

Planning Control Applications

PC Number: PC 142/18

Proposal: To establish building envelope, site coverage and floor areas to existing scheme uses as established already in Local Plan.

Location: Australia hall, Triq Alamein c/w triq Anzac, Pembroke

Architect: Perit Colin Zammit

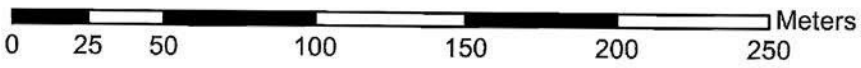
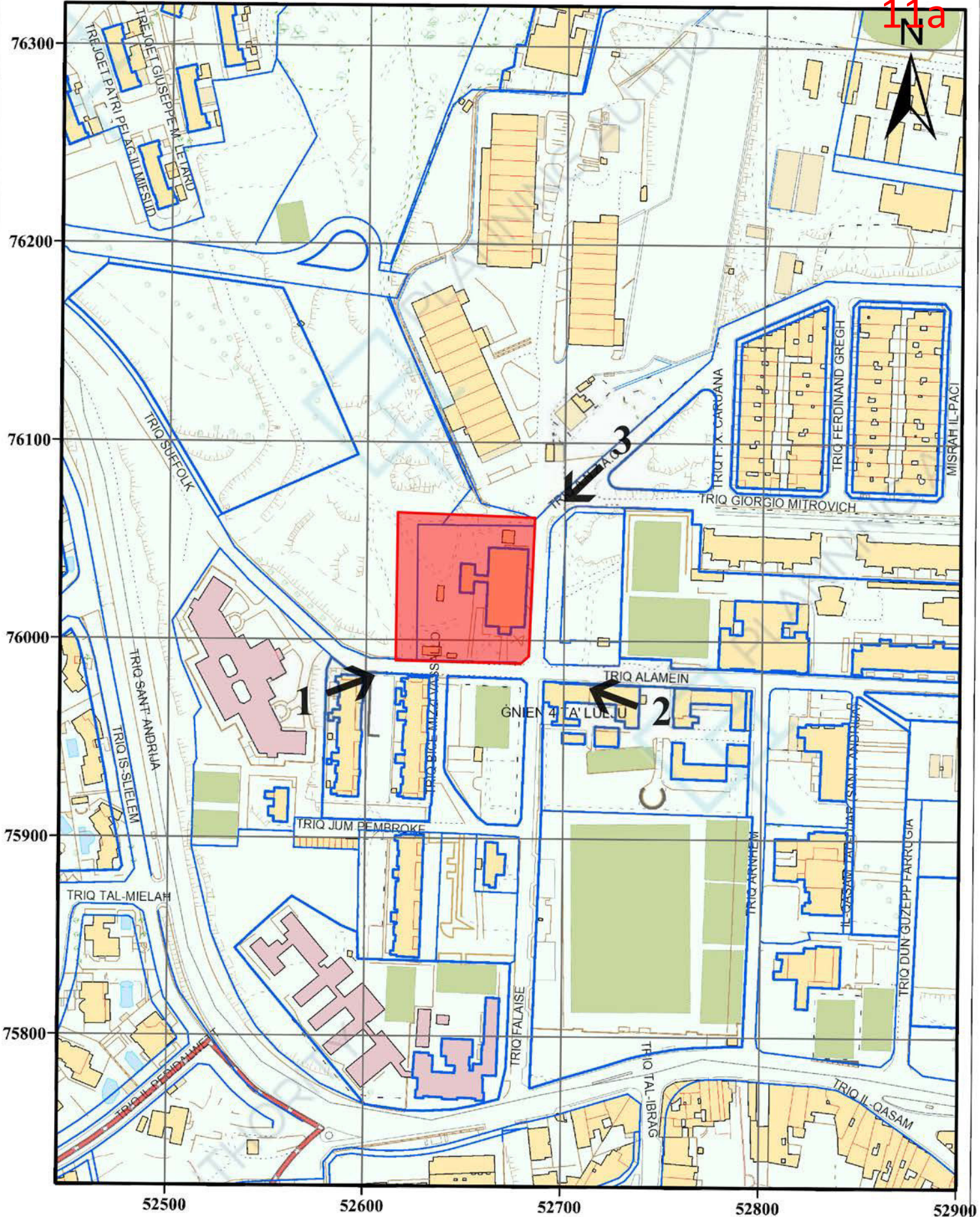
Applicant: A H Developments Attn: Jean Carlo fino

Date of Endorsement: 22nd November 2023

Drawing Numbers: PC 142/18/11A/79B

Conditions:

