

# **Planning Control Applications**

# **St. Julian's - Paceville**

**PC Number:** PC 12/22

**Proposal:** To amend the zoning and conditions of PC/24/19.

**Location:** Merkanti, Merkanti / The Westin Dragonara Resort , Paceville San Giljan

**Architect:** Perit Ray Demicoli

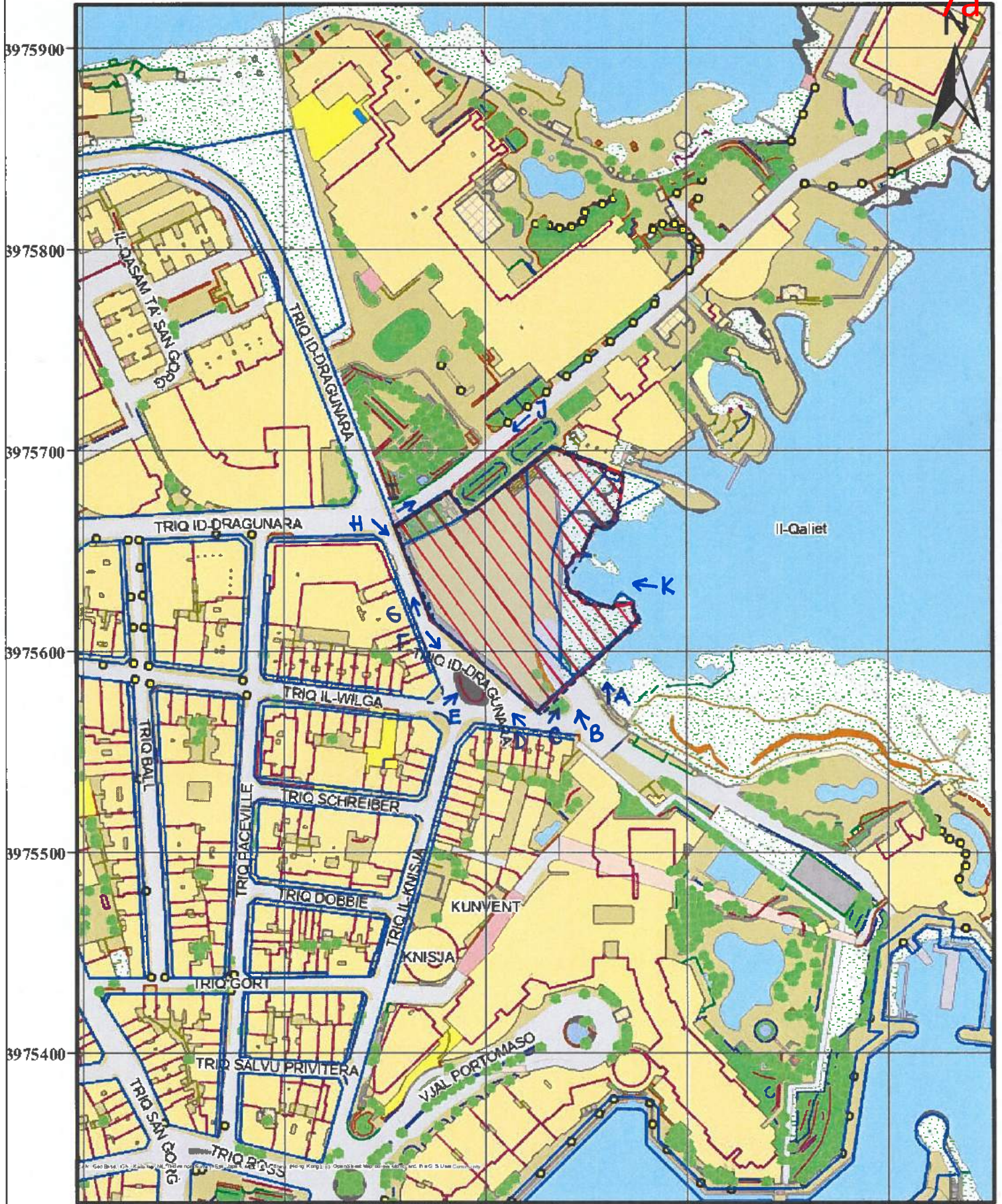
**Applicant:** Peninsula Holdings Limited Attn: Charles Borg

