environmental significance or landscape value are located in the area affected by the Partial Review. Designated areas within a radius of 2km from the area are not likely to be affected as the policy framework aims to improve measures to contain and consolidate existing development types and prohibit potentially hazardous developments such as fireworks factories and fuel stations. No significant environmental impacts are envisaged at the policy stage.</p>

Part E – Summary of Environmental Effects

The Partial Local Plan Review covers a localised area of Naxxar and confines development opportunities to existing committed sites where the nature of the land uses is already set and where utilities infrastructure are already provided. The land use areas are specifically being zoned and a policy framework is being approved for each land use to contain the activity and to limit existing conflicts between uses, whilst introducing mitigation measures through redevelopment. Industrial development is being contained and change of use to other more compatible land uses is being supported.

No features or designations of environmental significance or landscape value are located in the area affected by the Partial Review. Designated areas within a radius of 2km from the area are not likely to be affected as the policy framework aims to improve measures to contain and consolidate existing development types and prohibit potentially hazardous developments such as fireworks factories and fuel stations.

The resulting development proposals and impacts within the area will be determined at the project stage, where screening under the provisions of the EIA Regulations will be undertaken and relevant potential environmental effects determined. Land use developments related to animal farming are also subject to the respective requirements of the Health and Agriculture Authorities.

The proposed revisions are therefore unlikely to generate significant environmental impacts.

Part F – Screening Outcome

Screening is required under the Strategic Environmental Assessment Regulations, 2010 (Legal Notice 497 of 2010). It is our view that:

- An SEA is required because the PP falls under the scope of Regulation 4(3) of the Regulations and is likely to have significant environmental effects
- An SEA is required because the PP falls under the scope of Regulation 4(4) of the Regulations and is likely to have significant environmental effects
- An SEA is not required because the PP is unlikely to have significant environmental effects.

Joseph Scalpello, Assistant Director

Name of Officer responsible for the Screening Report

Signature of Officer responsible for the Screening Report

Planning Authority

Name of Responsible Authority

6th October, 2017

Date

Notes to Responsible Authorities:

1. The SEA Focal Point cannot provide any feedback to incomplete Screening Templates
2. All responsible authorities should provide the SEA Focal Point with an original signed copy of each Screening Template prepared
3. All responsible authorities should provide the SEA Focal Point with a copy of the public notification which is obligatory under Regulation 4(7) of the Strategic Environmental Assessment Regulations, 2010.

APPENDIX 1: Maghtab Planning Strategy Area Policy Map MTB 1

