

Swieqi

Planning Control Applications

PC Number: PC 12/21

Proposal: Change in Zoning from Residential Priority Area (Detached & Semi-Detached Villas) to Residential Priority Area (Terraced Houses, Maisonettes and Flats)

Location: Site at:, Triq Fuq il-Gonna, Swieqi

Architect: Dr Edwin Mintoff

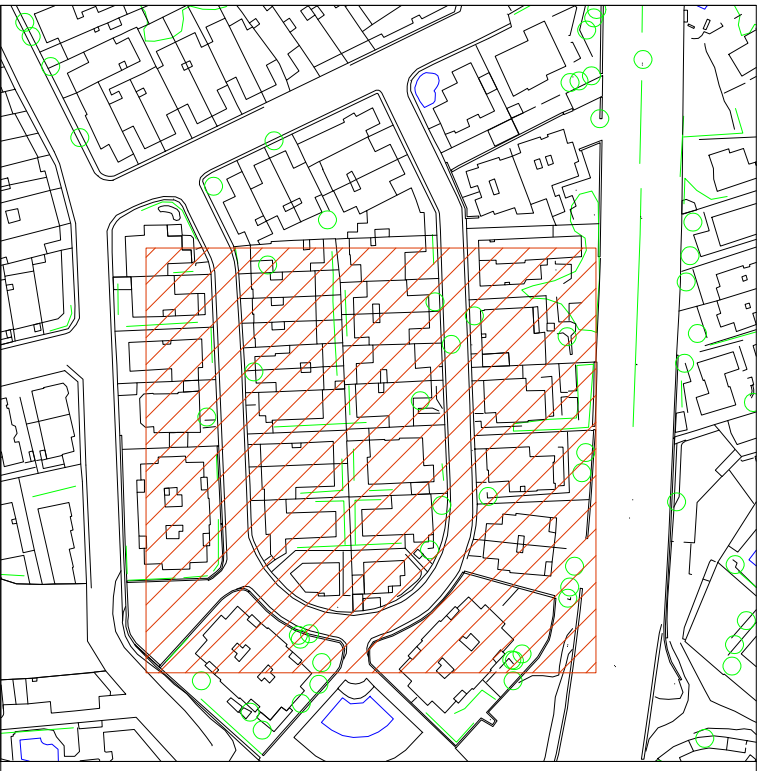
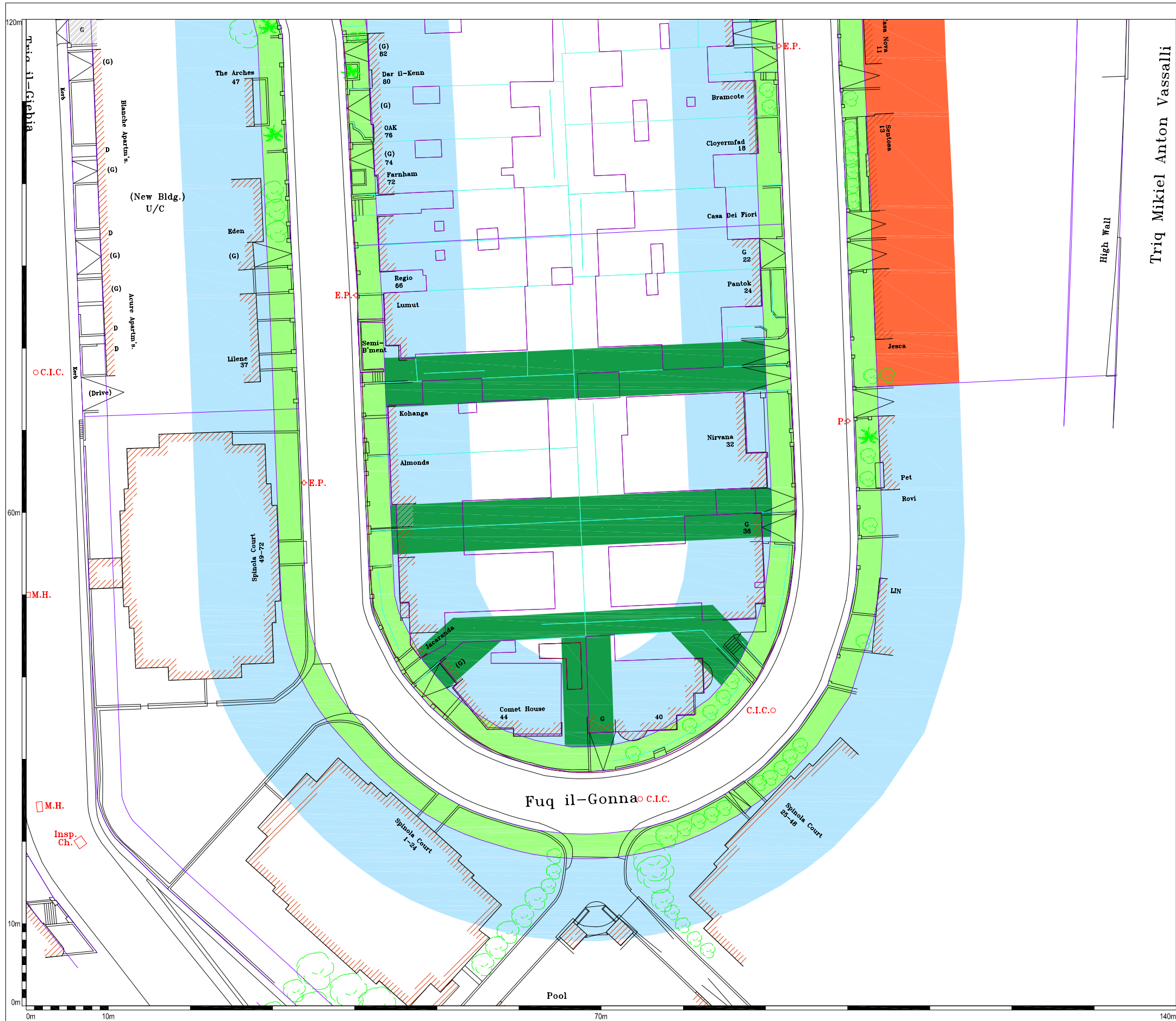
Applicant: Mr. Ray Ciantar

Date of Endorsement: 3rd October 2023

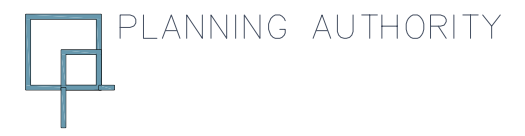
Drawing Numbers: PC 12/21/1B/101B

Conditions:

1. Land is zoned for Residential Priority Area (Terraced Houses, Maisonettes and Flats) following North Harbour Local Plan Policy NHHO 02.
2. A side curtilage with a minimum width of 3 metres shall be retained around each plot as shown in drawing PC12/21/101B. Minor shifting of the side curtilage may be considered through a development permit application, subject that a minimum width of 3 metres is retained around each plot.



S.S. No.: 5275 Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:
Swieqi

Plan Reference Number:
PC 12/21/101B

Scale: 1:500	Survey No.: Stj 2536E5-21
Grid System: WGS 84	Scale Factor: 0.999632
Survey Completion Date: 27/2/2021	Min. Coordinates: 453540 3974960
	Level datum: M.S.L.
	Plan Completion Date: 13/06/2023
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: I. Fava

**Map as approved by Minister
on the 3rd October 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.

Existing Field Walls	Spot Level +46.29	Front Garden	Residential Priority Area NHHO 02 (Detached and Semi-Detached according to table SW(b))
Existing Building	Formation Level +20.00	Alignment	Residential Priority Area NHHO 02 (Terraced Houses, Maisonettes & Flats)
Existing Vegetation	Limit to Development	Proposed Alignment	
Street Furniture E.P.○	Urban Conservation Area	Side Garden	

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 63/18

Proposal: Proposed villa complex and parceling of land within rationalisation zone.

