

Planning Control Applications

St. Julian's

PC Number: PC 0014/16

Proposal: Proposed modification of conditions of PC Application PC003/12 to include increase in height and increase in site area.

Location: Site at Spinola Park, Triq Mikiel Ang Borg & Triq Lapsi, St Julians.

Architect: Mr. Ray Demicoli

Applicant: Mr. Ray Demicoli obo Equinox Ventures Ltd

Date of Endorsement: 17th August, 2016.

Conditions

The proposal on drawing PC 14/16/37B was **Approved** with the following conditions:

1. The conditions 1, 6, 7, 8, 9, 10 and 12 imposed on Planning Control Application PC03/12, issued on the 21st March 2013, are still valid and applicable to this Planning Control Application.
2. The profile of development on site is not to extend beyond the development profile as indicated in Plan PC14/16/37B.
3. Properties having a frontage and access from Triq Lapsi shall remain zoned a Residential Area and are subject to North Harbours Local Plan Policy NHHO01.
4. Access to any commercial / office space under the residential buildings shall only be from Triq Mikiel Ang. Borg.
5. The development shall follow the finished floor levels indicated on Plan PC14/16/37B.
6. The developer, at his own expense, must construct the vertical pedestrian connections linking Triq Mikiel Ang Borg to the primary school and Triq Mikiel Ang. Borg to the entrance level of the adjacent parish church.
7. A bank guarantee shall be imposed in the full development application to ensure the construction of the vertical pedestrian connections linking Triq Mikiel Ang Borg to the primary school and Triq Mikiel Ang. Borg to the entrance level of the adjacent parish church.
8. This Planning Control application, does not jeopardise any PA application, in that, the development would still need to meet and comply with the requirements of the EIA and / or any other Policy.
9. No additional vehicle accesses are to be proposed along the extension of the site frontage on Triq Mikiel Ang Borg.

10. The development of the following land uses may be considered by PA in addition to the public car parking provision on site and below the level of Triq Lapsi:

- a) Class 4A, (Use Classes Order, 2014), Financial, Professional and Other Offices;
- b) b) Class 4B, (Use Classes Order, 2014), Retail;
- c) Class 4C, (Use Classes Order, 2014), Food and Drink Establishments where no cooking is allowed; and
- d) Class 4C, (Use Classes Order, 2014), Food and Drink Establishments where cooking is allowed

PC Number: PC 0003/12

Proposal: To change the zoning of the front part of the site to offices, shops, food and drink outlets and underlying car park, and to change the zoning of the rear part to residential development and underlying offices, shops, food and drink outlets and underlying car park.

Location: Triq Lapsi and site at Triq Mikiel Ang. Borg, St. Julian's.

Architect: Mr. Ray Demicoli

Applicant: STL Limited

Date of Endorsement: 7th March, 2013

Conditions

The proposal on drawings PC3/12/141A;141B was **Approved** subject to the following conditions:

1. The provisions of North Harbours Local Plan Policy NHSJ03 (Public Car Parks) or its subsequent amendment are to be adhered to.
2. The profile of development on site is not to extend beyond the development profile as indicated in Plan PC3/12/141B.
3. That part of the site where development is allowed above the level of Triq Lapsi is zoned as a Residential Area and is subject to North Harbours Local Plan Policy NHHO01.
4. The Terraced Roof indicated on Plan PC3/12/141B that is adjacent to third party residential development shall not be higher than the level of Lapsi street.
5. The building alignment of development at semi-basement and ground floor levels on Triq Mikiel Ang Borg shall be to the satisfaction of MEPA and Transport Malta.