**Date of Endorsement:** 20th March 2023

**Drawing Numbers:** PC 12/22/7A/29B

**Conditions:**

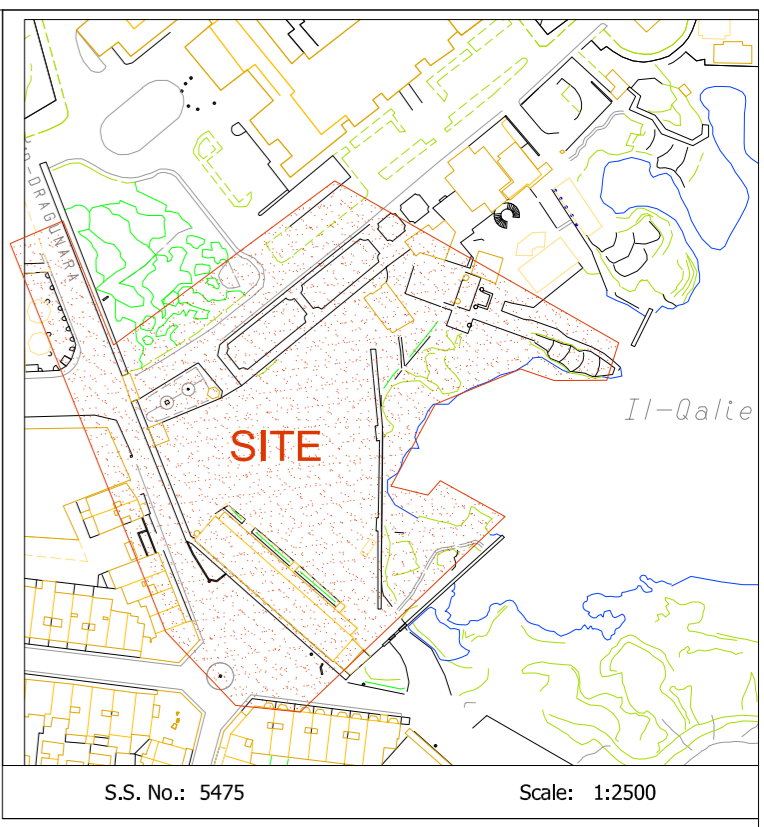
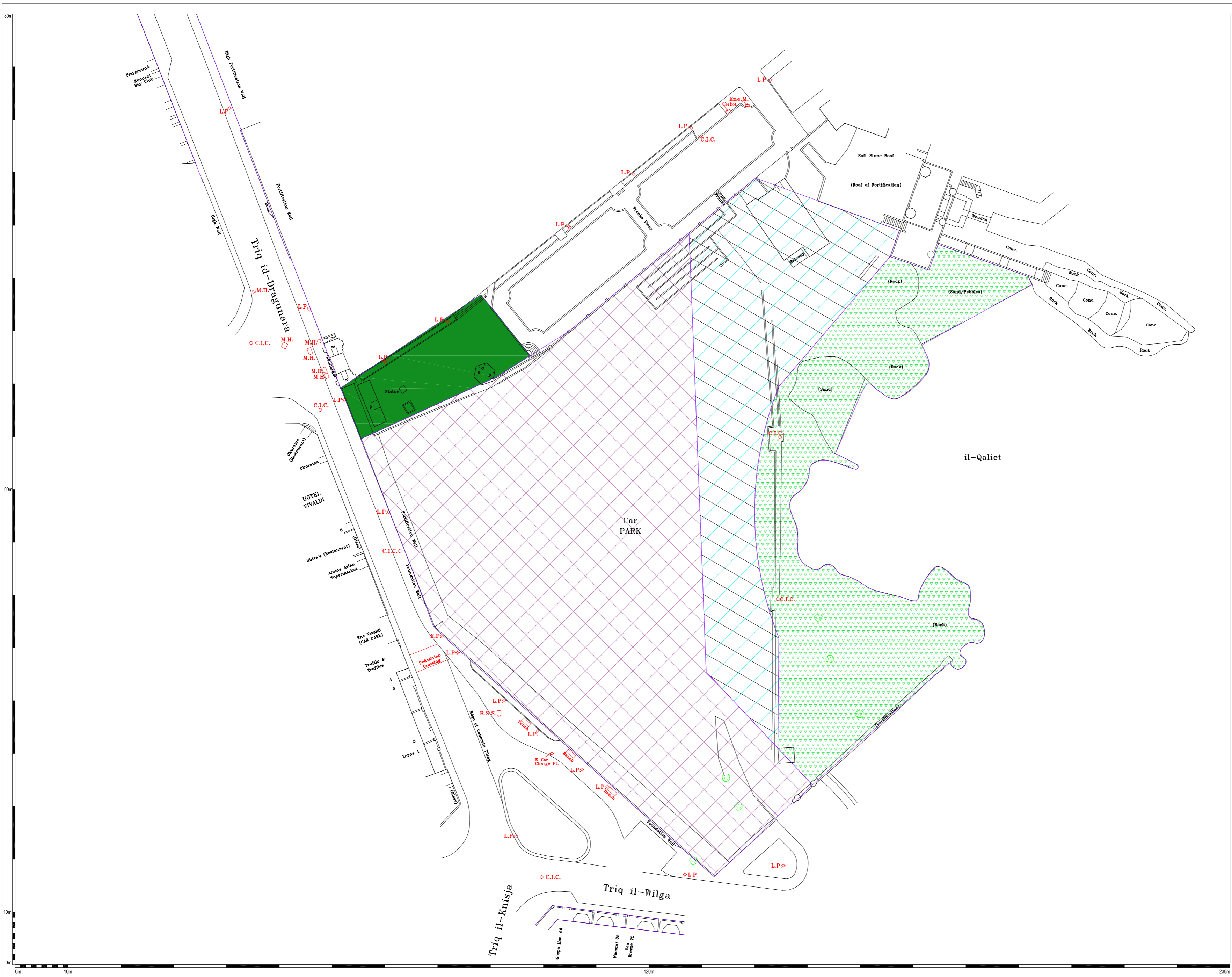
1. Development on the area designated as 'Transition Zone' shall only be considered provided that :
  - a) the overall Gross Developable Floorspace (GDF) of the whole comprehensive project does not exceed the GDF allowable on the area of land zoned as 'Entertainment Priority Area'; and
  - b) the same amount of built footprint located within the area designated as 'Transition Zone' is compensated with open space located within the area designated as 'Entertainment Priority Area' and on the same frontage between the 'Entertainment Priority Area' and the 'Transition Zone' area; and
  - c) this additional development is necessary to achieve a high quality scheme in architectural and urban design terms supported by the relevant studies as required by the Planning Authority.