Location: Land at, Triq tal-Ibrag and Triq l-Iskud, Tal-Ibrag, Swieq

Architect: Architecture 360

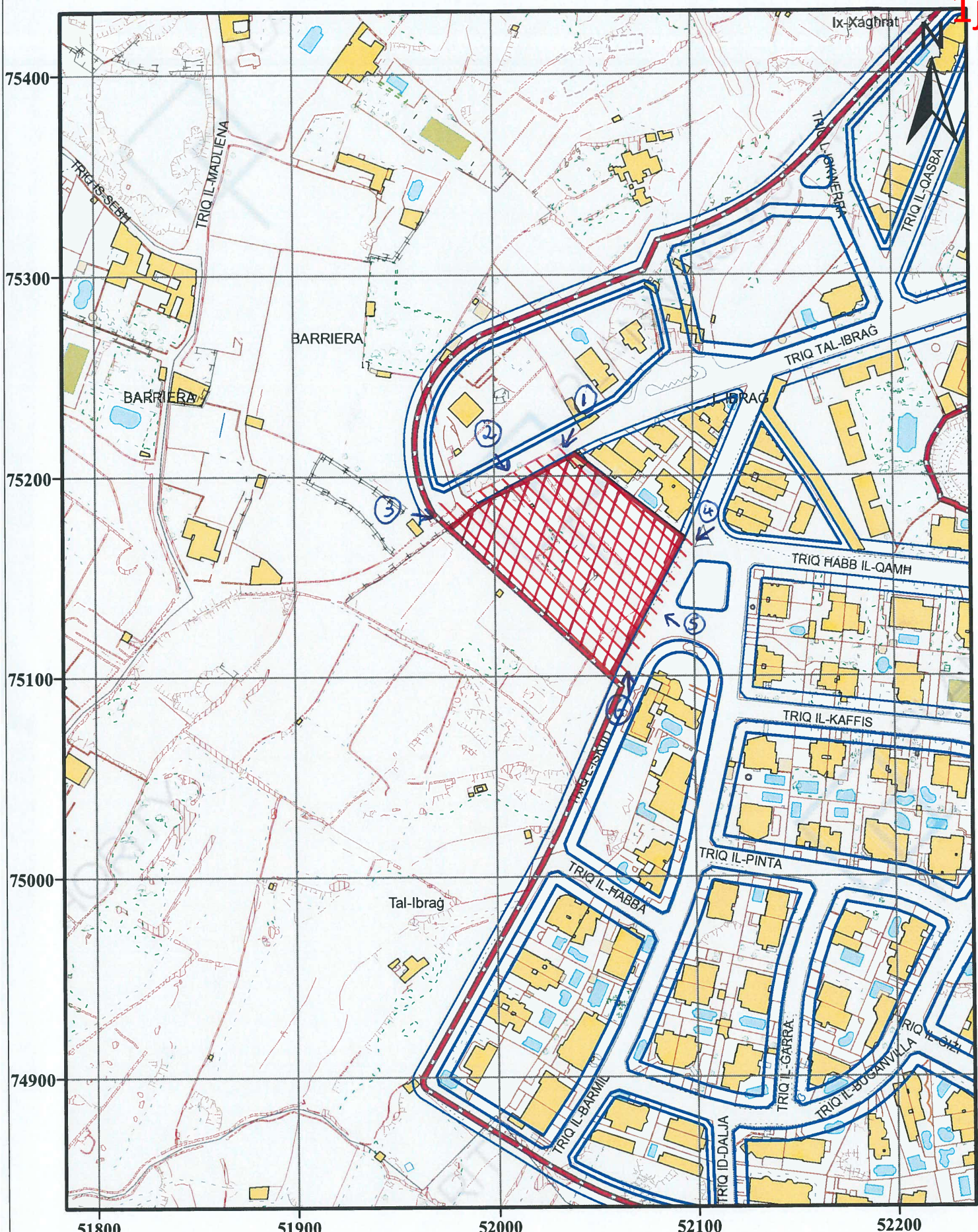
Applicant: Gasan Enterprises Limited Attn: Mark Gasan

Date of Endorsement: 26th June 2020

Drawing Numbers: PC 63/18/1J/62B.

Conditions:

1. Land is zoned for Residential Priority Area (semi/detached) following North Harbour Local Plan Policy NHHO 02 and Development Control Design Policy, Guidance and Standards 2015 (DC15) Policies. Same conditions set for Site G on NHLP (2006) Map SW4 and NHLP (2006) Policy NHSW 05 applies.
2. The building height limitation shall follow the provisions set out for site G on NHLP (2006) Map SW4 and NHLP (2006) Policy NHSW 05.
3. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.
4. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
5. Site curtilage facing ODZ shall be kept 6 metres.

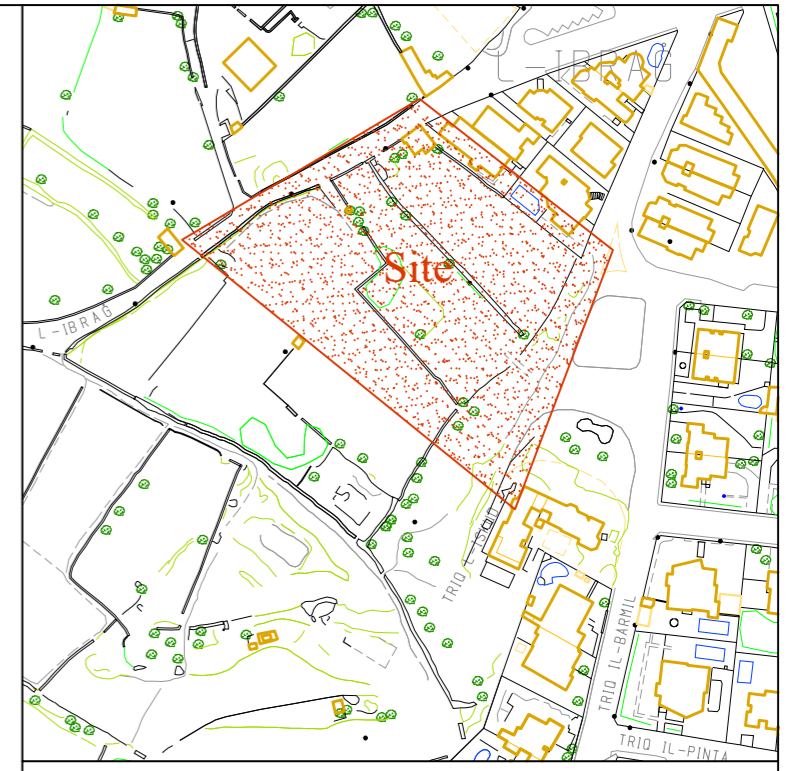
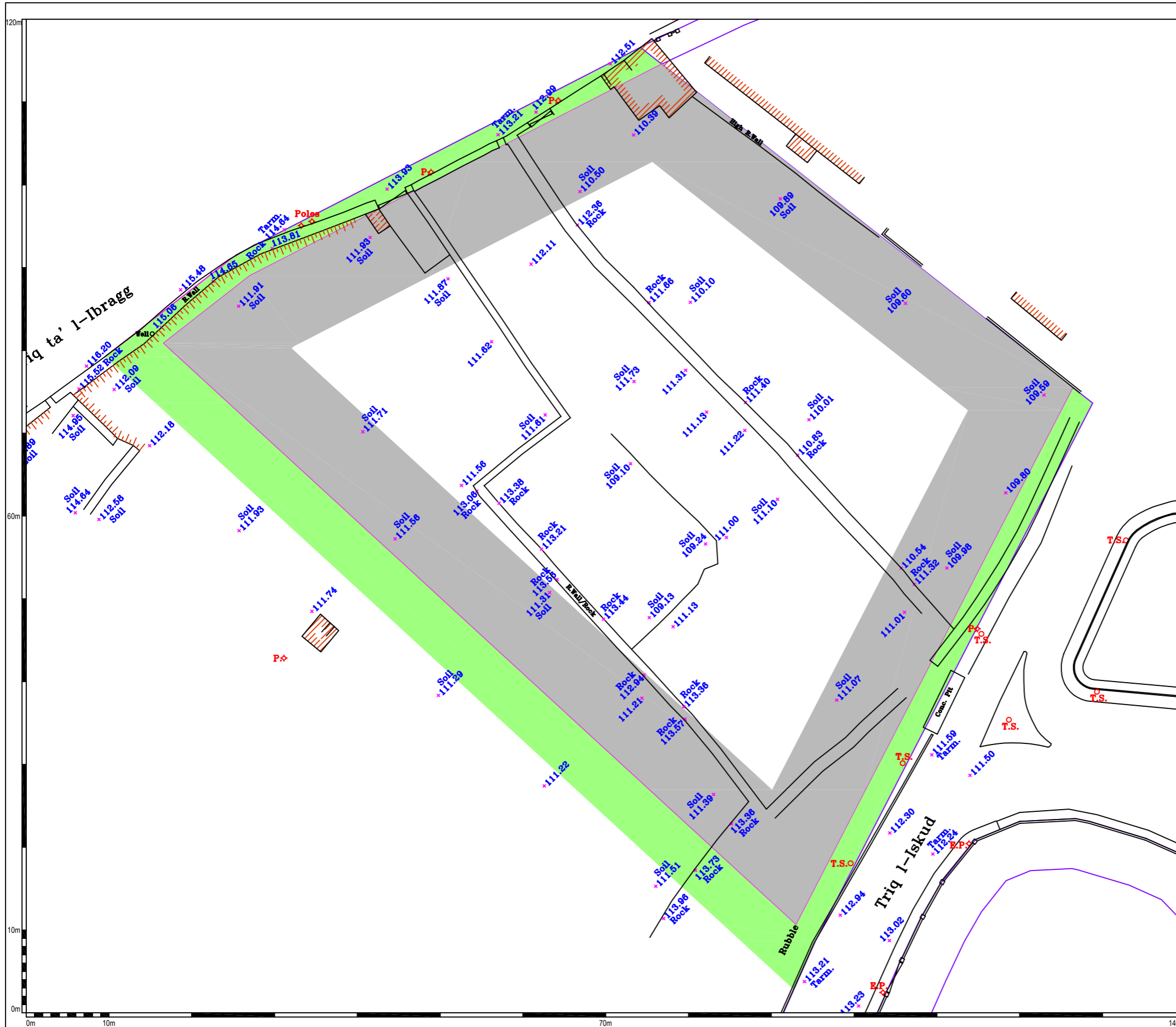


1:2,500 Date Printed: 22/03/2018

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S.S. No.: 5275

Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:

Swieqi

Plan Reference Number:

PC 63/18/103B

Scale:

1:500

Survey No.:

Swq1556E1-18

Grid System:

U.T.M.

Scale Factor:

0.999632

Min. Coordinates:

51966|75097

Level datum:

M.S.L.

Survey Completion Date:

15/01/2019

Plan Completion Date:

14/01/2020

Survey Checked By:

M. Azzopardi (LSU)

Plan Checked By:

J. Gauci

Map as approved by Minister
on the 20th 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:

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PC Number: PC 0038/18

Proposal: To establish the planning parameters for rationalisation site "B" Map 46a"

Location: TA' WIED GHOMOR, TA'WIED GHOMOR, TRIQ IT-TARI c/w TRIQ IL-GIZI, IBRAGG I/o SWIEQI, Swieqi

Architect: Sapienza & Sullivan

Applicant: Mr. Josie Licari

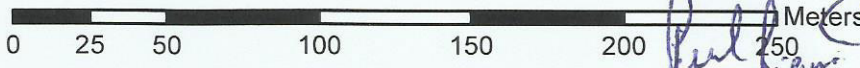
Date of Endorsement: 16th October 2018

Conditions

Drawing Numbers: PC 38/18/10A/48B.