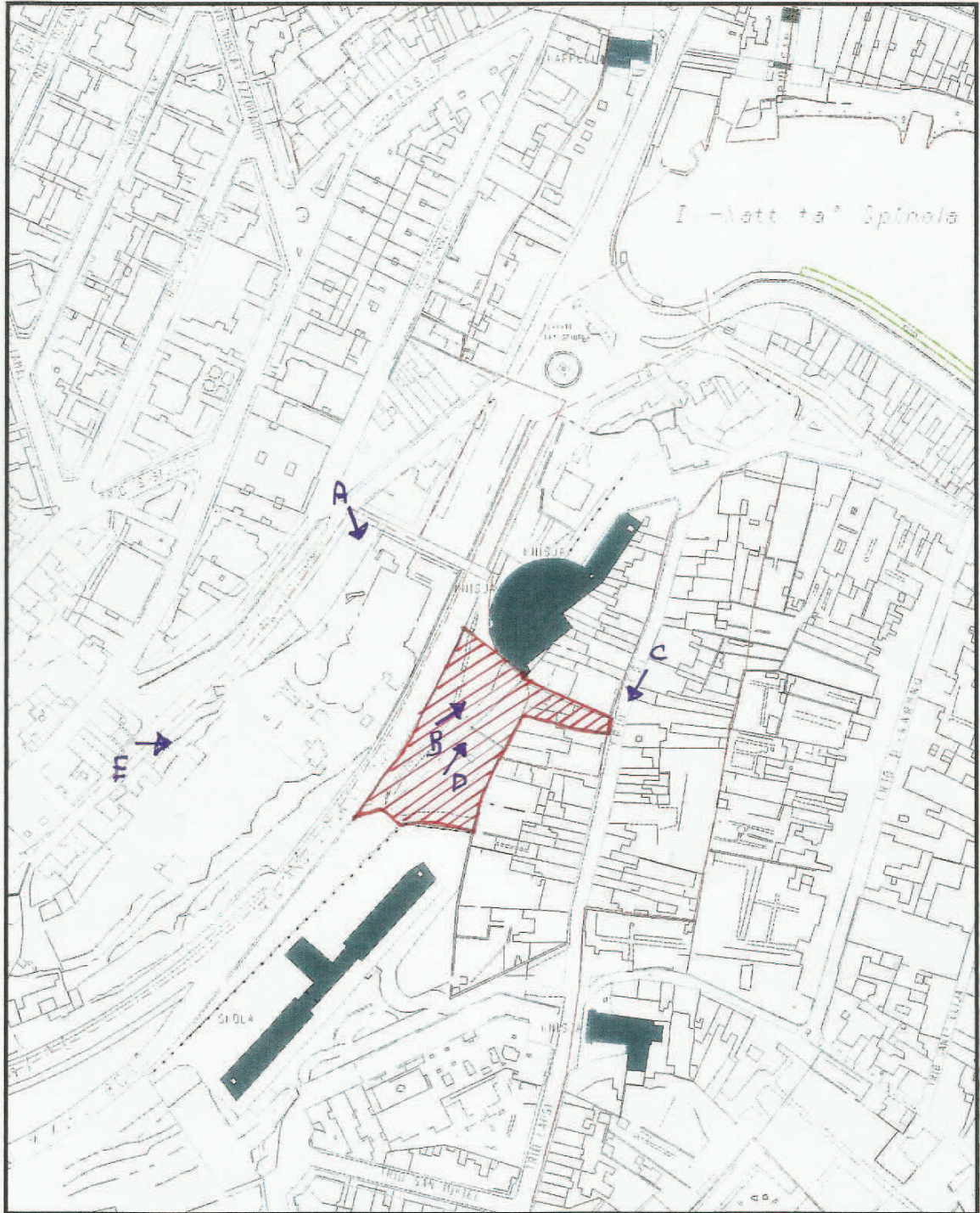
6. Vehicular access to the multi-storey car park will be from Triq Mikiel Ang Borg only. This car park is to have a vertical pedestrian connection to the satisfaction of MEPA that will connect it to Lapsi Street.
7. A vertical pedestrian connection providing public access is to be provided linking Triq Mikiel Ang Borg to the entrance level of the adjacent parish church. This is to be to the satisfaction of MEPA.
8. A vertical pedestrian connection is to be provided linking Triq Mikiel Ang Borg to the primary school that is located adjacent to the site. This is to be to the satisfaction of MEPA.
9. Public access is to be provided through the site linking Triq Mikiel Ang Borg to Triq Lapsi. This is to be to the satisfaction of MEPA.
10. Existing buildings located on site that are considered by MEPA as having historical and/or architectural value are to be conserved.
11. The development of the following land uses may be considered by MEPA in addition to the public car parking provision on site and below the level of Triq Lapsi:
 - a. Class 4, (Use Classes Order, 1994, or as amended), Shops;
 - b. Class 5, (Use Classes Order, 1994, or as amended), Offices; and
 - c. Class 6, (Use Classes Order, 1994, or as amended), Food and Drink Outlets.