1. Land Use within the site indicated on site plan PC142/18/11A shall follow North Harbour Local Plan Policy NHPE 08(ii).
2. The maximum building height for each block is shown in drawing PC142/18/79B and is to be measured from the datum on Triq Alamein shown on the same drawing. The height of each block shall slope down towards Australia Hall as may be necessary.
3. The site shown in drawing PC142/18/79B shall be developed in a comprehensive manner. The comprehensive development shall also include the restoration of Australia Hall.
4. The construction, and maintenance of the Public Open Space and all engineering works supporting the same Public Open Space, shall be the responsibility of the developer and the Public Open Space shall be retained accessible to the public and in line with 'Access to All' parameters, at all times.
5. The gross floor area within the scheme shall not exceed a maximum of 12,000 square metres excluding parking facilities and utility services, shall be subject to Transport Studies which ensure that the traffic generated from the gross floor area can be suitably mitigated, and to design mitigation measures.
6. The Grade 3 scheduled latrines may be subject to dismantling and sensitive and sensible relocation within the scheme's open space. The dismantling and reconstruction shall be in line with a method statement approved by the Superintendence for Cultural Heritage.



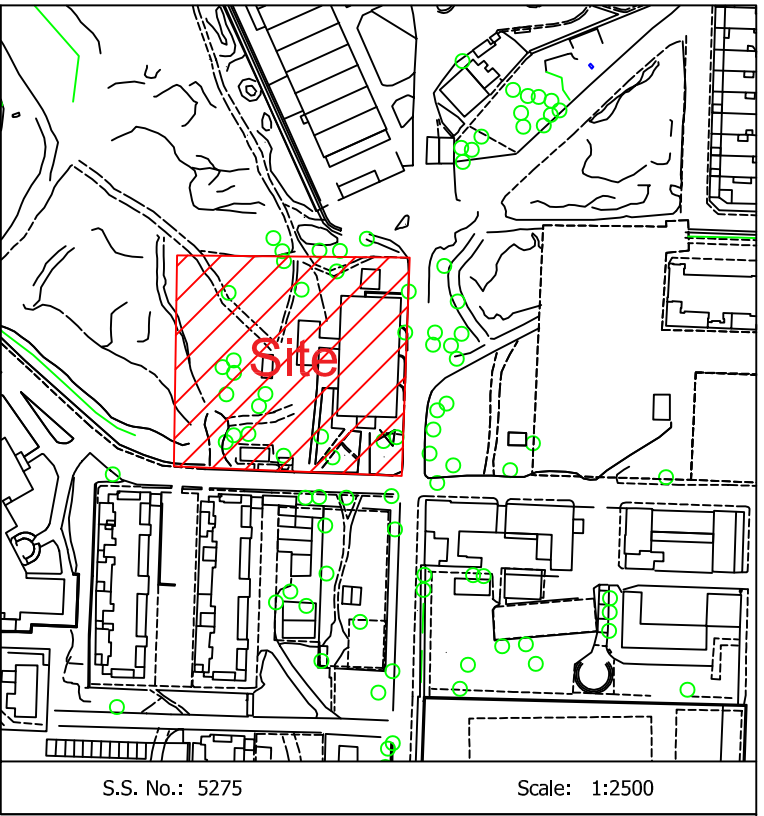
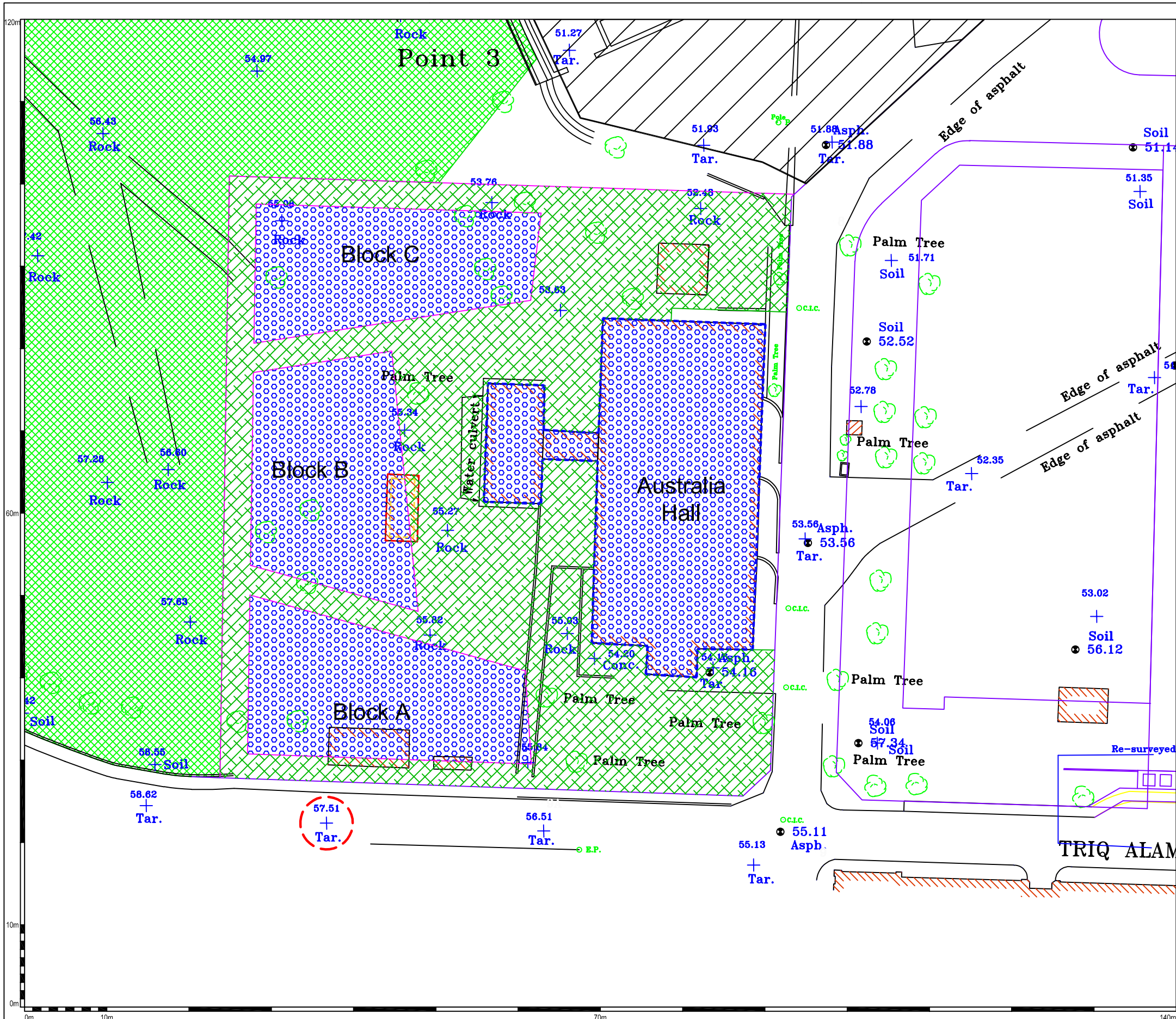
1:2,500 Date Printed: 05/11/2018