454000 454100 454200 454300 454400 Meters 1:2,500 Date Printed: 16/02/2022

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 Central meridian has a false origin of 500,000m at 150 East of Greenwich.  
 Northern coordinates have an origin of 0m at the Equator.  
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PLANNING AUTHORITY

**Subsidiary Plan  
Minor Modification**

Locality:  
**St. Julians**

Plan Reference Number:  
**PC 12/22/29B**

Scale: <b>1:500</b>	Survey No.:	<b>2790E2-19</b>
Grid System: WGS 84 - U.T.M.	Scale Factor: 0.99962	Min. Coordinates: 454100 3975550
Survey Completion Date: 3/10/2019	Plan Completion Date: 10/06/2020	Level datum: M.S.L.
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By:	I.Fava

**Map as approved by Minister  
on the 20th March 2023**

This map amended the zoning for the specific site and thus supersedes the zoning indicated in the Area Policy Map (Map PV1) of the North Harbours Local Plan (July 2006).

Legend:

	Existing Field Walls		Spot Level		Alignment		Entertainment Priority Area NHPV 05		Open Space at ground floor and underground parking
	Existing Building		Formation Level		Transition Zone (see condition 1)		Natural Coast with public Access NHCV 03		
	Existing Vegetation		Limit to Development						
	Street Furniture								

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

**PC Number:** PC 24/19

**Proposal:** To amend the zoning of the site at Merkanti/Dragunara resort, retaining existing uses of Hotel, Residential and leisure and including food and beverage plus office use within the site.