At EC meeting held on 28th August 2018, PA approved PC 38/18 subject to the following conditions;

1. Land is zoned for Residential Priority Area (semi/detached) following North Harbour Local Plan Policy NHHO 02 and Development Control Design Policy, Guidance and Standards 2015 (DC15) Policies.
2. The building height limitation should not exceed an overall height of 8.5 metres from the highest street level as per DC 2015 Policy P 28.
3. The site is to retain a 6 meter green buffer on the side abutting Wied Ghomor. The area equivalent to the 6 metre buffer is to form part of the 60 % open space per villa plot.
4. A tree survey (which indicates all trees within the site, as well as, size and type of each tree) is to be submitted as part of the first planning application development submitted within the PC site boundary.
5. Any necessary permits are to be sought from the ERA for the uprooting of trees.
6. Each removed tree from within the PC site boundary must be replaced with a similar tree, which is to be donated to the Swieqi Local Council. These trees are to be planted in a pre agreed site in conjunction with the Local Council.

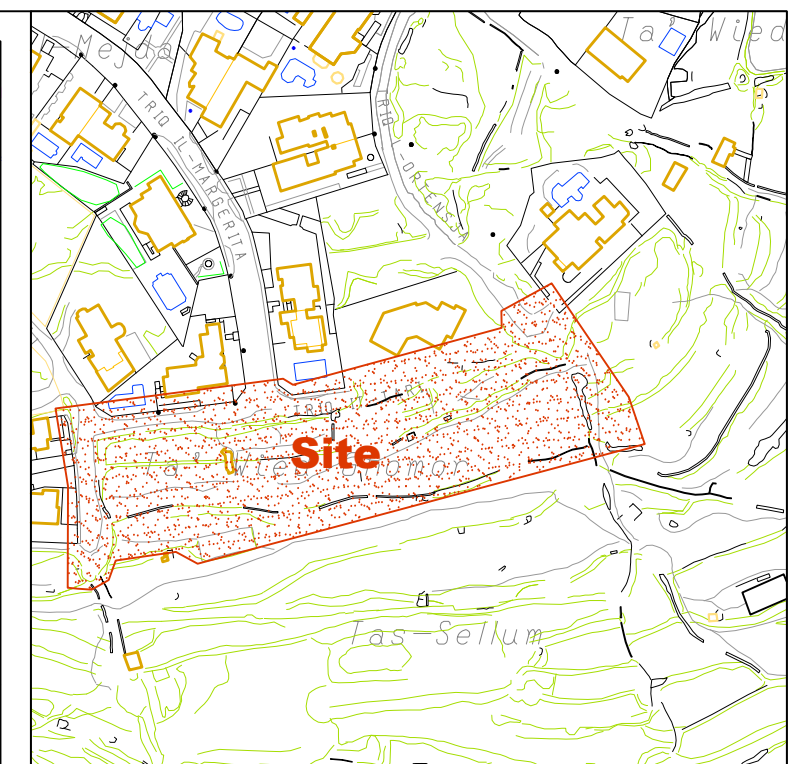


1:2,500 Date Printed: 25/07/2017

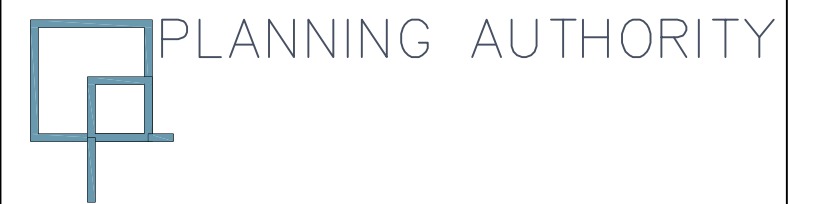
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 1m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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S.S. No.: 5274 Scale: 1:2500



**Subsidiary Plan
Minor Modification**

Locality:
Swieqi

Plan Reference Number:
PC 38/18/48B

Scale:	1:500	Survey No.:	Swq475E3-18
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	52250 74770
		Level datum:	M.S.L.
Survey Completion Date:	26/6/2018	Plan Completion Date:	01/08/2018
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	J. Gauci

**Map as approved by Minister
on the 16th October 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 27th 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
 - Alignment
 - Front/Side Garden
 - Existing Building
 - Formation Level
 - Scheme Road
 - Area to remain undeveloped (No obstruction to access/ surface water runoff)
 - Existing Vegetation
 - Limit to Development
 - Limit to Development
 - Villa Area - Detached / Semi-Detached - 40% Site Coverage
 - Easement route for main sewer and inspection manholes
 - Street Furniture

PC Number: PC 0056/09

Proposal: A revision of the designation of the site as indicated in Maps PC/56/09/1;2 from Detached and Semi-Detached Dwellings to Terrace Houses, Maisonettes and Flats.

Location: Site at Triq il-Marbat, Swieqi.

Architect: MEPA

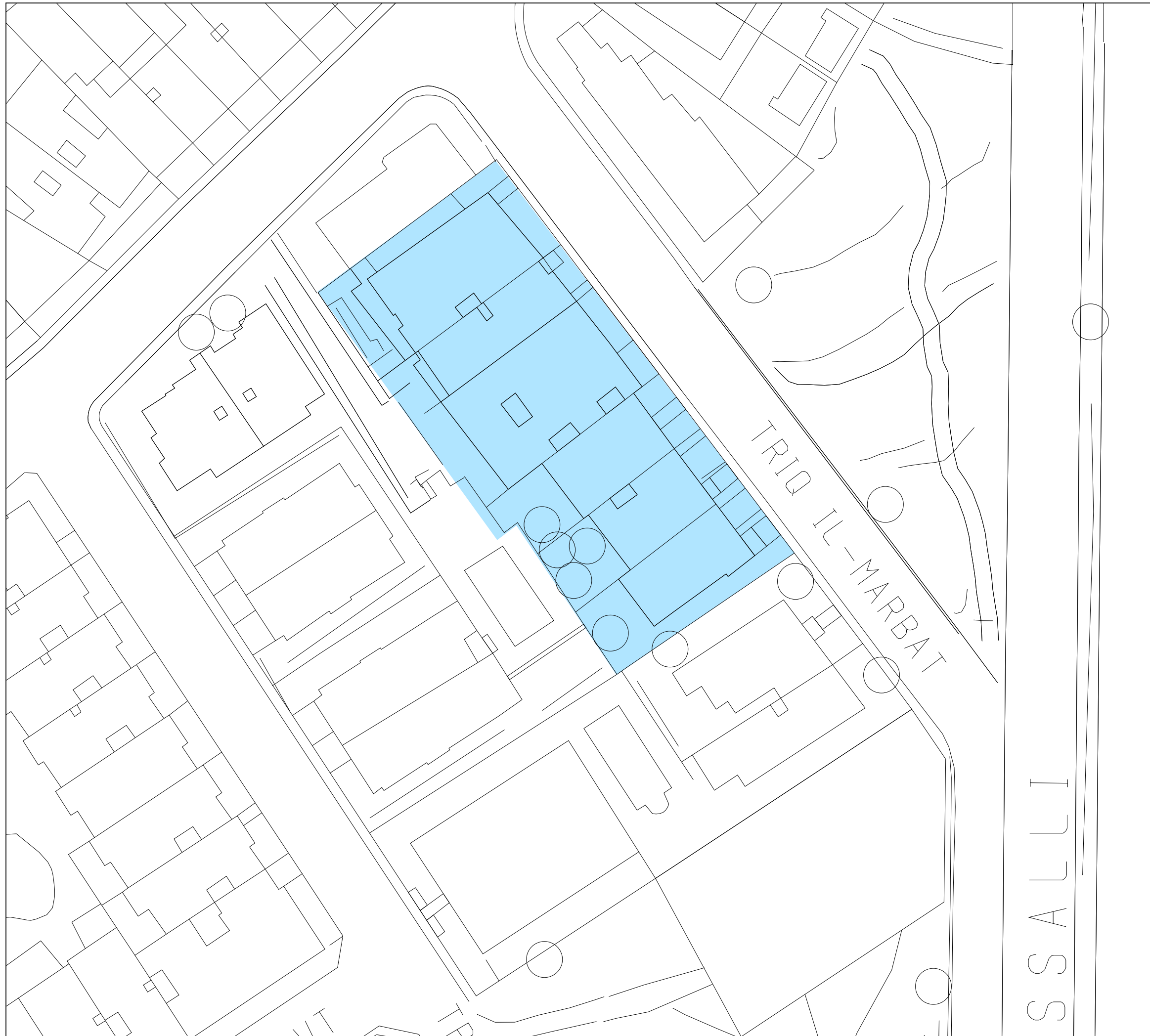
Applicant: MEPA

Date of Endorsement: 13th April, 2011.

Conditions

The proposal on Drawing PC/56/09/2 was **Approved** with the following conditions;

1. The site is designated as a Residential Priority Area regulated by North Harbours Local Plan Policy NHHO02;
2. The building height limitation is 2 floors with semi-basement;
3. The semi-basement level should not be used for residential accommodation;
4. The site shall not be subject to Floor Area Ratio planning considerations; and
5. Detailed development proposals should avoid the creation of blank party walls.




NORTH HARBOURS LOCAL PLAN



L-Awtorita` ta' Malta Dwar l-Ambjent u l-Ippjanar
 Malta Environment & Planning Authority

Key

Source:
 North Harbours Local Plan - July 2006
 Map SW2

 Residential Priority Area NHHO 02
 (Terraced Houses, Maisonettes & Flats)

**Map as approved by Minister in
 PC 56/09 on the 13 April 2011.**

This map amended the zoning for the specific site and thus
 supersedes the zoning indicated in the Area Policy Map
 (Map SW2) of the North Harbours Local Plan (July 2006)

**Zoning in Triq il-Marbat,
 Swieqi: PC 56/09/2**

Scale : **1:500** Date : **April 2011**

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:
2

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Partial Local Plan Reviews

PC Number: N/A

Proposal: Partial Review of North Harbour Local Plan of 2006, Ta' Stronka

Location: Ta' Stronka, Madliena

Architect: Planning Authority

Applicant: Planning Authority

Date of Endorsement: 16th August, 2017.