However Food and Drink Outlets are not allowed above first floor level on Triq Mikiel Ang Borg. These land uses are to be ancillary to the public car parking provision on site, and their acceptability, extent and proportion to the main use is to be determined through an application for development permission and following the necessary studies to be carried out to the satisfaction of MEPA. In particular, the traffic impacts and the effect on air quality by the proposed development are to be assessed at Development Permission Application stage.

12. Detailed development proposals shall avoid the creation of blank party walls. Exposed party walls are to be architecturally treated to the satisfaction of MEPA.
13. Development permission shall incorporate all reasonable measures to safeguard, transplant or compensate for (as appropriate) the existing

mature trees on site and the Maltese Dwarf Leek (*Allium lojaconoi*) and Turnipweed (*Rapistrum rugosum*). These measures are to be to the satisfaction of MEPA.

500m



0m

Min Easting = 53795.1, Min Northing = 74902.26, Max Easting = 54195.1, Max Northing = 75402.75



MEPA

St. Francis Ravelin
 Floriana
 PO Box 200, Valletta, Malta
 Tel: +356 240976 Fax: +356 224846

www.mepa.org.mt



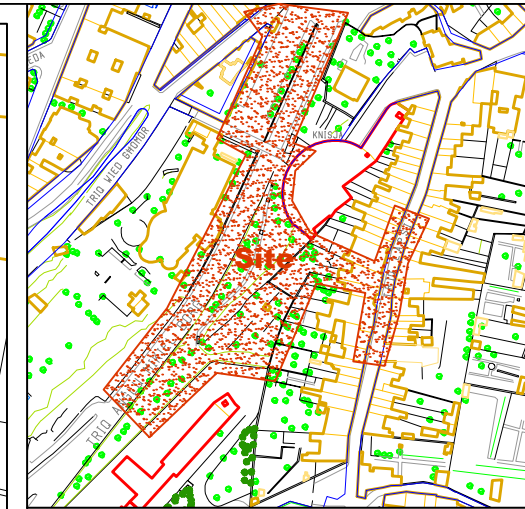
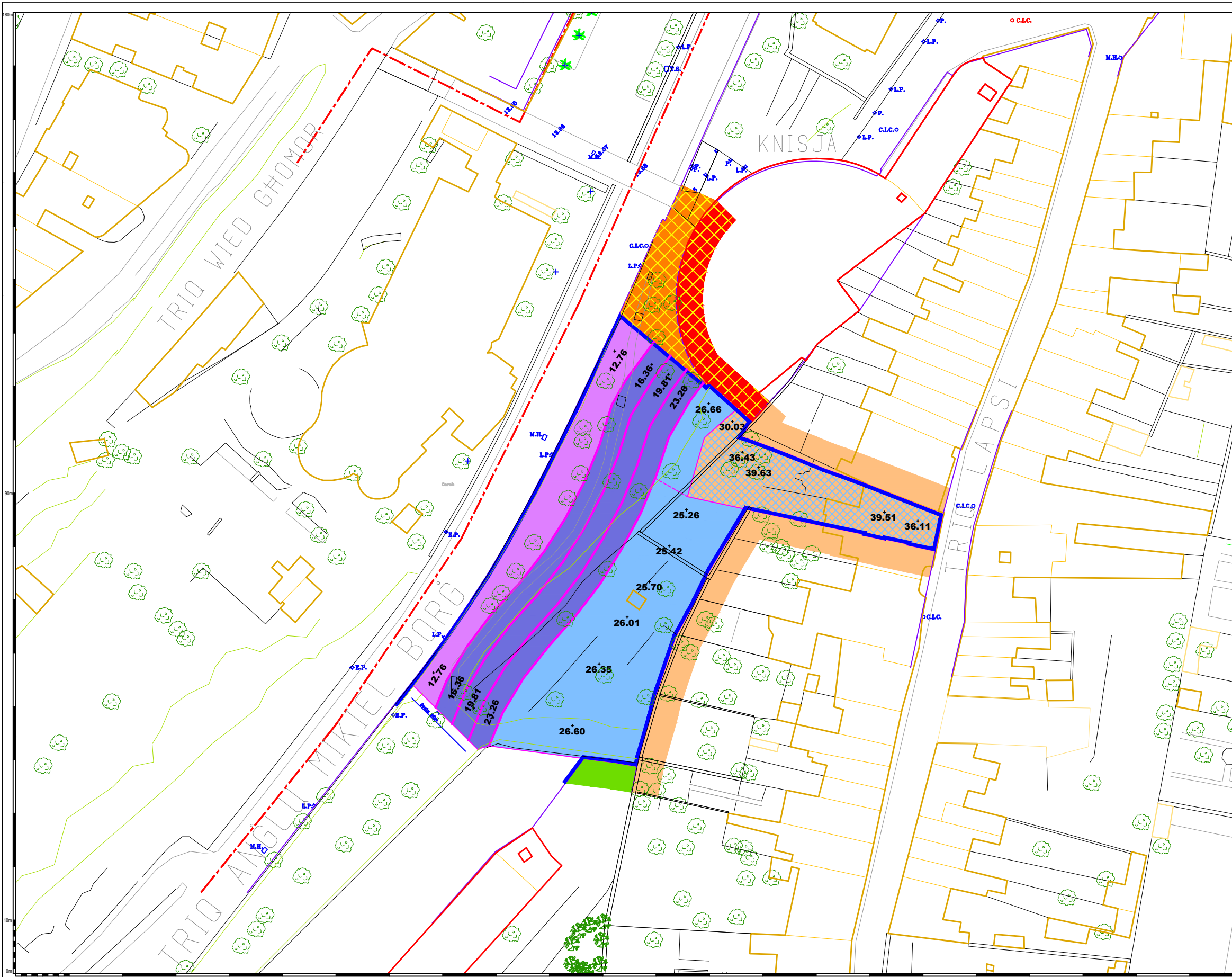
DeMicoli & Associates
 Architects

8/5 Portomaso Tower, Portomaso Avenue
 St. Julian's STJ4011 - Malta
 tel: [+356] 21381500 - fax: [+356] 21381600
 e-mail: info@danda.com.mt
www.danda.com.mt

Big W

Site Plan, Scale 1:2500 Printed on: Thursday, July 28, 2011
 Not to be used for interpretation or scaling of scheme alignments

Copyright © Malta. Not for resale.



