

Planning Control Applications

Msida

PC Number: PC 77/19

Proposal: Proposed Area for re-introduction into the Scheme Alignment and for inclusion in the Local Plan designated areas with policies 'Residential Area NHHO 01' and 'Valley Road Regeneration NHMP 02' and in accordance with Map MP2, with policies 'Building Height Limitations NHSE 04, NHMP 01', with a building height limitation, outside UCA, of 4 floors with semi-basement as indicated on Map MP2.

Location: 92, Triq Il-Wied Ta' L-Imsida, Msida

Architect: Robert Cassar A & CE

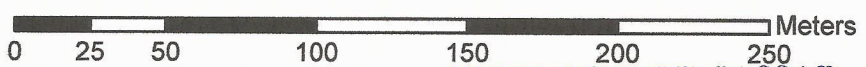
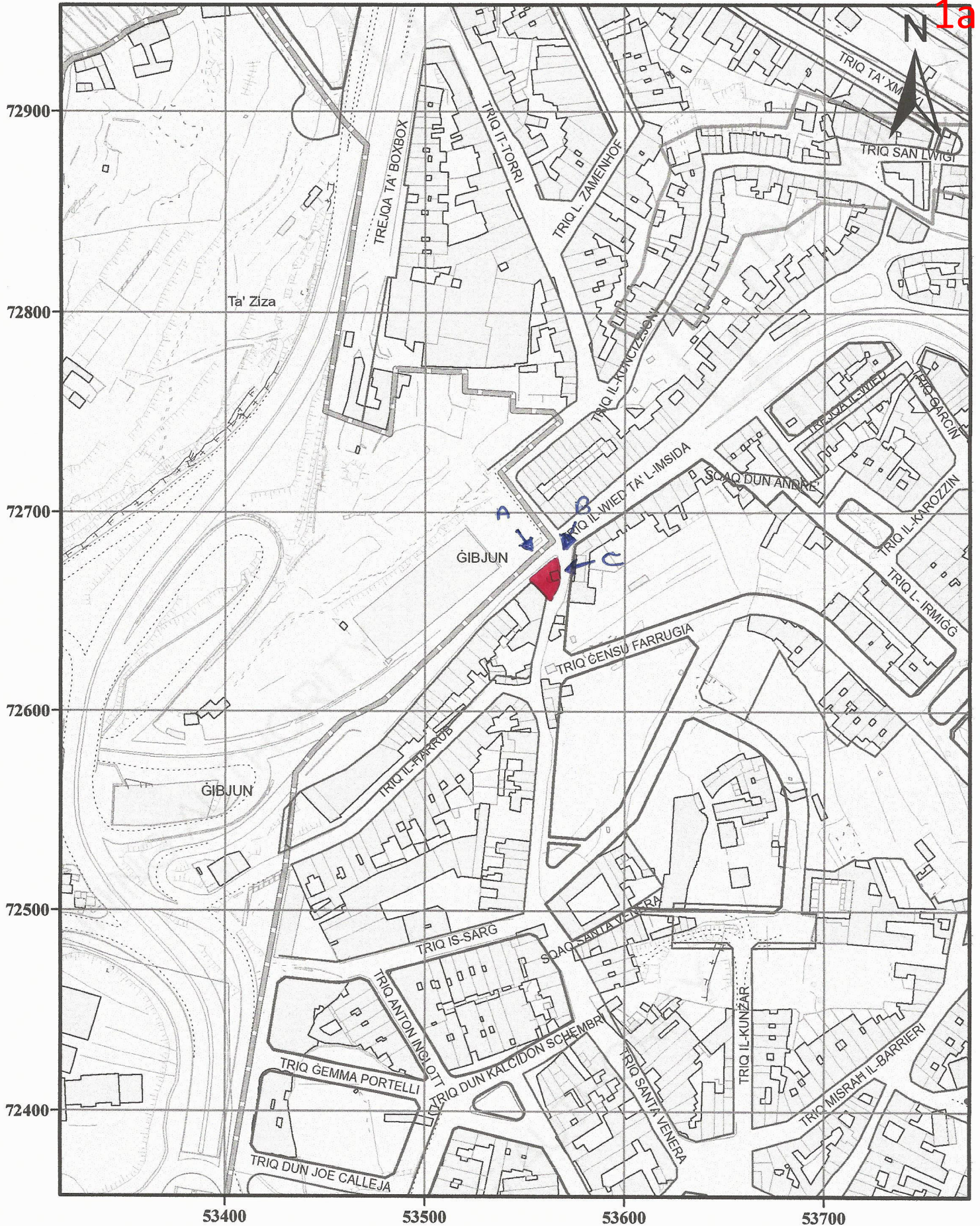
Applicant: Jane Cassar