Public Geoserver

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

Subsidiary Plan Minor Modification

Locality:
Pembroke

Plan Reference Number:
PC 142/18/79B

Scale:	1:500	Survey No.:	Pmk332e1-13
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	452534,3975766
		Level datum:	M.S.L.
Survey Completion Date:	24/06/2017	Plan Completion Date:	03/10/2023
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I. Fava

Map as approved by Minister
on the 22nd November 2023

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.

Existing Field Walls	Spot Level	Public Open Space	Land Use As Per NHPE 08 (ii)	Datum For Building Height measurement - 57.51m A.M.S.L.
Existing Building	Formation Level	Alignment	Formal Gardens (Existing/Proposed) NHCV 05, NHPE 03	Maximum Building Height 'Block A' 13.89m From Datum
Existing Vegetation	Limit to Development	Proposed Alignment	Grade 3 Scheduled Building (Military Latrines) - To Be Dismantled and Relocated	Maximum Building Height 'Block B' 12.40m From Datum
Street Furniture	Urban Conservation Area	Grade 2 Scheduled Building (Military Theatre) - To Retain Existing Height		Maximum Building Height 'Block C' 10.60m From Datum

PC Number: PC0042/10

Proposal: To amend the configuration and zoning of Site E as shown in Map PE1 in order to allow for the development of an embassy, and to improve the planning of the road network in the vicinity.

Location: Site E, Triq Suffolk, Pembroke

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 5th March, 2013

Policy:

An amendment to Pembroke Policy Maps PE1 and PE2 as indicated in Plan PC 42/10/60 was **Approved** in addition to an amendment to North Harbours Local Plan Policy NHPE07 as follows;

NHPE07

Housing Sites

MEPA, in line with Policy NHHO03, will favourably consider proposals for the construction of housing units on the sites as designated on Map PE1 subject to the following criteria:

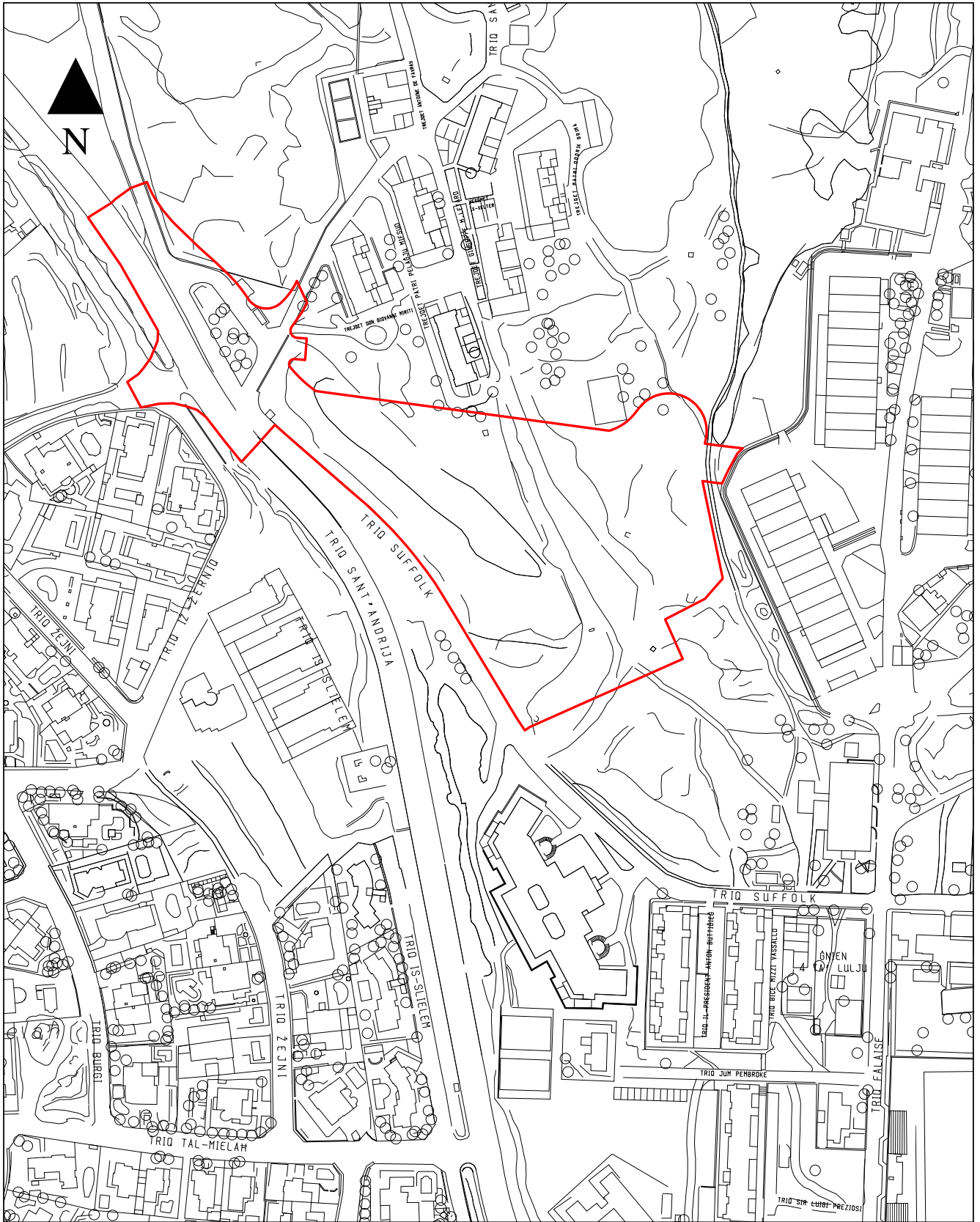
- i. The type of housing on Sites E and G as indicated on Map PE1 shall be maisonettes and flats;**
- ii. The building height limitation shall be in line with Map PE2;**
- iii. at least 10% of the area of each site shall be dedicated to landscaping that shall secure the protection of existing mature trees;**
- iv. The architectural design of these residential units shall enhance the identity and local distinctiveness of Pembroke; and**
- v. The total number of individual dwellings developed on the designated Sites E and G shall not exceed 304 units.**


MEPA will also consider the development of an Embassy building on Site E.