**Subsidiary Plan
Minor Modification**

San Ġiljan

Plan Reference Number:
PC 03/12/141B

Scale:	1:750	Survey No.:	2183e3-11
Grid System:	U.T.M.	Scale Factor:	0.999632
Min. Coordinates:	53870,75020	Level datum:	M.S.L.
Survey Completion Date:	13/10/2011	Plan Completion Date:	31/01/2013
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	V. Borg (PCU)

**Map as approved by Minister
on the 7th 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.

Existing Field Walls	Spot Level	Urban Conservation Area (Not Shown - Refer to Local Plan)	Town Centre	Terraces as per condition 2 Uses as per condition 11	Residential use with underlying commercial uses and car park as per conditions 3 & 11	Building alignment as per condition 5 Uses as per condition 11
Existing Building	Finished Roof Level	Public Open Space	Town Centre (Church)	Terraced Roof as per condition 2 & 4 Uses as per condition 11		
Existing Vegetation	Limit to Development	Residential Area (JCA)	Priority area within which Spinola Bay Car Park should be located (NHSJ 03)			
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 0001/11

Proposal: To remove front gardens between Trejjet Grenfell and Triq Lapsi to allow the development of one floor in line with existing road alignment while all subsequent floors to be setback by a minimum of 2.5m from the existing road alignment whilst considering sanitary regulations. Existing private open area between Trejjet Grenfell and Telghet Birkirkara is to follow the existing buildings and road alignment. Proposal changed from original submission