**Location:** Merkanti, Merkanti / The Westin Dragunararesort, Paceville San Giljan

**Architect:** Perit Ray Demicoli

**Applicant:** Peninsula Holdings Limited Attn: Charles Borg

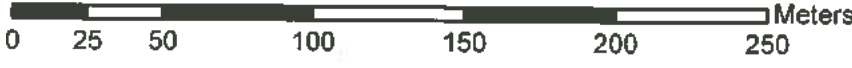
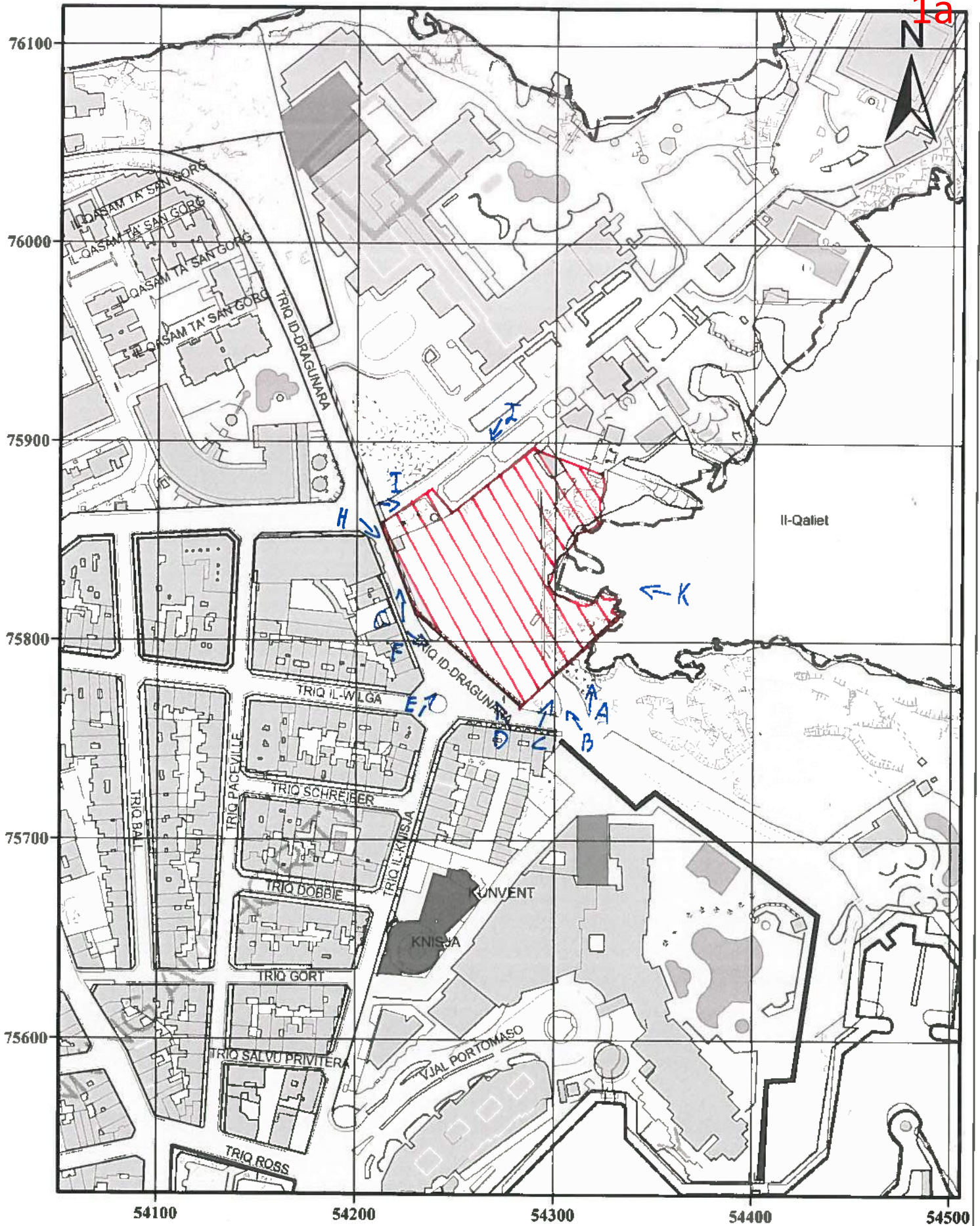
**Date of Endorsement:** 18th March 2021

**Drawing Numbers:** PC 24/19/1A/116B

**Conditions:**

1. Development within the area zoned as a Mixed Use Area shall be limited to the following schedule of uses and percentages of Gross Developable Floorspace (GDF):

Class 4A	Offices	33% of GDF
Class 3B	Hotel	55% of GDF
Class 1	Residential	10% of GDF
Classes 4C & 4D	Food and Beverage	2% of GDF
2. Development on the area designated as 'Transition Zone' shall only be considered provided that :
  - (a) the overall Gross Developable Floorspace (GDF) of the whole comprehensive project does not exceed the GDF allowable on the area of land zoned as Mixed Use Area; and
  - (b) the same amount of built footprint located within the area designated as 'Transition Zone' is compensated with open space located within the area designated as 'Mixed Use Area' and on the same frontage between the 'Mixed Use Area' and the 'Transition Zone' area; and
  - (c) this additional development is necessary to achieve a high quality scheme in architectural and urban design terms supported by the relevant studies as required by the Planning Authority