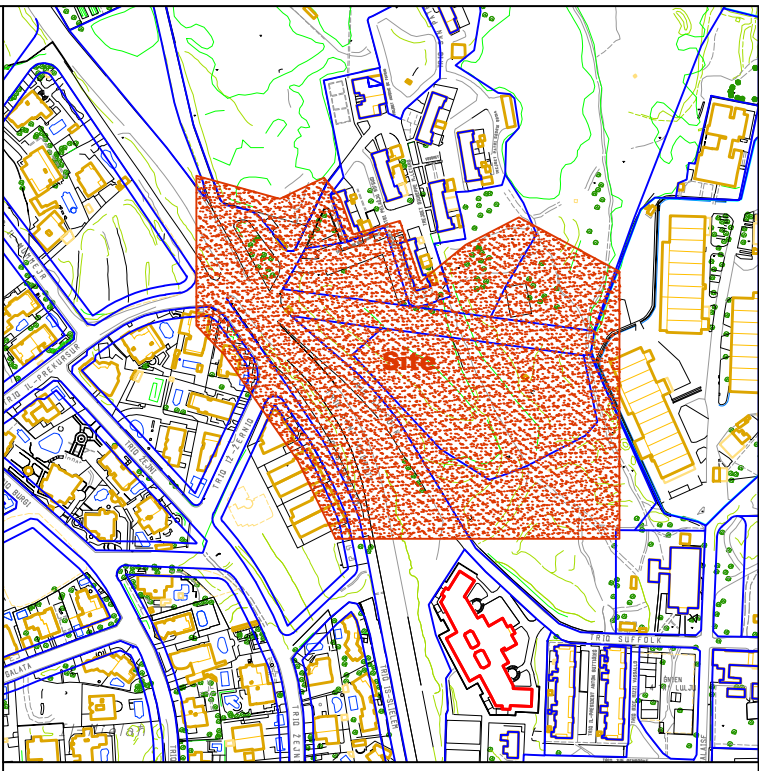
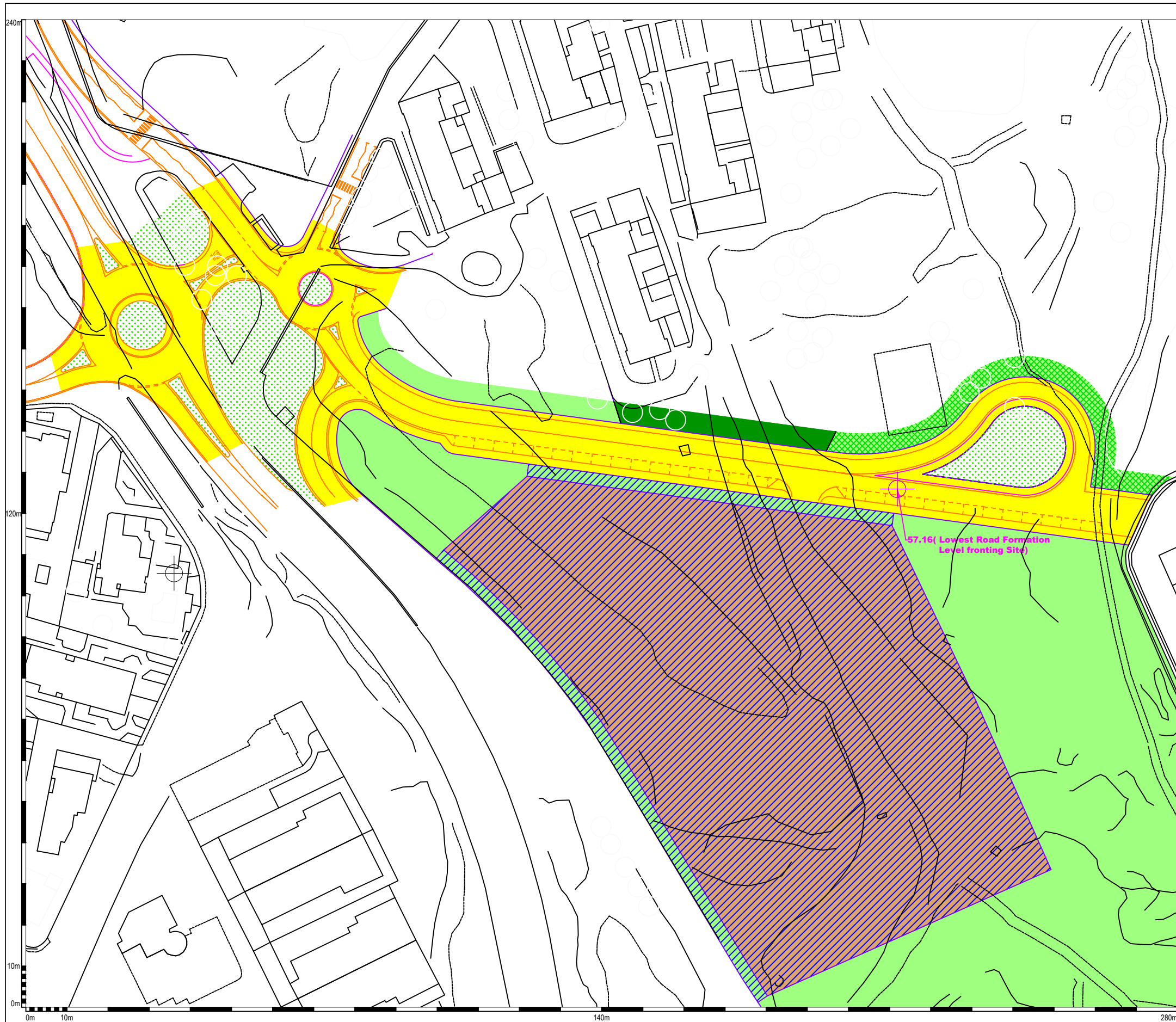
14.4.12 In Pembroke there are only two as yet undeveloped housing sites from the previously planned 7 Sites (Sites A to G) that could accommodate a total of 665 dwelling units. These areas will consolidate Pembroke as an urban settlement and link housing to the planned local centres, community facilities and sites for employment. Throughout these sites MEPA will encourage suitable designs that