Conditions: N/A

**Partial Review of the
North Harbour Local Plan of 2006**

Ta' Stronka, Madliena

Approved Policy & Plan



PLANNING AUTHORITY

August 2017

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1.0 Proposal:

Government has directed the Planning Authority to initiate a partial local plan review of the North Harbour Malta Local Plan (2006) for Swieqi to amend Policy Map SW1. The objectives for this Partial Review are as follows;

- To amend the land-use designations, road alignments and detailed provisions of the development scheme as well as provide a policy framework in order to safeguard the existing buildings and other features which are worthy of conservation;
- To ensure that the residential amenity of the surrounding area is protected

The main scope of this partial review is to protect and retain the military complex at, Ta' Stronka – Madliena.

2.0 The Site:

The site which has an area of 15,263 sq meters consists of a complex of military buildings and a series of underground tunnels, chambers and passageways. The site is located within the limits to development and the surrounding area is characterised by detached villas.



Figure 1 - Site

The Position Finding Station at Ta' Stronka was originally built by the British Military between 1898 and 1905. The Station was built to collect information on enemy positions in the case of an invasion on the north coast of Malta. The Station worked in tandem with the nearby coastal battery at Fort Madliena.

During the Twentieth Century the original precincts of the late Victorian complex were modified. Various buildings were gradually added within these precincts, including barracks, storage units and an underground complex of tunnels. The latest structures added to the Position Finding Station date to World War II and to the immediate post-war periods. The underground station was cut and devised to complement the Lascaris War Rooms and other related subterranean operations shelters.

3.0 Ownership

The site is Government owned.

4.0 Site History

4.1 Constraints

The site is proposed for scheduling as a military architectural feature.

4.2 Previous Applications

No previous applications/permissions could be traced on site.

5.0 Current Scheme Layout

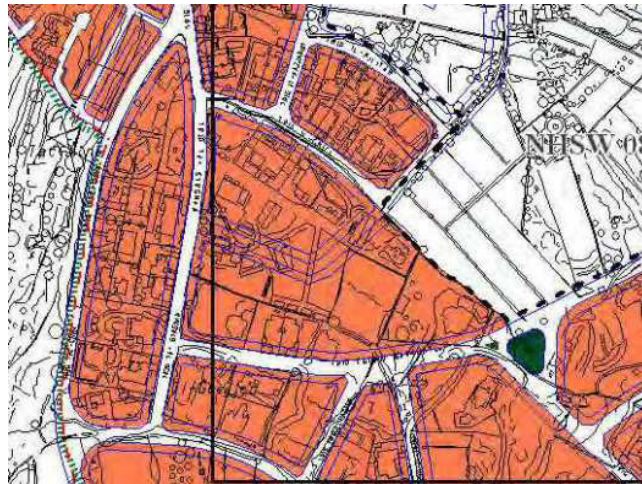


Figure 2 - Current Scheme

The site is currently zoned as a residential priority area with the permitted land use of detached and semi-detached residential dwellings subject to the criteria established in DC2015 Policy P28;

1. minimum site area of 500 sq metres,
2. maximum site coverage of 40% and,
3. a minimum site curtilage of 6 metres.

A schemed road passes through the site linking Triq ta' Stronka with Triq il-Gmiel affecting the existing historical buildings.

6.0 Proposed Scheme Layout



Figure 3 - Proposed Scheme

As stated above the main scope of this partial review is to protect and retain the military complex. The site was divided into 13 plots. The historic buildings that need to be protected, rehabilitated and restored are;

- The British military office block – Plot 1;
- The Victorian Gate House – Plot 11;
- The Victorian Coastal Position Finding complex – Plot 12.

Therefore, the current schemed road has been eliminated and instead a cul-de-sac introduced, which has access from Triq Ta' Stronka.

A pedestrian access to the military complex between plots 8 and 9 is also being proposed.

The proposed zoning to the other plots, other than plots 1, 11 and 12, is similar to the zoning regulated by Policy NHHO 02 that is a residential priority area with the permitted land use of detached and semi-detached residential dwellings subject to the criteria established in DC2015 Policy P28.

Moreover, conditions for the protection of all underground tunnels, chambers and passageways are being recommended.

7.0 Consultations

In line with Section 53 of the Development Planning Act VII of 2016, this Local Plan review was issued for public consultation at two instances – first for the approved objectives and then for the detailed policy and plan. The objectives were published for consultation for three weeks with the consultation period ending 04th July, 2015, while the detailed Local Plan review was issued for consultation for a period of not less than 6 weeks, ending on 11th November 2016.

8.0 Representations

8.1 Public Consultation on Objectives (Phase 1)

Twenty three submissions were received by the closing date of the public consultation exercise on the issued objectives. These comments and their replies are listed in appendix 1.

The main comments received mainly relate to the fact that:

1. the site should be retained as a detached and semi-detached villa area,
2. no commercial uses are permitted,
3. The site is designated as a park.

8.2 Public Consultation on Draft Policy (Phase 2)

Forty submissions were received from the general public and government entities during the public consultation exercise on the proposed policy draft. Full details of these submissions, and replies to each, are included in Appendix 2.

Overall the following issues were raised:

- A general agreement with the proposed restoration, protection and retention of the features and structures of historical importance, and a recommendation for these to be used for public and tourist purposes;
- An objection towards the proposed residential zoning, on the grounds that:
 - Madliena lacks parks and green areas, hence depriving the community and the general public of areas for public enjoyment;
 - The site is located adjacent to a larger privately owned site which is to be developed, and hence together reducing the ‘green lung’ of Madliena;
 - The residential development would be incongruous and not in keeping with the setting of the existing historical buildings;
 - Further development in the area would result in noise pollution and increase the population density.
- A general need for the allocation of community facilities on this site, such as for Madliena Administrative Council and an Arts and Cultural centre;
- A request for surveys to be carried out of the underground tunnels and of the historic buildings, as well as consultation with Heritage Malta and Din l-Art Helwa, prior to finalising any plan for the area;
- A suggestion that any development includes proper infrastructure and the provision of waste management facilities.

With regards to the public comments made, the following comments apply:

- The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use.
- The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
- The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection. Adequate surveys were in fact carried out of the underground tunnels, as well as of the historic buildings, in order to formalize the proposed scheme amendment.

- The Local Plan review recommends that any development of the site is subject to archaeological monitoring, to ensure that any features of historical value are safeguarded.

8.3 Recommendations by the Parliamentary Committee on Environment & Development Planning

The Parliamentary Committee on Environment & Development Planning presented the following recommendations on the proposed scheme amendment for Ta' Stronka:

- Plot 1 is to remain for community use and not given to the private sector (*'ghandha tibqa' tal-komunita' u mhux tinghata lil privat'*)
- Plots 9 & 10 to not be developed and retained as public space (*'ma jsirx bini fuqhom imma jinzammu bhala spazju pubbliku'*)
- Plots 11 & 12 are to be retained in their entirety (*'jigu salvagwardjati fl-intier taghhom'*)

With regards to the user of Plot 1, the use earmarked in this review is for residential use, and whether the occupier would be part of the community or the private sector does not fall under the Planning Authority's remit.

The conversion of Plots 9 & 10 as public space is not considered justified, since amply public space is being allocated on Plot 11, while the restoration of the underground tunnel network is to be made available for public use.

The Parliamentary Committee's recommendation for Plots 11 & 12 is in line with that proposed in the policy review.

Full details of the Parliamentary Committee's recommendations are in Appendix 3.

9.0 Discussion

9.1 Road Alignments:

The changes to the road alignments are required in order to achieve objective 1, that is safeguarding the existing buildings and other features which are worthy of conservation.

9.2 Zoning:

Except for plots 1, 11 and 12 on which specific conditions (below) are being recommended, the proposed scheme layout is to retain the existing zoning, that is as a residential priority area use regulated by Policy NHHO 02 and DC2015 Policies.

9.3 Height Limitation:

No change to the height limitation is being proposed.

10.0 Way Forward:

It is recommended that the proposed layout (Map 1) and conditions are retained as issued for public consultation.

Conditions:

1. Development, including extensions and/or alterations, on plot 1 shall respect the character and appearance of the historic building (British military office block). No extensions to the built footprint may be permitted. The restoration and rehabilitation of the historic building for residential use only shall be carried out in accordance with an approved Restoration Method Statement.
2. The collapsed vaulted chamber within plot 2 shall to be roofed over and shall be protected and conserved. Access to this vault shall be through the underground tunnel entered through Plot 11.
3. The historic Victorian Gate House within plot 11 shall be protected and retained in its entirety. No rock-cutting is allowed within plot 11. The underground military facilities,

shafts and chambers are to be protected in their entirety. The restoration and rehabilitation of the historic building for a public use shall be carried out in accordance with an approved Restoration Method Statement. Plot 11 shall be made accessible to the public and serve as a cultural heritage asset.

4. Development, including any extensions or alterations, on plot 12 shall respect the character and appearance of the historic building (Victorian period Coastal Position Finding complex). The restoration and rehabilitation of the historic building for residential use only shall be carried out in accordance with the approved Restoration Method Statement.
5. All underground tunnels, chambers and passageways located within the entire site are to be protected and shall be accessible through plot 11. Development which shall prejudice the protection and public use of these tunnels shall not be permitted.
6. Development Planning Applications within the site covered by this Partial Local Plan Review are to be subject to archaeological monitoring of works as a permit condition and should include the following:
 - i. *Works shall not commence prior notification to the Superintendence of Cultural Heritage with the intent for start of works. This notification should be sent in writing at least two weeks prior to the start of works. Start of works is subject to a written authorisation and to specific Terms of Reference to be issued by the Superintendent of Cultural Heritage who may also impose monitoring by an archaeologist during the works, which cost is to be borne by the developer.*
7. Development on the site, other than on plots 1, 11 and 12, shall be subject to the provisions of this Partial Local Plan Review and to any additional relevant provisions of policy P28 for Madliena in the Development Control Design Policy, Guidance and Standards, 2015.