1:2,500 Date Printed: 06/08/2018

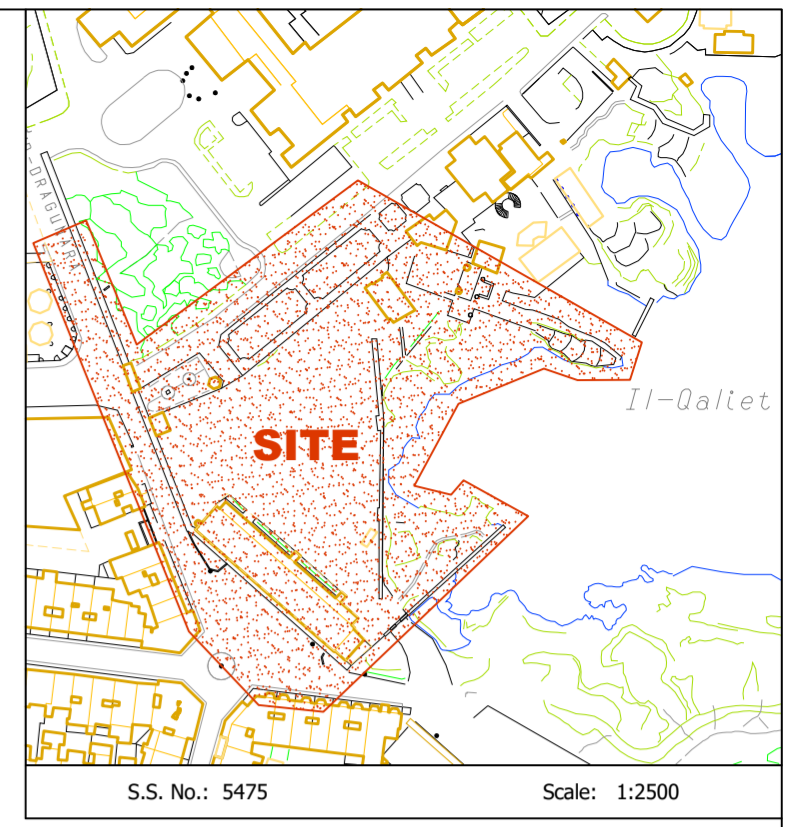
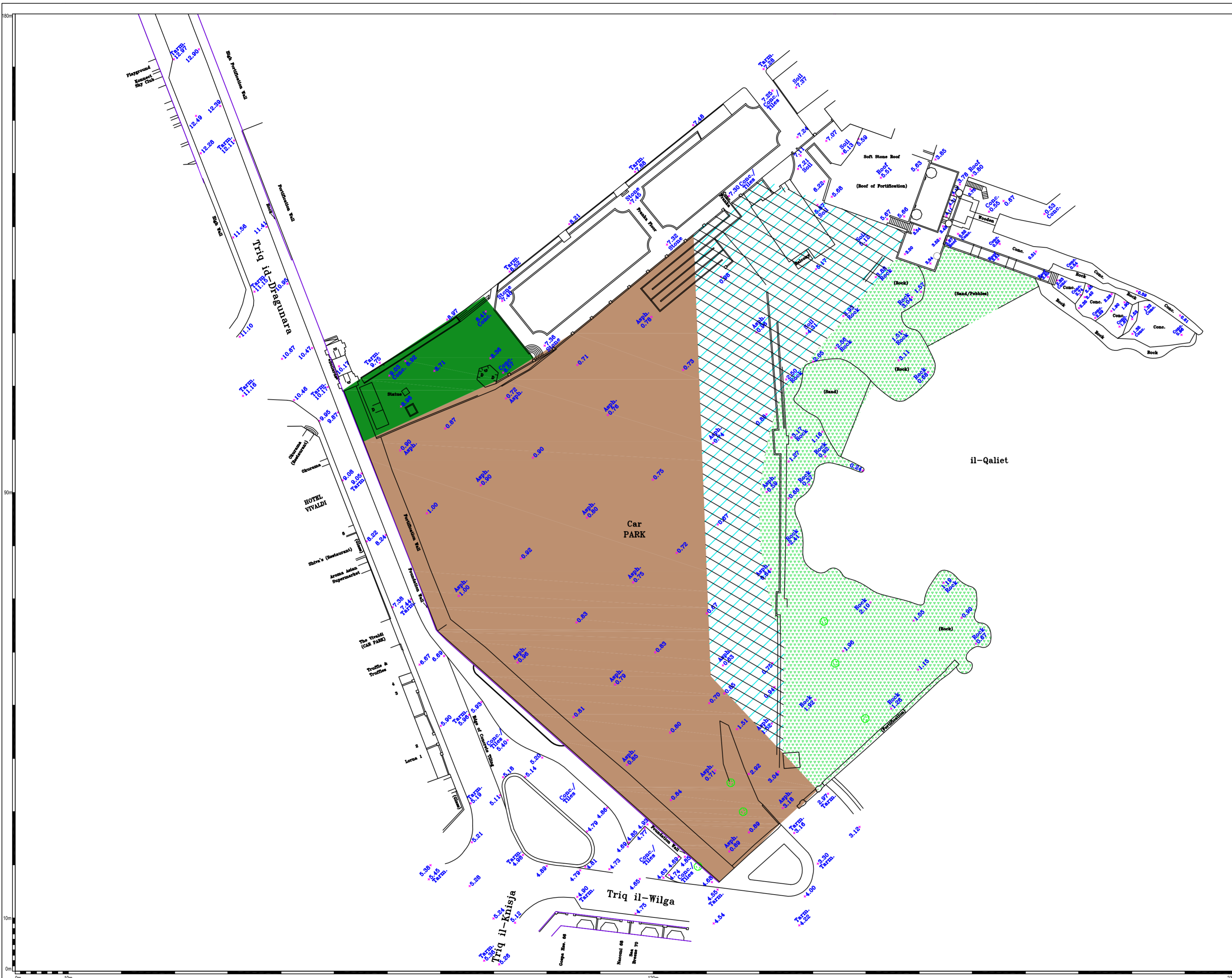
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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.  
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for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