Date of Endorsement: 26th June 2020

Drawing Numbers: PC 77/19/1A/67B.

Conditions:

1. Site is zoned for residential land use following North Harbours Local Plan Policy NHHO 01.
2. The building height limitation should not exceed four floors with semi-basement as indicated on map PC 77/19/67B.
3. All development within the area covered by this PC is to include a reservoir with a capacity of 20% in excess of the minimum requirement of Part II of L.N. 227 of 2016 – Development Planning (Health and Sanitary) Regulations, 2016.
4. Detailed development proposals shall be subject to any legal third party access rights through or to the site.



PERIT ROBERT CASSAR
 robert@thearchitects.com.mt

1:2,500

Date Printed: 10/02/2019

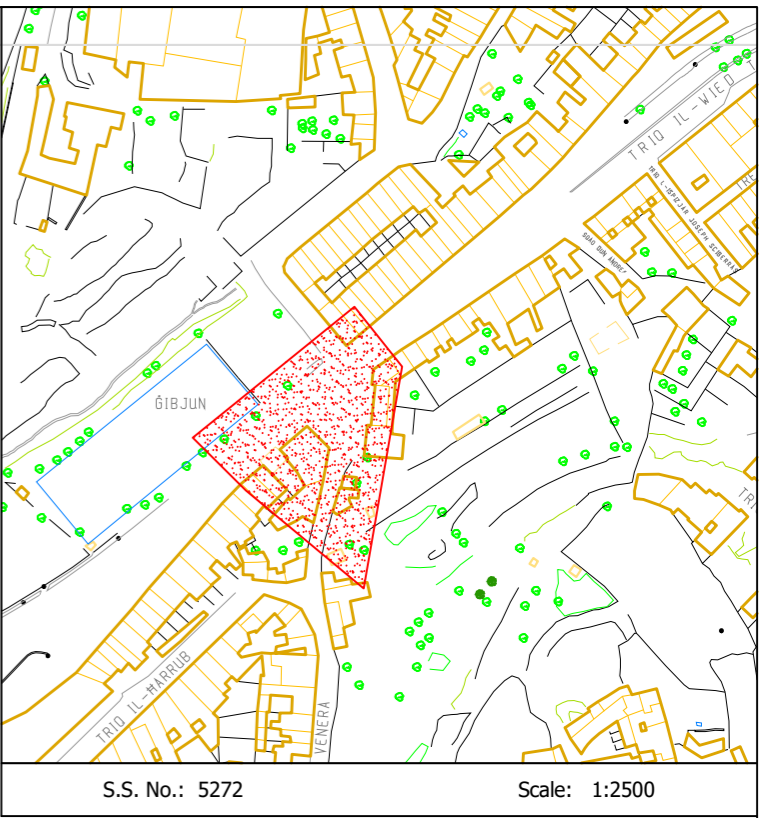
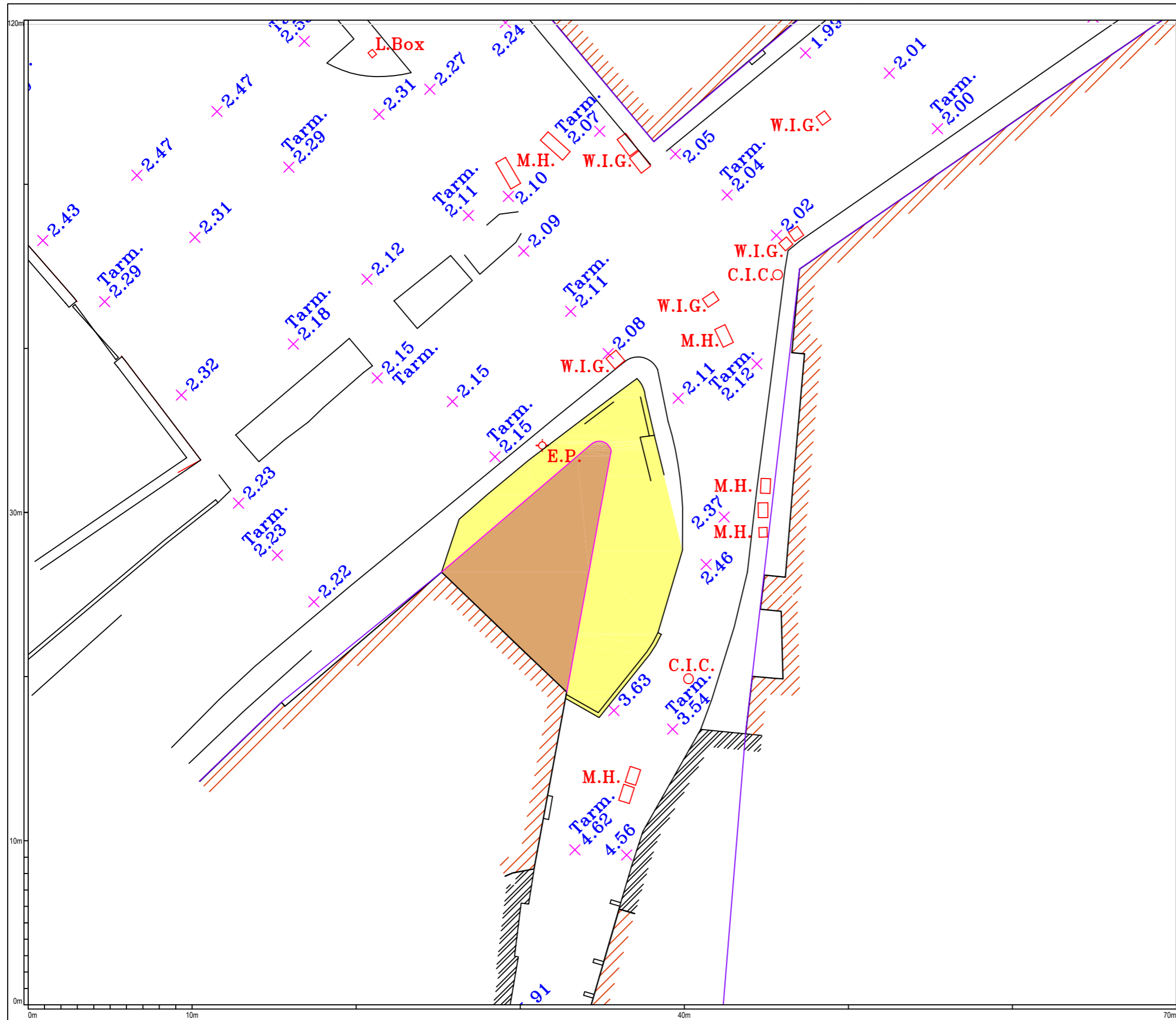
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 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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PLANNING AUTHORITY

St. Francis Ravelin, Floriana.
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



locality:

Subsidiary Plan Minor Modification

Msida

Plan Reference Number:
PC 77/19/67B

Scale:	1:250	Digital Drawing Ref. No.:	Msd 1656e1-13
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	53529 72635
		Level datum:	M.S.L.
Survey Completion Date:	23/08/2013	Plan Completion Date:	11/05/2020
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I. Fava

**Map as approved by Minister
on the 26th June 2020**

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

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

Legend:

Existing Field Walls	Spot Level	Scheme Road	Terraced Development (Residential) - Maximum Height 4 floors and semi-basment
Existing Building	Formation Level	Alignment	Proposed Alignment
Existing Vegetation	Limit to Development	Urban Conservation Area	
Street Furniture			

PC Number: PC/00028/17

Proposal: Change of zoning from small scale industrial (NHMP 12) to residential area.

Location: Site at Triq il-Misrah il-Barrieri, Msida

Architect: Perit Roderick Camilleri

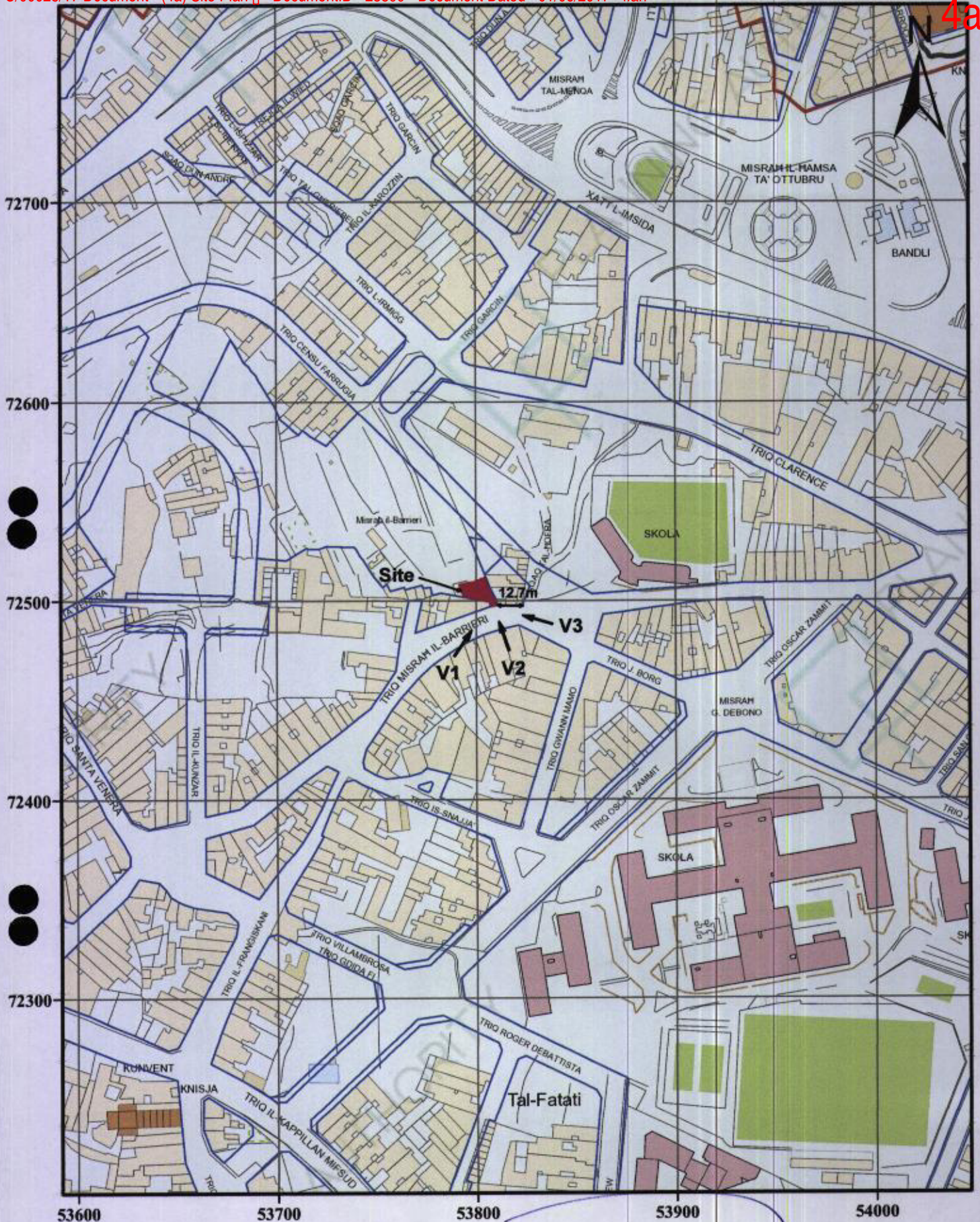
Applicant: Mr. Paul Vella

Date of Endorsement: 25th April 2018

Grant - subject to the following conditions:

Drawing Numbers: PC 28/17/4/44B

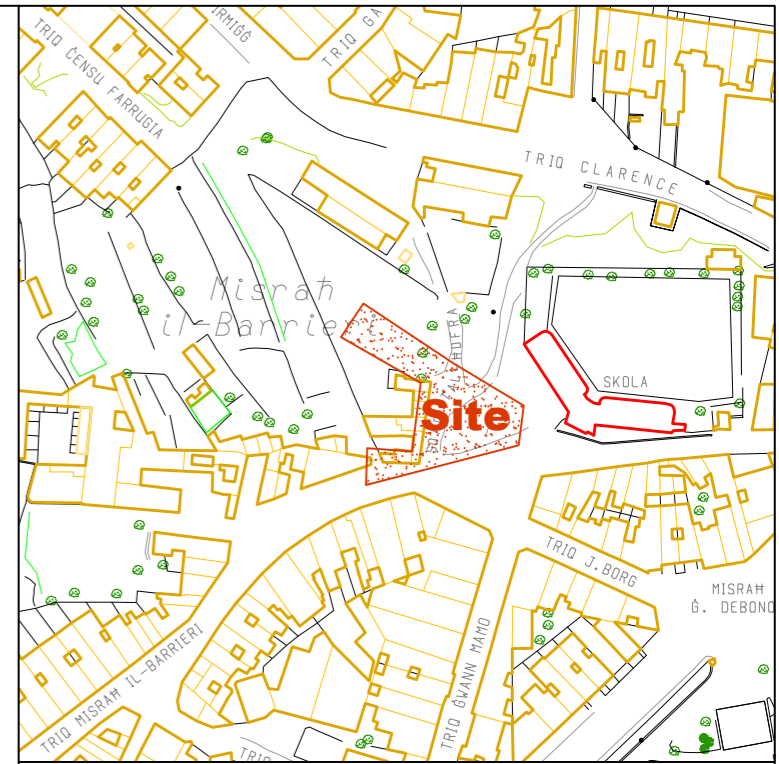
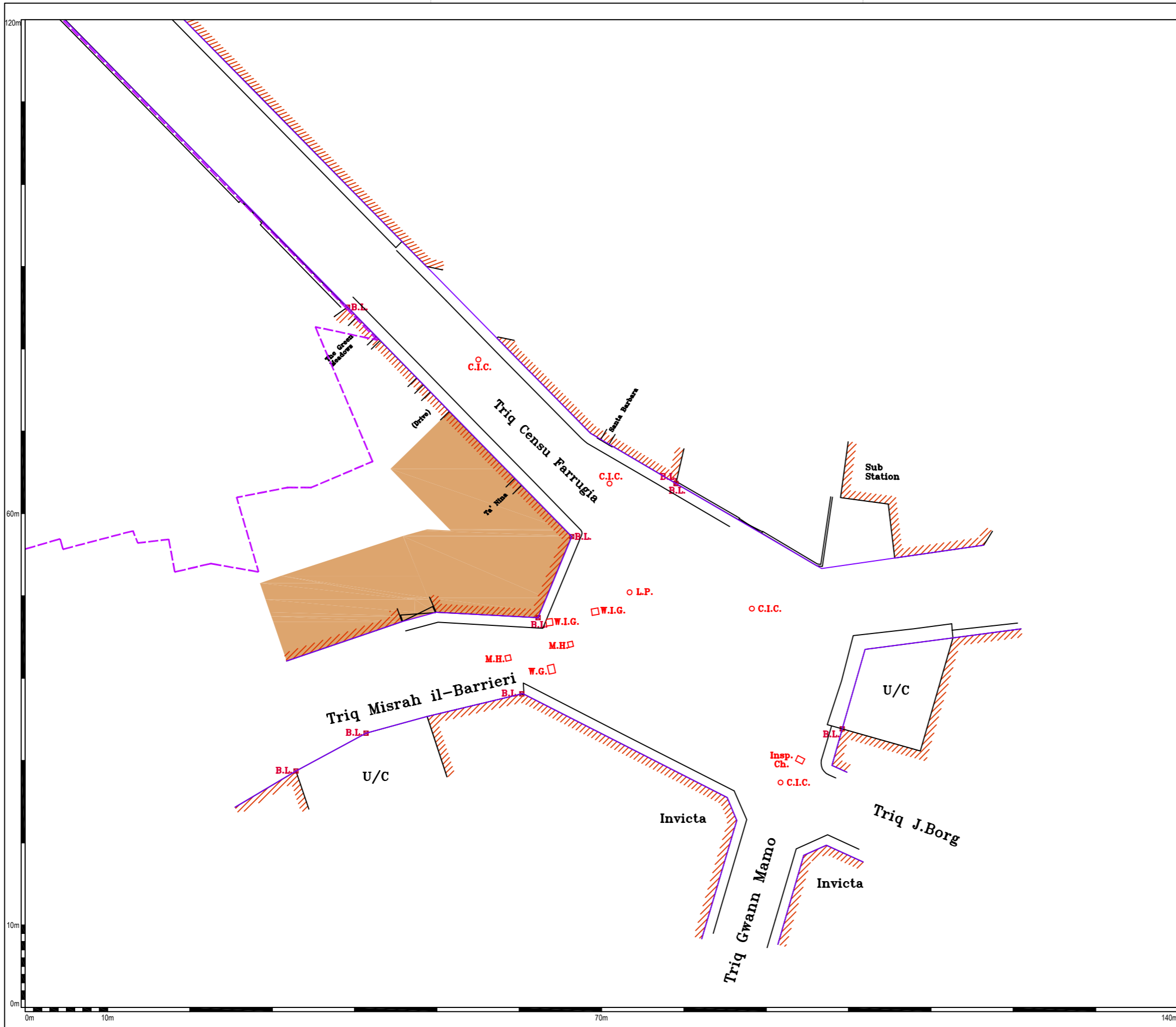
1. Land is zoned for residential land use following North Harbour Local Plan Policy NHHO 01.
2. The building height limitation should not exceed an overall height of 13.50 metres from the highest street level.
3. Site shall not be subject to Floor Area Ratio Planning considerations.
4. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.
5. Detailed development proposals shall be subject to any legal third party access rights through or to the site.