11.0 Conclusion:

During its meeting of the 20th February 2017, the Executive Council approved this Local Plan review as issued for Public Consultation without changes.

A position statement was presented on 24th April 2017, whereby the Minister agreed to the Local Plan review subject that the built footprint of Plot 1 as shown in the proposed scheme remains as is. The Local Plan review has been revised to incorporate this amendment, and therefore the updated document is being referred for the Minister's final endorsement.

This Local Plan review has been approved by the Hon Minister on 16th August 2017.

Appendix I – Submissions on Objectives

Ref	Resp	Date	Summary of Comments Received	PA Response
MAD- OBJ-1	Douglas Salt	01/07/16	Madliena is one of the few villa areas on the island. All efforts should be made to retain its villa characteristics and not have a repeat of the mistakes made in the triq il ward area. A maximum of 1 semi detached per half tumoli should be allowable with no revision to allow denser construction. Preferably since no such amenities exist in the area a part should contain a park for residents.	The Partial Review is retaining the zoning as a residential priority area.
MAD- OBJ-2	Godfrey Leone Ganado	02/07/16	<p>I would like to bring to your attention that I have been living in ta' Stronka with my family for the past 35 years, and I have been stopped and asked by tourists visiting Fort Madalena about the history of Fort Ta' Stronka which unfortunately, around 1995 had a historic archway leading into it, removed to widen Ta' Stronka Road.</p> <p>I have also seen this area of Madliena being substantially developed, although within strict regulations, and preserved as a semi-detached/detached villa area with a 30% building coverage.</p> <p>I have now heard that the area occupied by ta' Stronka Fort and its surrounds may be given by the Government for development outside strict villa development regulations as has happened up to now.</p> <p>I would therefore like to appeal to the authorities to preserve this area as strictly for detached and semi-detached villas with 30% - 40% coverage, and I would also suggest that ideally this area should be developed as a nicely landscaped park for the benefit of the Madliena residents while restoring the Fort and developing it into a tourist attraction to make up for the lack of such attractions in Madliena except for</p>	The Partial Review is retaining the zoning as a residential priority area.

			Fort Madalena and the Madliena Chapel.	
MAD- OBJ-3	Dr. Polina Bonello	03/07/16	<p>Following are our proposals for the site known as Ta'Stronka Medical Stores in Madliena and road alignments:</p> <ul style="list-style-type: none"> - We would like this area be a recreational area for adults and children, with greenery. - No shops of any kind to be built on the area. And no business development. - Roads as wide as possible. Traffic island, providing so much needed greenery, to be constructed as approved on yet to be opened part of Triq Esprit Barthelet and Majjistral Street, Madliena. - In our opinion, Madliena is being overdeveloped with high density dwellings. 	<p>The Partial Review is retaining the zoning as a residential priority area.</p> <p>This issue is a transport related matter which is not the competence of the PA.</p>
MAD- OBJ-4	Mary Anne Abela	04/07/16	<p>Madliena is one of the few residential areas that is situated in the countryside. Most of the properties in Madliena consists of detached or semi- detached residences surrounded by landscaped gardens that give the area a sense of tranquility. There is already a major problem in Swieqi with the overdevelopment taking place there. Development that is putting a strain on the traffic and also the infrastructure of the locality. Let us not let this happen to Madliena as another suburb of Swieqi. Therefore I suggest that the Planning Authority will respect the North Harbour Local a Plan as it is at present and allow only one residential unit on a plot of 500 sq mt, with a maximum built up area of 30% or 40%. Flatted dwellings and cluster villas should not be allowed. I would like to see this development system implemented all across Madliena. Further more I suggest that part or whole of the</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p>

			site in Ta Stronka Medical Stores will be reinstated as a public garden for the use of the residents.	
MAD- OBJ-5	Andrew Mamo	04/07/16	<p>It is my considered opinion that the entire space of the ex DH Medical Stores at Ta Stronka in Madliena is incorporated into A NATIIONAL PARK this site along with the Madliena fortress and the whole valley between Madliena and Gharghur and along the Victoria Lines.</p> <p>Our country is crying out for public outdoor space and a healthy option for the population to keep in shape and admire nature in one of our of the most Picturesque sites in the Maltese Islands what better contribution from and old fortress and the ex-Department of Health medical stores site?</p>	The main intention of this Partial Review is to restore and rehabilitate the historic building in the area. Any extensions to these buildings will not exceed a site coverage of 40%. The rest of the site shall retain the current zoning.
MAD- OBJ-6	Swieqi Local Council and by the Madliena Administrative Committee	04/07/16	<p>The SLC and the MAC agree with part of the objectives stated by the Planning Authority, namely “(to) provide a policy framework in order to safeguard the existing buildings and other features which are worthy of conservation; to ensure that the residential amenity of the surrounding area is protected”.</p> <p>In particular, we are aware of the probable presence of a tunnel accessible from the site, which may be worthy of protection and possibly of becoming accessible to the public, however do not possess details of this feature, or of any other historical elements on the site which may be worthy of conservation, since the site is fenced off and access to the site for inspection purposes was not allowed during its use as</p>	<p>Comments from SLC and MAC noted.</p> <p>The proposed map will be issued for public consultation.</p>

		<p>medical stores.</p> <p>The SLC and MAC cannot comment on the objective to “amend the land-use designations, road alignments and detailed provisions of the development scheme” since the actual proposals have not been submitted by the PA.</p> <p>However we insist that the designation presently shown on the North Harbours Local Plan for this site, which is for a “Residential Priority Area – Detached and Semi-detached dwellings” should be kept. We cannot find any justification for altering this designation, and the PA have not submitted any.</p> <p>The SLC and the MAC demand that whatever measures may be proposed in this respect should faithfully abide by article 3.1.2 of the DC15 document, which requires that “...in villa and bungalow areas... the creation and preservation of a degree of spaciousness and detachment contributes towards the character of these areas ... their garden element characterised by soft landscaping, in terms of both amount and location”. Policy P31 states that a minimum of 20% of the site area is to be provided for soft landscaping, and this policy is to be enforced without reservation. Policy P28 requires a maximum building height of 8.5 metres, and this is to be retained at all costs. Indeed, if any amendment to the conditions given in Policy P28 are to be proposed, this should relate to the maximum site coverage, which from the present 40% should revert to the 30% previously applied; this is the only way in which the provisions of article 3.1.2 quoted above can be realistically satisfied.</p> <p>The amended Local Plan for this area should bar the possibility of “fully detached complexes of multiple units” contemplated in Policy P30. Once more, such a provision would act directly against the design philosophy contemplated by article 3.1.2, in terms of quality of the built environment, particularly due to increased density and height of development. The spirit behind Policy P29, which states that “the redevelopment of a semi-detached dwelling into two separate dwelling units</p>	
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			<p>will NOT be allowed” should be observed without fail.</p> <p>These are measures which would satisfy the PA’s stated objective of “ensuring that the residential amenity of the surrounding area is protected”.</p> <p>The Swieqi Local Council and the Madliena Administrative Committee are committed to retain and protect the physical and social quality of Madliena --- and a peaceful, green, civilised way of life which our residents have so far enjoyed. We will assiduously resist all threats to this identity from policymakers or developers.</p> <p>We kindly ask to be consulted, and asked for our input, on any proposals for the Ta’ Stronka site before these are submitted to the public.</p>	
MAD- OBJ-7	Anne Zammit Tabona	04/07/16	<p>I would like to bring to your attention my objection to the proposed plan for the former medical supplies building at Ta'Stronka Fort Madliena.</p> <p>We have been living in Madliena now for 30 years and have gradually seen the destruction of the area around us.</p> <p>Stronka Fort should be preserved as much as possible. It is an historical building much talked about by visitors to the area.</p> <p>Madliena should be kept as a detached and semi detached area with more green places for its residents to enjoy, not more unattractive and imposing constructions.</p>	The main purpose of this Partial Review is to restore and rehabilitate the historic building in the area. The rest of the site shall retain the current zoning.
MAD- OBJ-8	Georgina Parnis England	04/07/16	<p>As a local resident, I strongly object to any change in the use of this area. What was once a quiet residential area is already being ruined by the amount of building. I would like to propose, in order to maintain the integrity of the area, a park with perhaps some tennis courts which would enhance the locality.</p> <p>A truly forward thinking government would understand the value placed on open spaces. It brings value to property in the area and value to the residents’ lives. We are truly frustrated to see green space after green space built on to the detriment of those that call Malta home. It is a truly depressing situation and is ruining the lives</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.

			<p>of many.</p> <p>I sincerely hope you will listen to residents' concerns and understand the value in not developing but creating value through green areas and the addition of local trees and plants. This could be an opportunity to involve the community in coming together to help fund trees, plant trees, maintain the area and create a stronger community spirit.</p>	
MAD- OBJ-9	Dr. David Griscti	04/07/16	<p>In keeping with the style and character of the locality the site can only and should only be developed into either a garden/recreational area for residents or at worst into semidetached Villa units as the rest of the area, and strictly respecting the height tipogy of all the other villas in the area.</p> <p>Whoever bought properties/land in this area paid a massive premium because of the location and the villa tipoligy of the area. Anything that contravenes that tipology or residential use will be considered as an act of aggression against the property rights of the property owners in the area and will lead to claims against the authorities.</p> <p>The area has to absolutely retain its quiet and serene residential character and no form of entertainment, commercial enterprise etc can or should be permitted for the area.</p>	The Partial Review is retaining the zoning as a residential priority area.
MAD- OBJ-10	Annette Coppini	04/07/16	<p>With the ever-increasing urbanisation of our environment, the need for safe, open spaces keeps increasing at the same pace.</p> <p>Madliena needs a large park & activity area badly. Ta' Stronka should be converted into a family-friendly area, for all to enjoy.</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.