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PLANNING AUTHORITY

Survey of Land and Proposed Scheme

Locality: **St. Julians**

Plan Reference Number: **PC 24/19/116B**

Scale: 1:500	Survey No.: 2790E2-19
Grid System: U.T.M.	Scale Factor: 0.99962
Min. Coordinates: 54150 75750	Level datum: M.S.L.
Survey Completion Date: 3/10/2019	Plan Completion Date: 22/01/2021
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: I. Fava

Map as approved by Minister on the 18th March 2021

This map amended the zoning for the specific site and thus supersedes the zoning indicated in the Area Policy Map (Map PV1) of the North Harbours Local Plan (July 2006).

Existing Field Walls	Spot Level	Alignment	Mixed Use (see condition 1)	Open Space at ground floor and underground parking
Existing Building	Formation Level		Transition Zone (see condition 2)	
Existing Vegetation	Limit to Development		Natural Coast with public Access NHCV 03	
E.P.O Street Furniture				

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



**PC Number:** PC 0056/07

**Proposal:** To amend Policy NHRE01 of the North Harbours Local Plan.

**Location:** Paceville Town Centre, Paceville

**Architect:** MEPA

**Applicant:** MEPA

**Date of Endorsement:** 8<sup>th</sup> February, 2010.

**Conditions:** N/A

**PC Number:** PC 0056/07

**Proposal:** To amend Policy NHRE01 of the North Harbours Local Plan.

**Location:** Paceville Town Centre, Paceville

**Architect:** MEPA

**Applicant:** MEPA

**Date of Endorsement:** 8<sup>th</sup> February, 2010.

**Conditions**

MEPA designates the following town centres within the local plan area:

Type of Centre	Locality	Area Poly Map
Primary Centres	Sliema	SJ1
Secondary Centres	St. Julians/Paceville	SJ2, PV1
	San Gwann	SG1, SG2
	Tigne	SJ1

The boundaries of the town centres are indicated in the relevant Area Policy Maps. The normally acceptable land uses (new uses, extensions to existing uses, and change of uses) within all frontages located within the town centres are as follows;

- Class 1 (Use Classes Order, 1994) dwelling units on upper floors only. Proposals for residential development at ground level will only be considered by MEPA provided that the proposed development scheme includes one dwelling unit only. Conversions from existing commercial uses at ground floor level to new residential units will not be permitted by MEPA.
- Class 2 (Use Classes Order, 1994) residential institutions on upper floors only. However residential institutions will not normally be allowed in the Paceville Town Centre as designated in Map PV1,
- Class 3 (Use Classes Order, 1994) hostels and hotels provided that these uses are in accordance with all other relevant Local Plan policies.
- Class 4, (Use Classes Order, 1994) retail uses including shopping malls and speciality shopping, but excluding showrooms, provided they comply with the provisions of MEPA's Interim Retail Planning Guidelines (2003).
- Supermarkets provided that they comply with all the provisions of Policy NHRE04.
- Class 5 (Use Classes Order, 1994) offices.
- Class 6 (Use Classes Order, 1994) food and drink, including hot food take-away. However take-aways are not to be allowed above ground level.
- Class 7 (Use Classes Order, 1994) non-residential institutions including interpretation centres. However public halls are to have a floor area that does not exceed 150 sqm.
- Class 8 (Use Classes Order, 1994) educational facilities.
- Class 9 (Use Classes Order, 1994) assembly and leisure.