complement the urban environmental characteristics of the settlements. Although housing is anticipated to be primarily family sized accommodation, MEPA expects to secure a proportion of smaller dwellings in consultation with the Housing Authority, in anticipation of an increase in demand for single person and smaller dwellings over the plan period.

14.4.13 The development of these sites must protect, respect and enhance all the existing important mature trees and other important landscape features and open spaces. Proposals shall also respect existing buildings, including the ex-barracks buildings of architectural and historic importance. Being located within extensive landscaped open areas and directly adjacent to the planned road that is to link Regional Road with the Pembroke Development Brief Site, Site E is also suitable for the development of an Embassy



Key  Site	Site Plan PC42/10 - Pembroke	
	Scale : 1:2500 Date : May 2012 INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document. For the detailed interpretation of alignments kindly contact the Planning Directorate's Planning Control Unit.	Map : <h1 style="text-align: center;">56</h1>
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S.S. No.: 5275-6

Scale: 1:5000

Subsidiary Plan Minor Modification

Locality:

Pembroke

Plan Reference Number:

PC 42/10/60

Scale:	1:1000	Digital Drawing Ref. No.:	Swq 1381e6 10
Grid System:	U.T.M.	Scale Factor:	0.999632
Survey Completion Date:	08/07/2008	Min. Coordinates:	52335,76060
Survey Checked By:	M. Azzopardi (LSU)	Level datum:	M.S.L.
		Plan Completion Date:	14/05/2012
		Plan Checked By:	V. Borg F. (PCU)

Map as approved by Minister
on the 5th March 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.

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- Legend:
- Existing Field Walls
 - Spot Level +46.28
 - Scheme Road
 - St. Patrick's Park NHPE 03 & NHPE 09
 - Infill Housing &/or Embassy
Maximum Height limitation for whole block: 3 Floors without Semi Basement measured from lowest road formation level (57.16m).
 - Existing Building
 - Formation Level +20.00
 - Front Garden
 - Priority Tree Planting/Protection of existing trees NHCV 05, NHRL 01 &, NHPE 03.
 - Existing Vegetation
 - Limit to Development
 - Traffic Islands
 - Formal Gardens (Existing/Proposed) NHCV 05 & NHPE 03
 - E.P.O Street Furniture
 - Alignment
 - Road Design

PC Number: PC 0030/10

Proposal: A revision of the designation of the site as indicated in Maps PC/30/10/2;23B from surface car parking and formal garden to a school.

Location: Site at Triq Alamein, Pembroke.