MAD- OBJ-11	Robin Parnis England	04/07/16	<p>As a local resident, I strongly object to any change in the use of this area which will allow yet another large tract of open green land to be developed into more unnecessary housing. What was once a quiet residential area is already being affected negatively by the amount of building that is currently going on, and I would like to propose, in order to maintain the integrity of the area, a park which will act as a counter measure to the current explosion in building.</p> <p>Quality of life must not be overlooked by any planning body when determining the potential use of open spaces. A progressive government would understand the value placed on open spaces. It brings value to property in the area and value to the residents' lives and is also attractive to foreigners who want the open spaces and tranquillity that comes with it. We are truly frustrated to see green space after green space built on to the detriment of residents and future generations who will grow up thinking that green areas do not exist in Malta. Maybe future generations will have no option but to leave the island if they think that a satisfactory quality of life in Malta is no longer feasible for them or their families.</p> <p>I sincerely hope you will listen to residents' concerns and understand the value in not developing but creating value through green areas and the addition of local indigenous trees and plants. This could be an opportunity to involve the community in coming together to help fund and plant trees, maintain the area and create a stronger community spirit.</p> <p>To borrow the words of Minister Jose Herrera from yesterday's Sunday Times - "Malta is crying out for trees," – so please consider this when making decisions on this important open space in the middle of what is fast becoming yet another concrete jungle.</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
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MAD- OBJ-12	Charles Borg	04/07/16	<p>I am a resident in TA Stronka road and seeing this ad makes me think really what is going on underneath I strongly think this area should be clean and restored to it's original state added more green area and left for the general public to enjoy This area lack a place where the family can go out for a walk Also alot of people come to this area for a walk on Sundays in winter We are hoping that this area will be preserved as a residential area and not given to developers just to make more money I hope that our ideas are really read and considered I hope this is not just a formality which has to be done so what is planned can go on to the next step which is the rich will become richer by stepping on everybody else Hoping that something will come out which is right</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
MAD- OBJ-13	Family Debono and Curmi	04/07/16	<p>Just a few minutes ago I received an email regarding a plan for future development just a few metres from my house at ta Stronka.</p> <p>I am totally against building more villa's whilst there are so many empty. My view is no longer as it was now I'm seeing 3 massive cranes. The little green Malta has, compared to many countries, has been cut. Just to make a buck or two. Something which people should be ashamed of.</p> <p>People who live in Madliena are privileged no doubt or shame about that. Let's keep it like that. A park with trees would be ideal. Since that is something Madliena does NOT have</p>	Comment regarding the proposed park noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
MAD- OBJ-14	Dianne Casolani	04/07/16	<p>Objective 1 states specifically that: the partial review is to "safeguard the existing buildings and other features which are worthy of conservation." The site in question is in the heart of a high-end villa residential area and therefore the site in question i.e. Ta' Stronka, should be designated as a high-end villa area retaining the same specifications and use of the surrounding areas with the same construction</p>	The Partial Review is retaining the zoning as a residential priority area.

			<p>percentage per site. Any other designation will defeat the objective No 1. Objective 2 states that the residential amenity of the area is protected. Therefore any deviation from this Villa area of the Ta' Stronka site will defeat objective 2. Any deviation from the main and predominant characteristics of the area will only serve to downgrade an existing residential area.</p> <p>It will also go against the main principle of of the Local plan which is Conservation. Furthermore projects for Housing, Recreational Facilities, Social and Community Facilities and Industrial and Commercial Uses will defeat the Objective.</p> <p>The site in question should therefore be retained as a detached or semi detached high end villa area on plots of one tumolo</p>	
MAD- OBJ-15	AF	04/07/16	<p>1. The residential zoning should be preserved and therefore no commercial or industrial buildings should be allowed.</p> <p>2. Residential units should be retained as a villa area, NO maisonettes, or apartments should be allowed in line with the current area.</p> <p>3. Were possible historical buildings should be incorporated into the design.</p>	The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
MAD- OBJ-16	Christopher Selvagi	04/07/16	<p>I refer to the above captioned item for proposals for the development of the site in Ta' Stronka' known as 'The Medical Health Stores' and present my submissions as hereunder;</p> <p>Ever since development first commenced in this locality, Madliena has been designated strictly as an area for the construction of detached or semi-detached residences. Building permits for these units were issued according to stringent regulations as set out by the planning authority so as to ensure that the maximum constructed coverage per plot met specific criteria.</p> <p>The area is inhabited mainly by residents who built their own dwellings willingly binding themselves to these regulations after having paid a premium both in price</p>	The Partial Review is retaining the zoning as a residential priority area.

		<p>and the utilization of their site so as to be able to reside in an area having these very characteristics. This is why Madliena is what it is today.</p> <p>It has been rumored that the Health Stores site in question may be put forward for development purposes that fall outside those currently being purely residential under the long established building regulations. It would a gross injustice and a disservice by the authorities to the residents if these regulations were now to be skewed and stretched simply to favor the strong arm of some property developer with a commercial proposal. Deviating from these parameters simply because there is now a sizable portion of government property up for grabs is unjustifiable, groundless and inappropriate.</p> <p>It is of utmost importance that this area's characteristics be retained. This is an area designated purely for residential purposes and devoid of any commercial activity whatsoever. Any shift from the current regulations even just for one development will open the flood gates that will lead to the ruin of the area's fabric. One has only to see the disaster that has ensued in neighboring Swieqi with many homes being gradually demolished to make way for apartment blocks and commercial establishments. This frenzy is now creeping up to Ta' Ibrag.</p> <p>Unfortunately, Madliena has been already marred with the highly controversial development of the former Busietta Gardens which is a horrendous scar overlooking picturesque valley of Wied id-Dis and is just a stone's throw away from the Health Stores site in question. Two wrongs do not make a right! The authorities simply have to wake up and smell the coffee. It would be far better if the authorities were to return this site to the locality as a recreational area for the benefit of the residents, cyclists, joggers and the many visitors from adjoining areas.</p> <p>Finally, the residents of Madliena should be consulted and must have a say on any proposals being put forward if these are other than for residential use under the current planning regulations.</p>	
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MAD- OBJ-17	Suzannah & Lennart Depasqual e	04/07/16	<p>The particular site in question is a historical one, dating back to the second world war period, which houses historical overlying and underlying structures (built and used for the storage of military weapons and related training areas), the nature of which are unique to Malta, since the other existing ones, have unfortunately already been destroyed.</p> <p>Furthermore, Madliena is one of the few areas in Malta which, to date, has been preserved as a detached/semidetached villa area and strict development policies (including those related to the designated use, building-footprint coverage and building height limitations), were specifically established and observed, to protect the qualities which distinguish the area.</p> <p>Any digression from the development restrictions previously established and which have been in place for so many decades, would obviously negatively impact the area, thereby causing a serious irreparable loss to the area and its distinguishing characteristics.</p> <p>I thus appeal to the authorities, to ensure the conservation and upkeep of the historical characteristics of the designated site in the Ta' Stronka Area (which site should be utilised to provide a recreational and heritage site, for the ultimate benefit of the general public) and to maintain the currently applicable development restrictions regarding the Madliena area, in order to protect the qualities and character of the area.</p>	<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
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MAD- OBJ-18	RSM Glass Constructi ons Ltd	04/07/16	<p>We were informed today that the area occupied by ta' Stronka Fort and its surrounds may be used for other development than strict villa developments. That even the Government has given permission for outside strict villa development regulations as has been the case till now.</p> <p>Our urgent request to the authorities is to preserve this area as strictly for detached and semidetached villas with 30% - 40% coverage. This area would be particularly suitable for a nicely landscaped park for the benefit of the Madliena residents.</p> <p>Restoring the Fort and developing it into a tourist attraction is not accpactable for us!</p> <p>We strongly hope you will reconsider this case as the Madliena area is the only green area of whole Malta, which we (read: all the people of Malta) should cherish.</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p> <p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p>
MAD- OBJ-19	Matthew Galea	04/07/16	<p>what i suggest is not to raise the building height and to limit new development on fertile land. It would be a good idea to preserve fields or to 'convert' them into open gardens where minimal development is required.</p> <p>it should still remain a residential area. no commercial activities allowed</p>	<p>The Partial Review is retaining the zoning as a residential priority area.</p>

MAD- OBJ-20	Lino Chircop	04/07/16	<p>The area in question is presently designated as a Residential Priority Area for the construction of semi and fully-detached villas. The present designated use permitting a maximum of one semi-detached villa per half tumolo of land should be maintained and under no circumstances should denser forms of dwellings be considered. A repeat of the mistake made in the Triq il-Ward area should be avoided.</p>	The Partial Review is retaining the zoning as a residential priority area.
MAD- OBJ-21	Ian Mizzi	04/07/16	<p>I wish to lodge my objection to this local plan review for the following reason: Commercial activity should not be allowed in residential areas as this infringes on the rights of residents in the immediate vicinity through;</p> <ul style="list-style-type: none"> a. Increased noise levels especially at night, such as loud music and other noise b. Increased traffic flows c. Strain on infrastructure such as drainage, and electricity supply d. Possible increase in crime as the site would attract a large flow of non-residents e. Deterioration of the character of the area. <p>I speak from personal experience when a wedding hall was allowed to open near my residence. We are now inundated with all the inconvenience mentioned above until the early hours of the morning. While it can be argued that this development is different to a wedding hall, the effects on the residents is likely to be same or worse as it will be operating 24 hours a day seven days a week.</p>	Comment regarding a public garden noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
MAD- OBJ-22	Kenneth Coleiro	04/07/16	<p>It has come to my knowledge that the site of the Medical Stores at Ta Stronka in Madliena is being proposed for development.</p> <p>I propose that the Residential Priority Area for the construction of semi detached and fully detached villas with 2 storeys and a semi basement be maintained at all costs. This to safeguard the existing residential dwellings in the area. I also propose a public garden which does not exist in our area.</p>	