- **Class 10 (b) (Use Classes Order, 1994) marine leisure – diving, sailing or windsurfing school or other marine based sports or recreation may be allowed in the Paceville Town Centre as designated in Map PV1.**
- **Class 11 (Use Classes Order, 1994) business and light industry provided that:**
  - 1. The gross floor area of the premises does not exceed 50 sqm (including storage of materials and/or finished products); and**
  - 2. The development does not create unnecessary impact which is not desirable to the neighbouring properties.**
- **Class 17 (Use Classes Order, 1994) storage facilities only provided that the gross floor area does not exceed 75 sqm.**
- **Taxi Business or for the hire of motor vehicles.**
- **Amusement Arcade or centre, or a funfair may be allowed in that part of the Paceville Town Centre that is designated for high impact entertainment uses as indicated in Map PV1.**
- **Band club and social club.**
- **Dance hall, wedding hall and discotheque may be allowed in that part of the Paceville Town Centre that is designated for high impact entertainment uses as indicated in Map PV1.**
- **Cleaning of clothes in venues where articles are brought by the public, provided that the gross floor area does not exceed 75 sqm.**
- **Conference Centre.**
- **Cinema may be allowed in that part of the Paceville Town Centre that is designated for high impact entertainment uses as indicated in Map PV1.**
- **Indoor shooting range provided that all the conditions of the Guidance on Shooting Ranges are fully adhered to.**
- **Bakery and Confectionery with provision for outside catering.**

**MEPA will support initiatives from public agencies and the private sector that contribute to the enhancement of the external environment of town centres and add to their attraction as a community and retail hub. Proposals for appropriate pedestrianisation schemes, landscaping schemes and traffic management will also be considered favourably. MEPA will strongly encourage the establishment of town centre management initiatives in the primary town centre.**

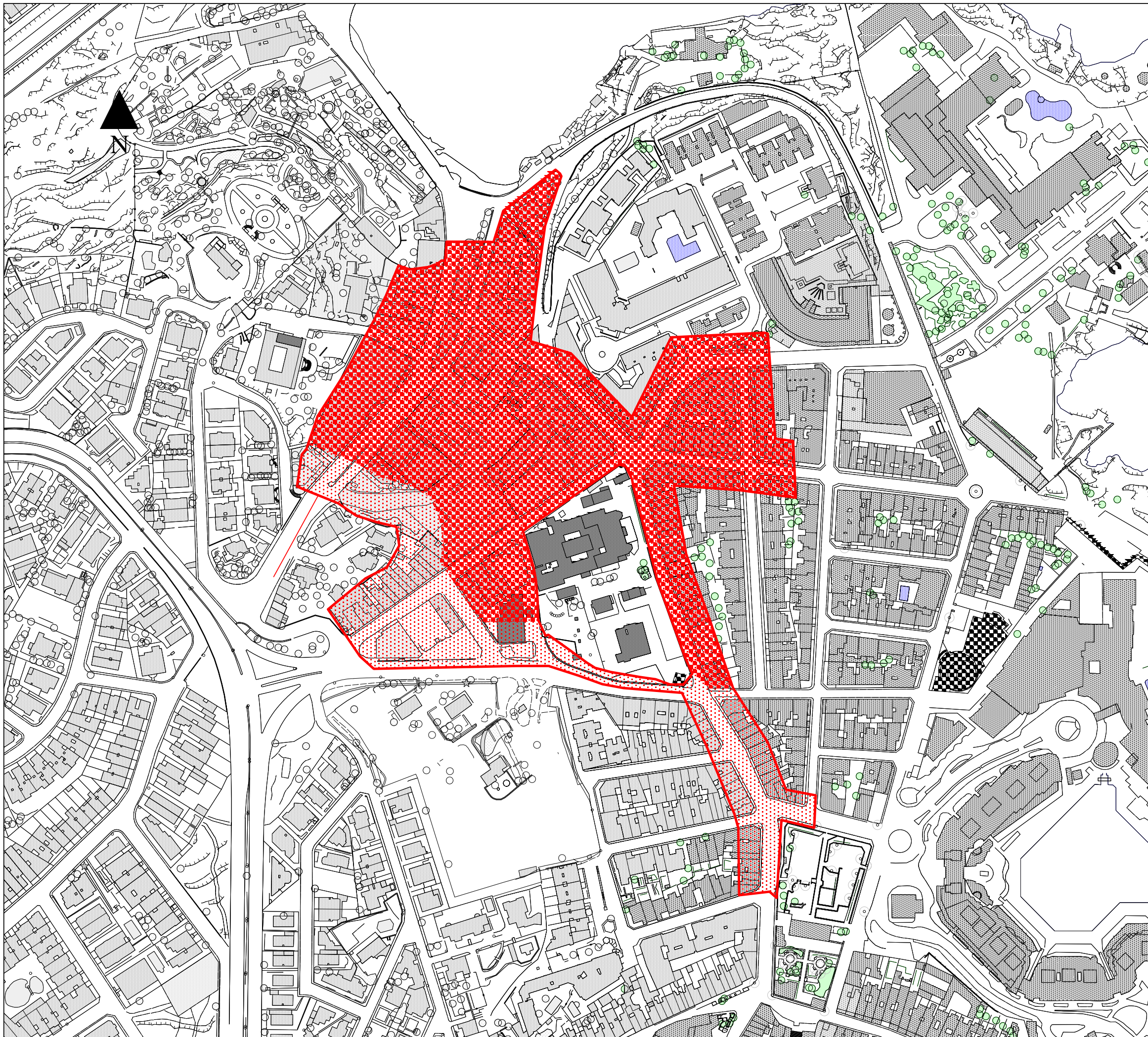
5.4.1 The town centre is the focus for a range of commercial and community activities, resulting in a mix of, often interdependent, land uses that provide a focus for identity, social interaction and business opportunities. It includes a combination of features; historic buildings, cultural, civic and governmental buildings, as well as public open spaces. This physical form and mix of functions, which have evolved over a considerable period of time, makes a town centre different from a shopping centre and provides much of its character which can be further enhanced by introducing appropriate new uses into historic buildings. It also has a high level of accessibility to employment, services, and facilities for all the community. Shopping provision is a key component of town centres, and makes a major contribution to their vitality and viability. It is important therefore that they retain retailing as a core function.