Architect: MEPA

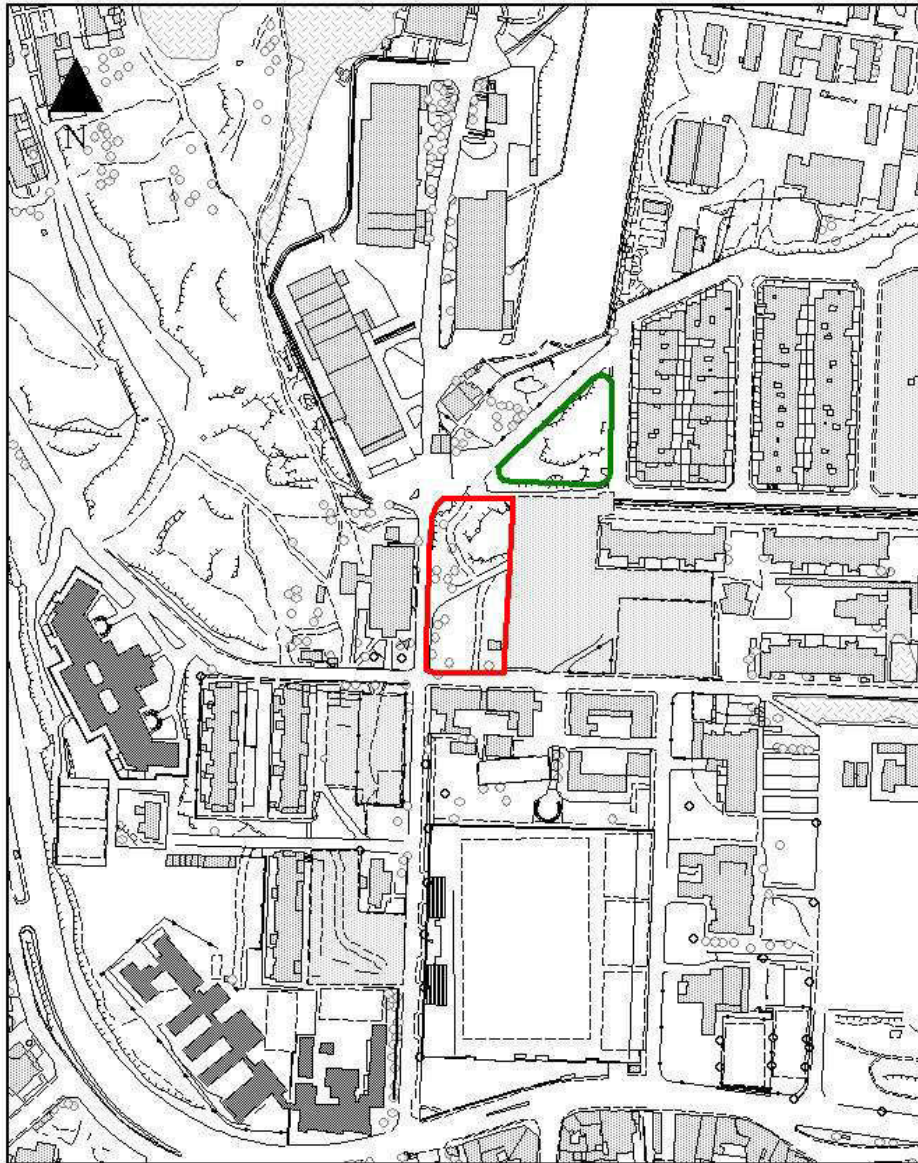
Applicant: MEPA

Date of Endorsement: 1st November, 2010.

Conditions

The proposal on Drawing PC/30/10/23B was **Approved** with the following conditions

1. The building height limitation is of 8.5 metres as indicated in Map PC/30/10/23B;
2. The development is to provide excess car parking on site to serve the needs of the immediate vicinity;
3. Development permission for the construction of a school on the site will only be granted after the applicant submits a bank guarantee in favour and to the satisfaction of MEPA in order to secure the upgrading of the public open space as indicated in Map PC/30/10/2;
4. Detailed development proposals shall avoid the creation of blank party walls;
5. The site shall not be subject to Floor Area Ratio planning considerations; and
6. Detailed development proposals shall be subject to third party civil rights.