MAD- OBJ-23	Paul Camilleri	04/07/16	I wish to express my personal opinion and understanding that the designated area is a Residential Priority Area for the construction of semi and fully detached villas, for a maximum of one semi detached villa per half tumulo of land. This current policy should continue to be implemented and that proposals for other more denser forms of dwelling should be discarded altogether, thus maintaining the present standard of living enjoyed by the residents of Madliena. Instead, the PA should consider open spaces to be enjoyed by the residents of the Madliena hamlet, something that is still non-existent in our locality.	The Partial Review is retaining the zoning as a residential priority area. Comment re more open space noted. The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.
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Appendix 2 – Submissions on Public Consultation Draft

Ref	Name/Company	Date	Comments Received	PA Remarks
PRSTR 001	Mr Sandro Bonanno, Environment & Resources Authority –	17/10/2016	<p style="text-align: center;"><u>Re. Amendment to Policy Map SW1 - Site at Ta' Stronka, Swieqi (Madliena)</u></p> <p>Environment & Resources Authority (ERA) welcomes the opportunity to comment on the amendment to Policy Map SW1 - Site at Ta' Stronka, Swieqi (Madliena). ERA would like to submit its reactions on the proposed amendments, as follows:</p> <ul style="list-style-type: none"> • It should be ensured that the drainage system and infrastructure in the area under study is adequate to serve the additional demand of any proposed development and therefore prevent risks of sewer overflows during heavy rainfall. • Development should also have all necessary facilities in place for the storage and reuse of rainwater runoff as well as separate drainage systems for dealing with contaminated runoff (e.g. from car parks). • A comprehensive replanning and rationalisation of infrastructure within the area of influence of the site (e.g. centralisation and undergrounding of water, electricity and telecommunications infrastructure) should be considered as part of the design of proposed developments and ancillary infrastructure and open/green spaces. • Any development should dedicate sufficient space to provide adequate waste management facilities on site (e.g. for waste separation) to facilitate recycling and eliminate/reduce littering. In order to make the new development greener and encourage the circular economy, any historical waste which is still in good 	<ul style="list-style-type: none"> • It is the onus of the developer to ensure that any infrastructure complies with the provisions of Law, including that regulated by the WSC, Enemalta, and the Drainage Department. • It is a standard requirement of any development permission application for all new development to be provided with a water cistern to store rainwater run-off. • Final three points are noted.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>condition e.g. franka slabs etc should be reused within the new development. All these proposals should be in line with the Waste Management Plan for the Maltese Islands 2014-2020 particularly with section 3.8.5 on Urban Design for Waste Management.</p> <ul style="list-style-type: none"> The site in question is located within the development zone and there are no other environmental protection designations covering the site. Any development proposals that may arise from the development policy amendment which may have significant environmental impacts would need to be assessed on a case by case basis. 	
PRSTR 002	Mr Douglas Salt	18/10/2016	<p>Having read through the partial review re ta stronka I wish to propose the following:</p> <p>Plt 12 be restored together with plot 11 and the 2 be kept for public use with open areas landscaped and a ply area created. There is no such open area in Madliena.</p> <p>Plot 1 to serve as administrative committee offices and resource centre for the area.</p>	<ul style="list-style-type: none"> It is proposed that plot 11 is restored, rehabilitated and made accessible to the public as a cultural heritage asset. Plots 1 & 12 are proposed for residential use to ensure the feasible restoration of the historic structures, whilst complementing the residential amenity and character of the area.
PRSTR 003	Ms Dianne Casolani,	25/10/2016	<p>The proposed policy seeks to amend Policy Map SW1/SW8 of the North Harbours Local Plan and is primarily intended to protect and retain the British military complex within the site.</p> <p>The proposal to restore, protect and retain the Victorian Gate House, the underground military facilities, shafts and chambers is most laudable and indeed most welcome.</p>	<ul style="list-style-type: none"> The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>It will be an important, cultural heritage asset for the area as well as for the Maltese Islands. This heritage asset so necessary for the area, will also encourage community development and participation and has potential to become an important site for visiting tourists who had members of their families serving in the British Forces during the Second World War.</p> <p>The WW2 tunnels should therefore be included in the restoration since these also represent an important part of Malta's history and are part of the collective memory of many Maltese, passed down from generation to generation.</p> <p>The British Military Complex is conveniently contained in a <u>State owned</u> space which is the ideal setting for a heritage trail if we are truly talking of a heritage trail. Any residential construction in the area will be totally incongruous with the military complex and demean the concept of a heritage trail as well as the heritage narrative whilst going completely against the proposed policy.</p> <p>The State is therefore in an ideal situation to create a heritage trail within a green open space – a green lung surrounding the historical site. The area should therefore be kept absolutely clear of any incongruous residential construction including the 40% of the whole site and retained as an open space around a heritage trail for the public to enjoy and as a correct setting for the said heritage trail which is, after all, the primary aim of the proposed partial review of the NHLP.</p> <p>We therefore object most strongly to the inclusion of residential construction on the site of Ta' Stronka Swieqi (Madliena).</p>	<p>for public use.</p> <ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 004	Dr David Griscti	03/11/2016	<p>I have followed the process and contributed at the initial stage of consultation. It would appear that the site in question will be dedicated to residential villas on the exact same lines of all the other villa properties in the area. This is besides the conservation and restoration of the historical</p>	<ul style="list-style-type: none"> Noted.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>buildings etc on the site. If this is the case than we have no objection to the local plan review, but we expect these parameters to be strictly adhered to. Any deviation from these parameters will be interpreted as detrimental to the character and value of our properties. This will not be tolerated as residents in the area invested heavily in their properties and paid significant premiums to be able to live in an exclusive villa area.</p> <p>We also expect that all rules and regulations will be strictly enforced during any period of development of the site into independent villas, thereby reducing to a minimum any inconvenience caused to existing residents.</p> <p>Is there a timeline when the site or portions thereof will be offered for development?</p>	
PRSTR 005	Dr Kira Borg	08/11/2016	<p>I am writing not just as a local of Madliena, but also as a citizen of Malta. I strongly disagree to the proposed plans due to the following reasons:</p> <ul style="list-style-type: none"> • the character loss of the village of Madliena as a quiet village; • the noise pollution which shall be caused by this project; • the population density. <p>Please consider the above and many other public submissions and give us all a more concrete reply rather than the same reply you gave to nearly all the submissions:</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>The main intention of this Partial Review is to restore and rehabilitate the historic buildings, while retaining the current character of the area.</p> <p>Yes, restore the current site not in more buildings and dwellings but rather in a recreational area for residents and non-residents to enjoy. I trust the above does not fall on deaf ears.</p>	
PRSTR 006	Mr Anthony Cremona	07/11/2016	<p>1. The proposed policy seeks to amend Policy Map SW1/SW8 of the North Harbours Local Plan and is primarily intended to protect and retain the British military complex within the site. The proposal to restore, protect and retain the Victorian Gate House, the underground military facilities, shafts and chambers is definitely most laudable and welcome.</p> <p>2. I would add that this site will indeed be an important, cultural heritage asset for the area as well as the Maltese Islands, not least because this heritage asset - which is so necessary for the area - will also encourage community development and participation.</p> <p>It also has the potential to become an important site for visiting tourists who had members of their families serving in the British Forces during the second World War.</p> <p>3. I also strongly suggest that the WW 2 tunnels should therefore be included in the restoration since these also represent an important part of Malta's history and are part of the collective memory of many Maltese.</p> <p>4. More importantly for this site, the British Military Complex is conveniently contained in a State-owned open space which represents the ideal setting for a heritage trail. As a result, any residential construction in</p>	<ul style="list-style-type: none"> • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use. • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>the area will be totally incongruous with the military complex and it would demean the concept of a heritage trail as well as the heritage narrative whilst going completely against the proposed policy.</p> <p>5. Considering that the Marquis Scicluna development is so close to the Ta' Stronka site - which will mean a loss of a huge amount of green area - seeing that this site is, instead, State-owned the State is therefore in an ideal situation to create a heritage trail within a green open space - a green lung surrounding the historical site.</p> <p>It is for this reason too that the area should be kept absolutely clear of any incongruous residential construction of the whole site - not least the 40% development suggestion - and retained as an open space around a heritage trail for the public to enjoy and as a correct setting for the said heritage trail. This, after all, was the primary aim of the proposed partial review of the NHLP.</p> <p>6. On this point - and without detracting from the suggestion that the area should be left exclusively as a green area whilst totally protecting the historical sites contained therein - the suggestion of 500 sqm plots with 40% development is totally incongruent with the area.</p> <p>7. The Planning Authority should also request that detailed studies be conducted into the historical significance of these sites and any possible (and likely) link to the protected Victoria Lines in order for the significance of the site to be better appreciated and safeguarded.</p> <p>Furthermore sufficient guarantees should be imposed by the PA on the company entrusted with the restoration - all the more so if the residential development goes ahead despite the objections - to ensure that no damage is inadvertently caused in the process of the restoration/development (which guarantees should be set at such a level as to constitute a serious enough deterrent).</p> <p>For the above reasons I therefore object most strongly to the</p>	<p>will allow for their eventual enjoyment by the general public.</p> <ul style="list-style-type: none"> • The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection. • The Local Plan review recommends that any development of the site is subject to archaeological monitoring.