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PLANNING AUTHORITY
 St.Francis Ravelin, Floriana.
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 www.pa.org.mt, mappingshop@pa.org.mt



S.S. No.: 5272 Scale: 1:2500



Survey of Land and Scheme Interpretation

Locality: **Msida**

Plan Reference Number: **PC 28/17/44B**

Scale: 1:500	Survey No.: Msd030E4-17
Grid System: U.T.M.	Scale Factor: 0.99962
Min. Coordinates: 53760 72450	Level datum: M.S.L.
Survey Completion Date: 19/9/2017	Plan Completion Date: 11/01/2018
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: M. Galea

Map as approved by Minister on the 25th April 2018

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

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Existing Field Walls	Spot Level	Terraced Development (Residential)
Existing Building	Formation Level	Alignment
Existing Vegetation	Limit to Development	
Street Furniture	Industrial Area NHMP 12	

PC Number: PC 0043/07

Proposal: Change of zoning of a small portion of site from industrial use to residential use.

Location: Misrah Il-Barrieri, Site Off Sqaq Tal-Hofra, Msida.

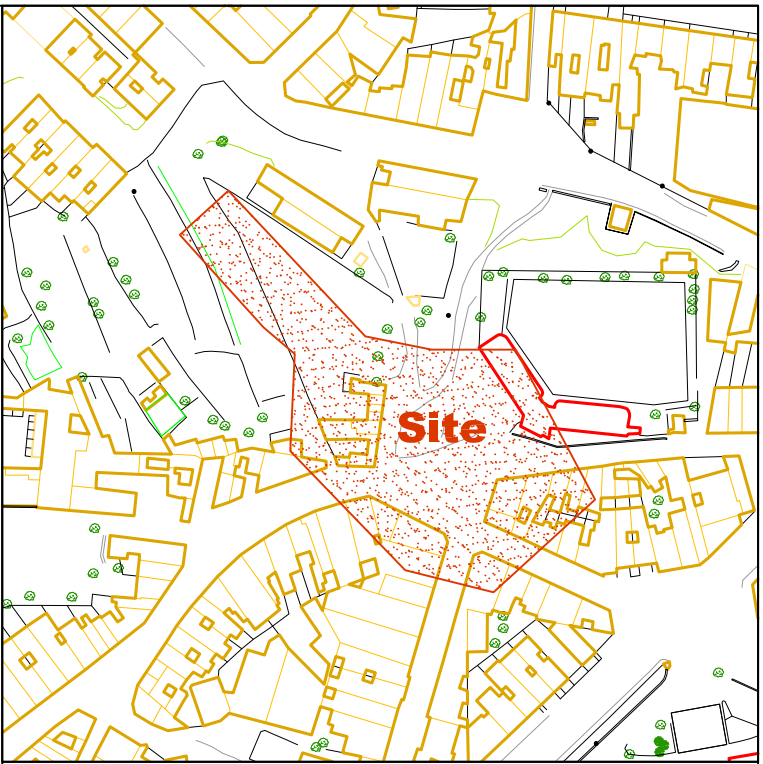
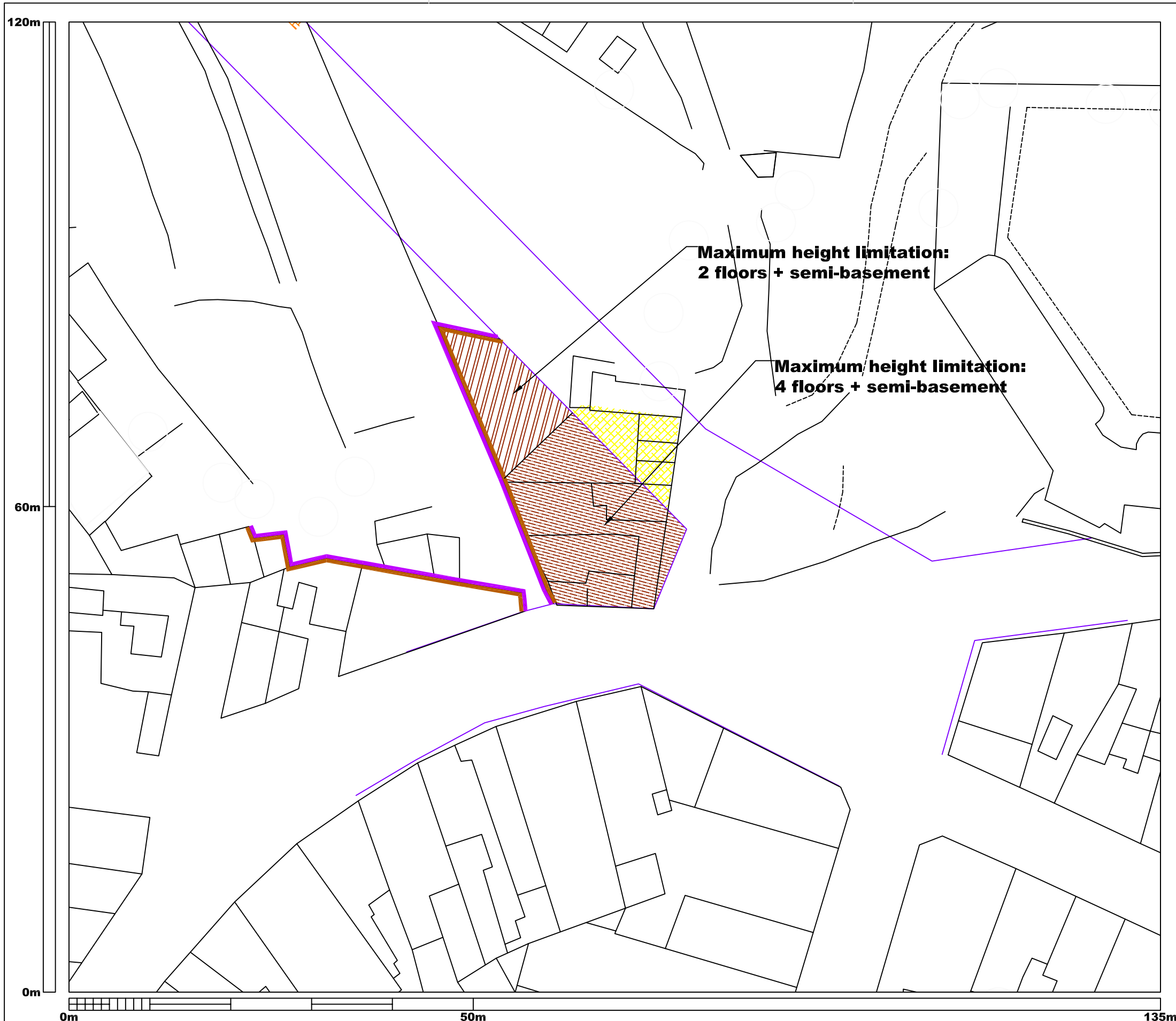
Architect: Mr. Philip Mifsud

Applicant: Mr Ronald Dimech

Date of Endorsement: 28th January, 2009.

Conditions

PC 43/07 is approved subject to the condition that no apertures are to be formed in the party wall that separates the site from the adjoining third party property to the west.



S.S. No.: 5272 Scale: 1:2500



Locality: Msida	
Surveyed by: Topographic Survey Section Land Survey Unit	
Survey No.: 30E3-5272-07	Survey Completion Date: 19-09-07
Related Survey Nos.: 30E2-04	S.W.O.F. No.: 2015-2007
Alignment Interpretation: Planning Control Section Transport Planning Unit	
Plan Drwg.No.: Msd0030e3-07	Plan Completion Date: 01/10/07
Layout Plan: Proposed	File No.: PC 43-07

Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However MEPA will not assume duty to update the information and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.

Grid System: U.T.M.	Combined scale factor: 0.99962	Min Easting: 53750	Max Easting: 53885	Legend: Existing field walls Existing building Spot level Formation level Building alignment Front garden alignment Zoning NHHO 01 Projected Road Zoning NHMP 12 Limit to Development
Level datum: M.S.L.	Scale: 1:500	Min Northing: 72450	Max Northing: 72570	