Key



Proposed Site



Public open space to be upgraded
as per condition 3

**Proposed School Site,
Pembroke PC30/10**

Scale: 1:2500 Date: July 2010

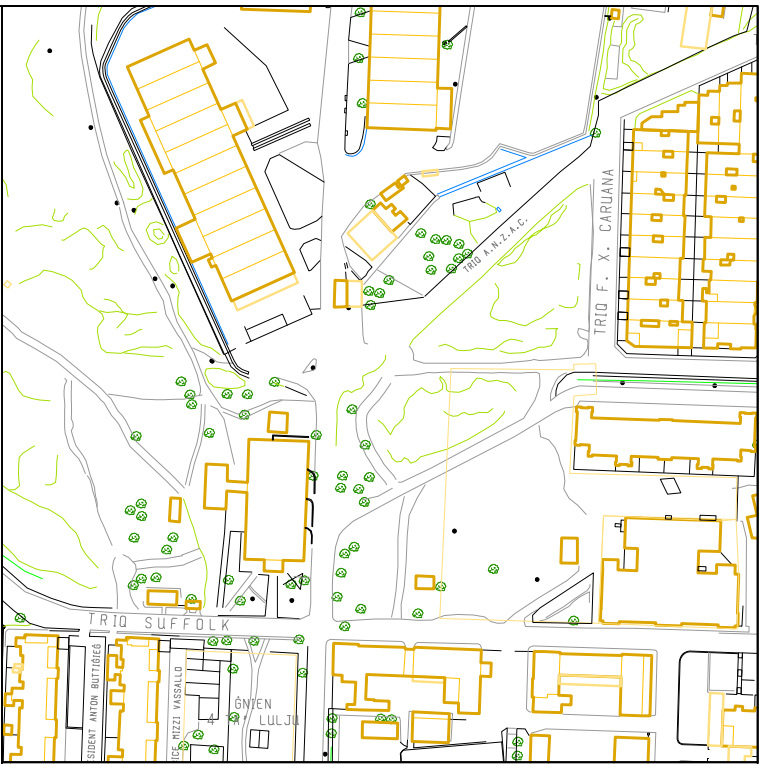
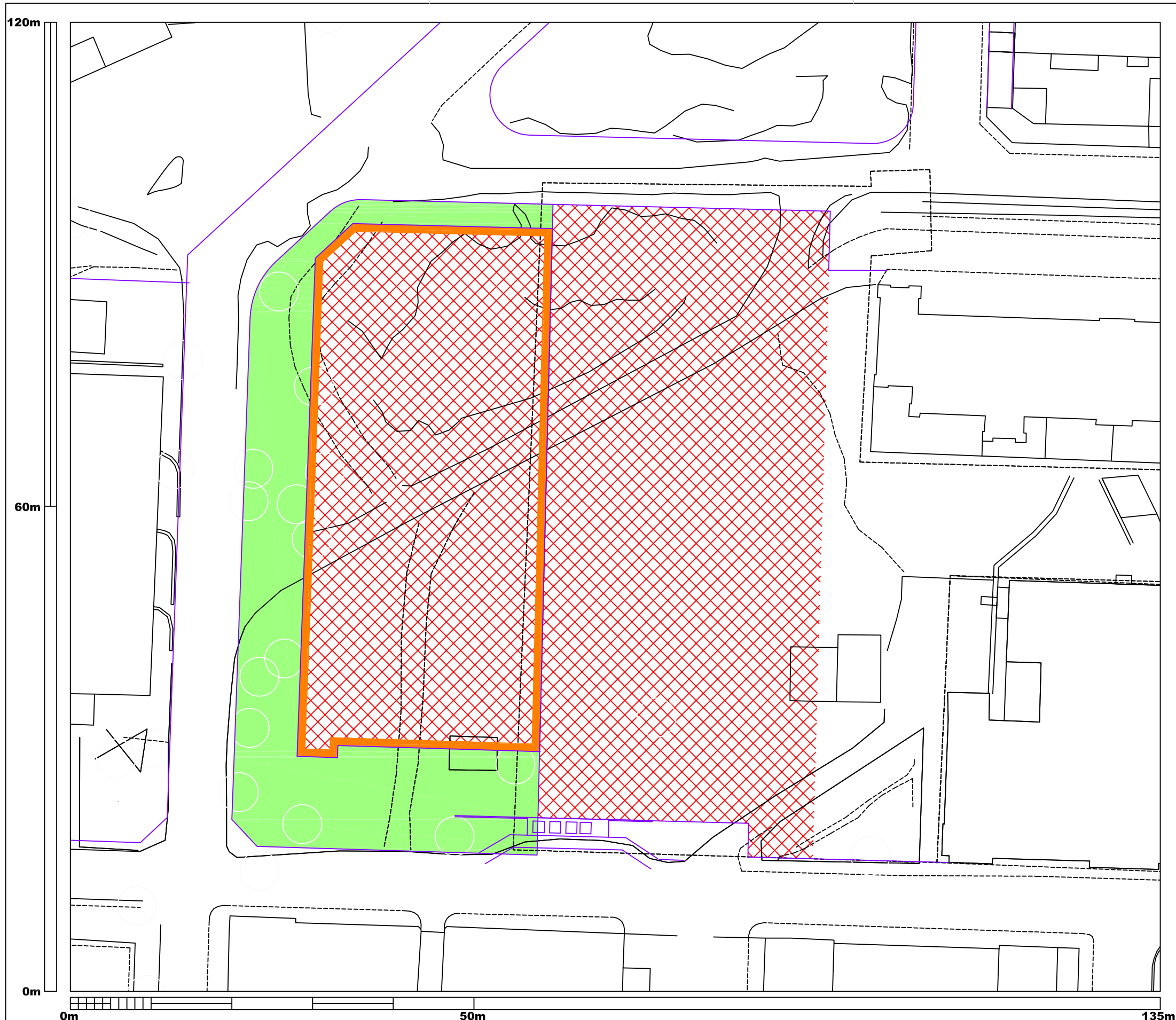
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Map:

**PC/30
/10/2**

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S.S. No.: 5276 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

Pembroke

Plan Reference Number:

PC 30/10/23B

Survey No: Pmk0332A/97	Survey Works Order Form No: -
Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 06/06/97
Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
Digital Drawing Ref. No.: Pmk0332A/97	Plan Completion Date: 20/07/2010

**Map as approved by Minister in
PC 30/10 on the 1st November 2010.**

This map amended the zoning for the specific site and thus supersedes the zoning indicated in the Area Policy Map (Map PE1) of the North Harbours Local Plan (July 2006).

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Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 52670	Max Easting: 52805	Legend:	Spot level +16.20	Building / road alignment	Existing Schools NHSO 04
Level datum: M.S.L.	Scale: 1:500	Min Northing: 75970	Max Northing: 76090	Existing field walls	Formation level +20.00	Lanscaping and car parking area	Proposed School (Building Height Limitation 8.5m)
				Existing building	Street Furniture E.P.O		
				Vegetation			