Location: Sites at Triq Il-Kbira, San Giljan

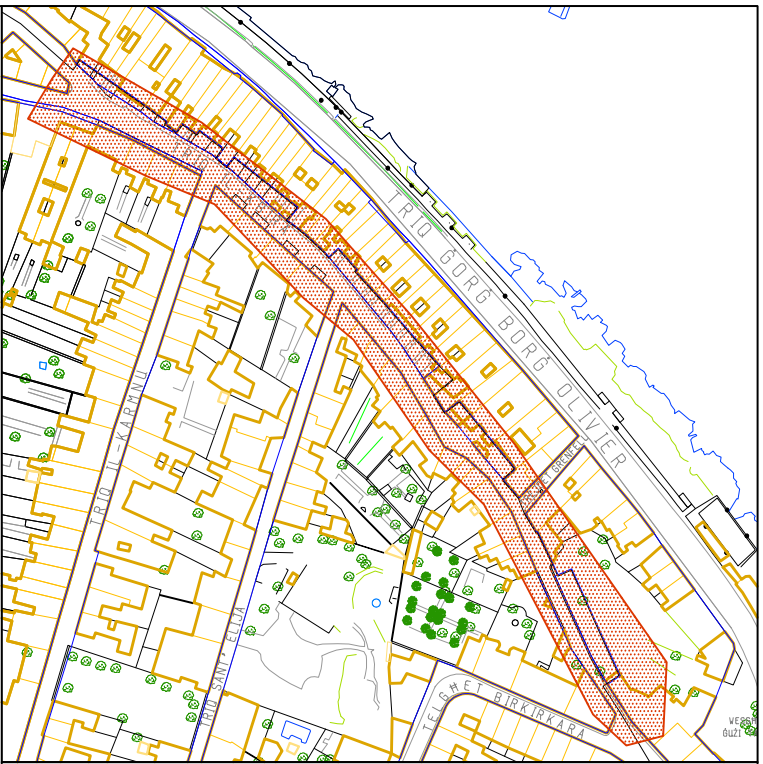
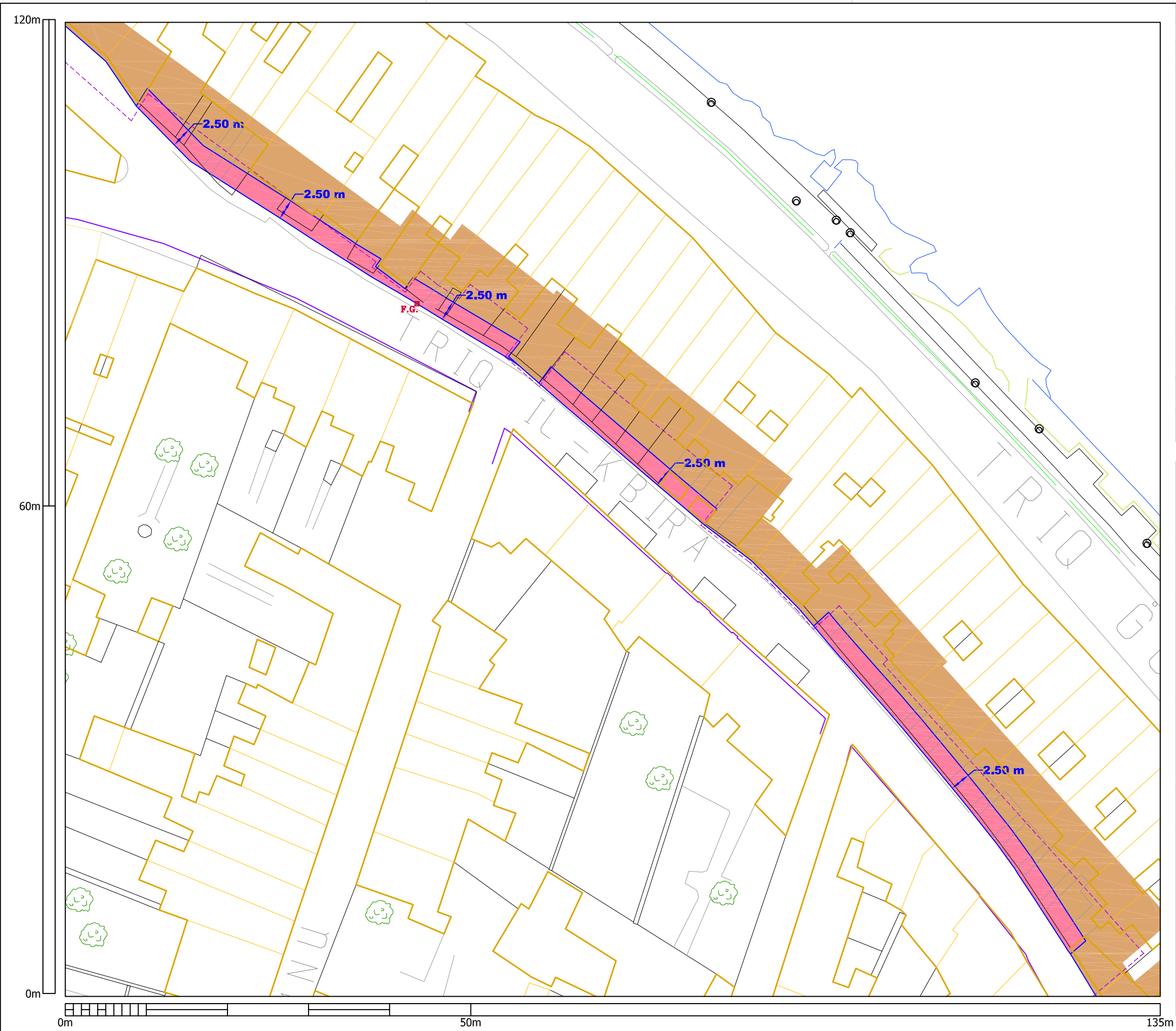
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 7th July, 2011.

Conditions

1. Development is limited to ground floor level from Triq il-Kbira for the first 2.5m to 3m as shown on map. All subsequent levels are to follow height limitation as designated in the North Harbours Local Plan.
2. Existing private open area between Trejjet Grenfell and Telghet Birkirkara should retain its current open character.
3. Elevations on Triq il-Kbira should respect the UCA character of the street.
4. Detailed development proposals shall be subject to third party civil rights.
5. No garage doors are to be allowed onto Triq il-Kbira.