5.4.2 The term "town centre" is used generally to cover city and town centres which provide a broad range of facilities and services and act as a focus for both the community and for public transport. It excludes small clusters of shops of purely local significance. The size of the centre will influence the range of activities that it offers and its function. The scale of development possible and the opportunities available will differ from place to place.

5.4.3 The Retail Strategy defined a primary town centre as a town centre with a regional or sub-regional function for non-food shopping. A secondary centre is a town centre with a significant non-food shopping element but serving local residents or residents of closely neighbouring villages and used at least by 2,500 people for non-food shopping. Non-food shopping is to be considered as comparison goods, which include clothing, footwear, furniture, household textiles, electrical goods, hardware, chemist goods, jewellery, recreational and other miscellaneous goods. Convenience goods retail outlets are to be directed towards local centres that are the appropriate commercial areas for this type of shopping.

5.4.4 The vitality and viability of town centres depends on a varied mix of uses and activities that encourage people to visit the centre whilst ensuring that they remain an attractive place to live in. Therefore, although retailing is a dominant activity in a town centre, the attraction of each centre for the location of other businesses and social and community facilities were taken into account in identifying the acceptable range and mix of uses indicated in the policy. In particular, given that a large part of the Paceville Town Centre forms an integral part of the Tourism Zone and Entertainment Area of the locality, the uses that MEPA considers to be acceptable within Paceville's designated Entertainment Priority Area (refer to Policy NHPV05) are also considered to be acceptable within that part of the Paceville's Town Centre that is designated for high impact entertainment uses. High impact entertainment uses are not considered to be compatible in locations adjacent to designated residential areas. Uses that are sensitive to noise, including Residential Institutions, are normally deemed to be incompatible with the entertainment function of the Town Centre in Paceville.

5.4.5 Creating liveable communities requires integrated initiatives aimed at improving the quality of life of citizens. A quality physical external environment can act as the catalyst for investment, economic growth and social well-being.



L-Awtorita` ta` Malta Dwar l-Ambjent u l-Ippjanar

Malta Environment & Planning Authority

### Key

- Area to be effected by proposed changes
- Town Centre where high impact entertainment uses are normally considered
- Town Centre where there is a presumption against high impact uses

## Paceville Town Centre Map PC56/07

Scale : <b>Not to scale</b>	Date : <b>March2008</b>	Map : <b>4</b>
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Maps to be used in conjunction with Policy Document.

Base Maps - 1988 Survey Sheets  
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