S.S. No.: 5475 Scale: 1:2500

Subsidiary Plan Minor Modification

Locally:

San Giljan

Plan Reference Number:

PC 001/11/37B

Survey No.: 2183e1-5475-10	Survey Works Order Form No: 2183E1-10
Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 31/08/2010
Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
Digital Drawing Ref. No.: Stj 2183e1-10	Plan Completion Date: 25/03/2011

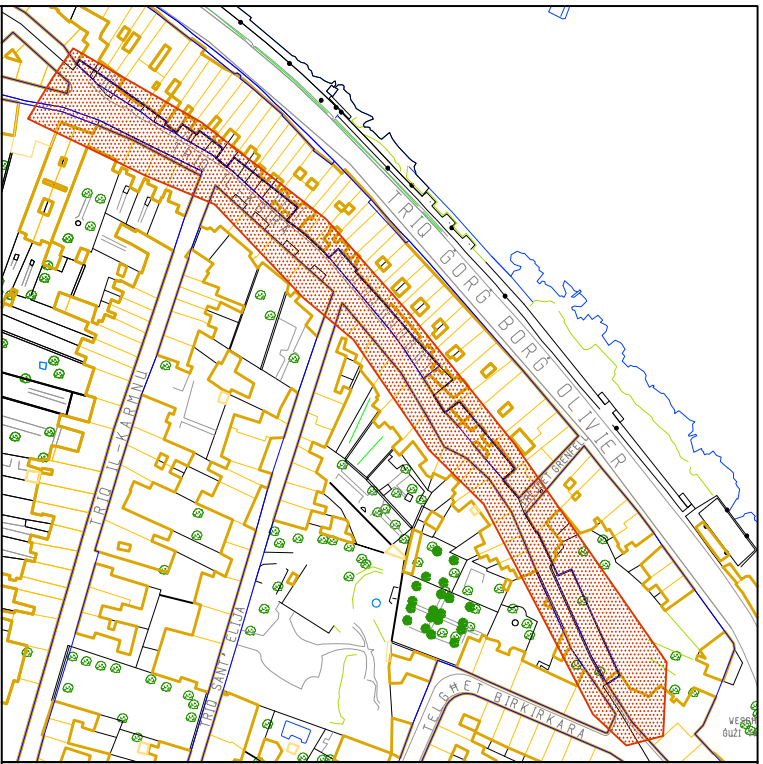
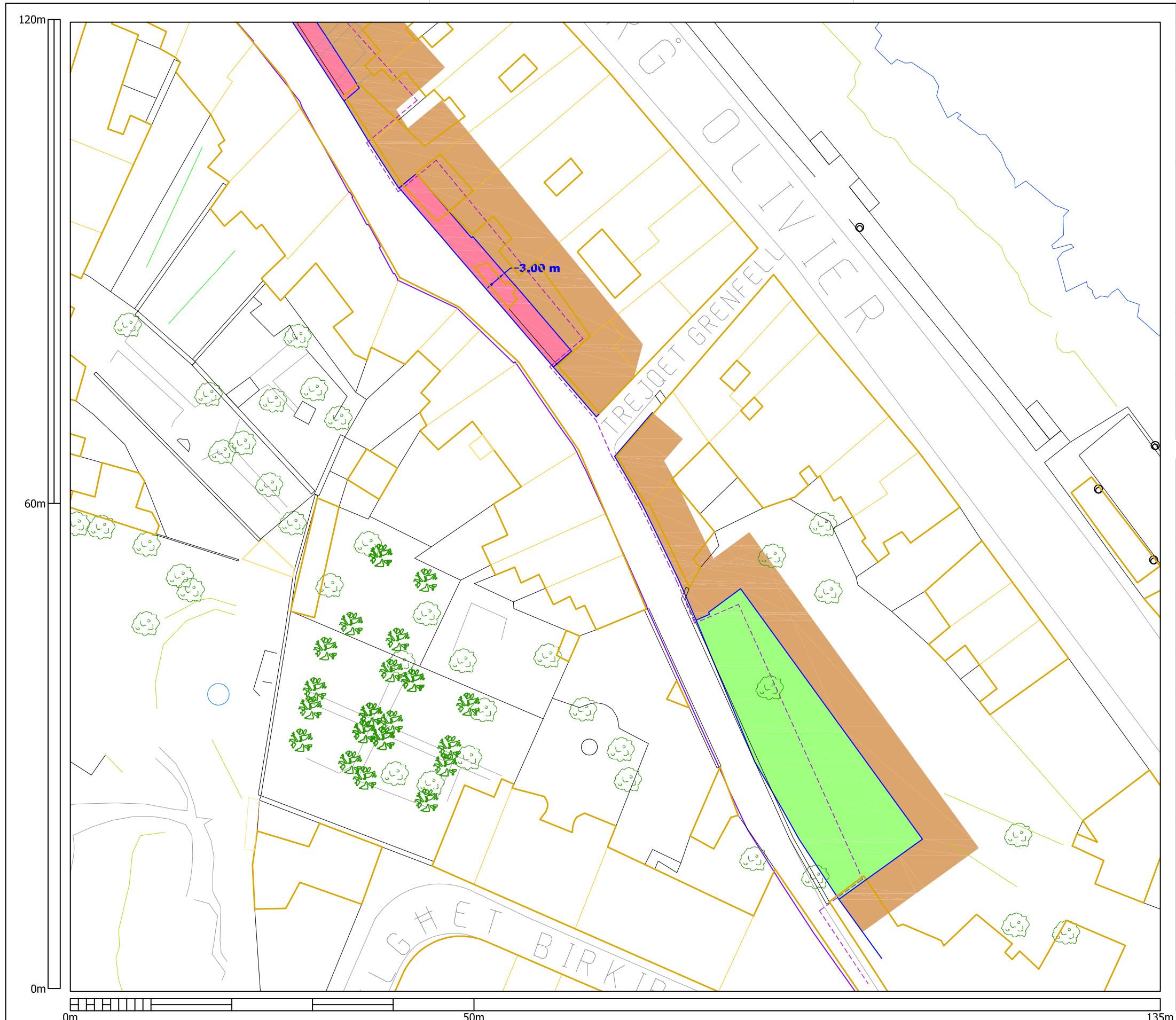
Map as approved by MEPA Board in
PC 01/11 on the 07 July 2011

This map amended the scheme alignment for the specific site and thus supersedes the alignment formerly approved and any subsequent changes in the Local Plans.

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



Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 54140	Max Easting: 54275	Legend: Existing field walls	Spot level +16.20	Building alignment	Scheme Road	Terraced Development (Residential NHH001) Building Height 1 Floor
Level datum: A.T.B.M.	Scale: 1:500	Min Northing: 75115	Max Northing: 75235	Existing building	Formation level 20.00	Front garden alignment	Private Open Area	Terraced Development (Residential NHH001) Building Height 4 Floors
				Vegetation	Street Furniture E.P.O	Urban Conservation Area	Public Open Space	



S.S. No.: 5475 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

San Giljan

Plan Reference Number:

PC 001/11/37C

Survey No.: 2183e1-5475-10	Survey Works Order Form No.: 2183E1-10
Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 31/08/2010
Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
Digital Drawing Ref. No.: Stj 2183e1-10	Plan Completion Date: 25/01/2011

Map as approved by MEPA Board in
PC 01/11 on the 07 July 2011

This map amended the scheme alignment for the specific site and thus supersedes the alignment formerly approved and any subsequent changes in the Local Plans.

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



Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 54230	Max Easting: 54365	Legend: Existing field walls	Spot level +16.20	Building alignment	Scheme Road	Terraced Development (Residential NHH001) Building Height 1 Floor
Level datum: A.T.B.M.	Scale: 1:500	Min Northing: 75010	Max Northing: 75130	Existing building	Formation level +20.00	Front garden alignment	Private Open Area	Terraced Development (Residential NHH001) Building Height 4 Floors
				Vegetation	E.P.O. Street Furniture	Urban Conservation Area	Public Open Space	