Ref	Name/Company	Date	Comments Received	PA Remarks
			inclusion of residential construction on the site of Ta' Stronka Swieqi (Madliena).	
PRSTR 007	Mr John Cremona	08/11/2016	<p>1. The proposed policy has the laudable objective of seeking to protect and retain the British military complex that is an important, cultural heritage asset for the area as well as for the Maltese Islands. The WW 2 tunnels should be included in the restoration since these also represent an important part of Malta's history.</p> <p>2. Since this British Military Complex is located in a State-owned open space, it is suggested that a heritage trail be created within a green open space - a green lung surrounding the historical site - thereby preserving to some degree the historical and urban significance of the said military complex.</p> <p>3. Any residential construction in the area would add to the general over-development of the Islands, defeat the suggestion of a heritage trail and counter the objectives of the proposed policy.</p> <p>4. Accordingly, the area should be kept absolutely clear of any incongruous residential construction - not least the 40% development suggestion - and retained as an open space around a heritage trail for the public to enjoy and as a correct setting for the said heritage trail.</p> <p>5. The Planning Authority (PA) should request that detailed studies be conducted so as to link the said military complexes to the protected Victoria Lines thereby creating a more significant historical narrative whilst enabling the sites to be better appreciated and understood within the context of Malta's extensive military architecture.</p> <p>6. Sufficient guarantees should be imposed by the PA on the company entrusted with the restoration to ensure that no damage is</p>	<ul style="list-style-type: none"> • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use. • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public. • The Local Plan review was carried out in consultation

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			<p>inadvertently caused in the process of the restoration/development.</p> <p>For the above reasons, I strongly object to the inclusion of residential construction on the site of Ta' Stronka Swieqi (Madliena).</p>	<p>with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.</p> <ul style="list-style-type: none"> The Local Plan review recommends that any development of the site is subject to archaeological monitoring.
PRSTR 008	Mr Godfrey Leone Ganado & Ms Cecilia Leone Ganado	08/11/2016	<p>I would like to register my strong objection to the development being proposed in Ta' Stronka Fort, and I appeal to the Authority to ensure that this area be turned into a nicely landscaped park for the benefit of the Madliena residents and visitors. I also appeal for the restoration of the Fort and Military buildings, as well as the grid of underground tunnels, thus turning them into a public/tourist attraction to make up for the lack of historical attractions in Madliena.</p> <p>The historical structures, once restored, should be used by the Madliena Administrative Council as a centre for the services it renders to the community and also as an Arts and Cultural Centre.</p> <p>Consideration could also be given to reserving part of the grounds for use by St John's Rescue Corps for the services they render to the Maltese Community.</p> <p>The preservation of this area as an open space would serve as a lung for the community, particularly in view of the impending development of the Madliena Opportunity Site.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.

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				<ul style="list-style-type: none"> The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.
PRSTR 009	Ms Anne Zammit Tabona	08/11/2016	<p>I am writing to oppose the proposed plan to develop the site of the Ta Stronka Fort and surrounding area.</p> <p>This area is full of historical buildings and undiscovered tunnels and I feel it would be of great detrimental damage to Malta's heritage if this fact was ignored.</p> <p>This area should be preserved and restored for the use of the public and tourists by turning it into a public park and heritage site.</p> <p>With another major development happening in Madliena the area needs 'breathing space'.</p>	<ul style="list-style-type: none"> The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use. The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 010	Mr Matthew von Brockdorff	09/11/2016	<p>As a resident of Madliena I would like to express my objection to the development of the site.</p> <p>The government should not sell off this publicly owned land AT ALL to private speculators whether for development for residential or for commercial purposes. It is enriched by historical buildings and it is an ideal site which can be restored, renovated and given back to the public. It</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of

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			<p>could be turned into a beautiful green and open area public garden and can also be entrusted to a heritage NGO for its upkeep and management.</p> <p>Since this site is directly adjacent to another massive (privately owned) site, which is likely to be developed for residential purposes, it makes strong community sense not to allow the Ta'Stronka site to be developed - it should be restored and opened to the public.</p>	<p>the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.</p>
PRSTR 011	Mr Simon Stilon	09/11/2016	<p>I refer to the above captioned proposal and wish to object to it on the following grounds.</p> <p>The proposed 'Ta Stronka' development site consisting of the old 'Government Medical Stores' constitutes an area of historic and cultural importance and also makes up what will potentially be one of the sole open space areas which the residents and visitors of Madliena will be able to enjoy.</p> <p>I urge the authorities concerned to acknowledge the context of this proposal and take note of the fact that this development if approved as proposed will coincide with the planned development of the adjacent 'Madliena opportunity site' which will instantly remove circa 44 tumoli of virgin land to be replaced by villas and semi detached residences. Clearly the relevant authorities should do their utmost to protect any potential remaining open areas especially if these same areas are government owned as the 'Medical Stores' site clearly is.</p> <p>I therefore urge the authorities to allow this site of historical importance to be used by the Madliena Administrative Council as a centre for services for the Community as well as a cultural centre which the area currently clearly lacks.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 012	Mr Joseph	09/11/2016	I strongly object to the development of the land in Ta' Stronka into	<ul style="list-style-type: none"> The site has always been

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	Abdilla		<p>private dwellings, since more dwellings are not required in this area. A lot of building permits for private dwellings have already been approved during the past 10 years in Madliena. Furthermore an application to develop a large parcel of agricultural land (50,000m²) was recently submitted to the Planning Authority. This land borders the site at ta' Stronka. This application on its own provides a more than sufficient no of residential dwellings. The impact when this agricultural land will be turned into concrete blocks is already huge. Is it really necessary to turn one of the last open spaces left into concrete? Other villages have already been ruined with too much construction. Further construction on public land should not be allowed.</p> <p>Another reason why this area should not be developed is because of its historical value. The buildings on this site should be preserved and restored and not demolished or hidden behind blocks of stones.</p> <p>Open green spaces have been reduced so much in Malta especially in the past 10 years. People should have access to open spaces for recreation especially since Malta is very limited in green spaces. This would be a good opportunity to create a public garden in this village as it borders highly built up and densely populated areas like Swieqi, Ibrag and San Gwann.</p> <p>Is it really necessary to turn one of the last open spaces left into concrete? Is it right to deprive the Maltese people of land that belongs to them so that it can be turned into a small number of units? What heritage are we leaving behind to our children? I see no benefit at all from this for the Maltese people if it is sold and developed. The only benefit I see is for the person acquiring and developing the site.</p> <p>For the above reasons I think that the site should be restored and turned into public space</p> <p>I hope that the person who will make the decision will agree.</p>	<p>zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.</p> <ul style="list-style-type: none"> The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.

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PRSTR 013	Dr Polina Bonello	09/11/2016	<p>As a resident of Madliena I am hereby objecting to the proposed development of Ta Stronka Medical Stores.</p> <p>The site in question is of historical value and should never be allowed to be sold to private speculators. This area must be used to embellish the village of Madliena, therefore it should be restored and turned into a public garden where one can enjoy nature and Malta's heritage.</p> <p>This site is adjacent to another massive site which is privately owned and is going to be developed into residential Villa's, thus the medical stores will be the only area where residents and visitors can recreate with their families.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 014	Mr Michael Ellul	09/11/2016	<p>I write to express my objection to the proposal to develop the site known as the Medical Stores, in Madliena.</p> <p>Malta clearly does not need more buildings and construction. Our public policies and public interventions should be aimed at <u>restoration</u> of existing (including vacant) buildings, whether in village cores or elsewhere, rather than to the addition of the building stock. The state has not been requested and does not need to add to the plethora of building projects that are rampant in the islands.</p> <p>Furthermore, there is already a proposal for a massive development immediately adjacent to the site in question and therefore one could argue that demand for such form of dwellings will be met by the said adjacent development.</p> <p>More importantly, the Medical Stores are situated on public land and</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.

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			<p>there is a real need for open spaces and cultivated gardens in the area which houses many young families. The residents feel that the state does not need to promote and abet additional building and construction in our country but to focus on improving aesthetics and quality-of-life with all or any such assets that already belong to the public and should remain in the public domain.</p> <p>Additionally, as we all know, there are very many important heritage-rich points in Madliena, ranging from Punic tombs to Fort Madliena and the Victoria Lines. The buildings within the Medical Stores are in themselves of historical significance and can be restored and added to the number of interesting British-period buildings in the area. It would be so much better to include the site into a heritage-trail experience whilst, at the same time, providing an open space as mentioned above. The Maltese tourist product can be improved with such initiatives whilst, and at the same time, providing an interesting point-of-reference for the local population who deserve to know more about our past, including the British period.</p>	<ul style="list-style-type: none"> The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.
PRSTR 015	Ms Maria Grech Sant	09/11/2016	<p>I would like to express my objection to the development of the ex medical stores, in Madliena.</p> <p>This project is being located on public land which can serve a better purpose than to add more buildings to an over developed country.</p> <p>Madliena is host to Fort Madliena and the Victoria Lines, which are important heritage sites. The buildings in the site deserve conservation and protection other than destruction!</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. The Local Plan review was carried out in consultation

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			<p>Why not turn it into a botanical garden that can be enjoyed by the public, given the lack of parks and green areas that our children should be enjoying and the deprivation of unpolluted air?</p> <p>I sincerely hope that this site in Ta' Stronka will NOT be developed and ruined</p>	<p>with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.</p>
PRSTR 016	Notary Dr Andre Farrugia	10/11/2016	<p>I would like to express my objection to the development of the ex medical stores, in Madliena.</p> <p>This project is located on public land which can serve a better purpose. The site is adjacent to a large site which is privately owned and which is earmarked for a large development. If one had to take both sites into consideration together it would make the most sense that the site of the medical stores is kept as an open space as otherwise the area will become over developed.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 017	Ms Josette Casolani	08/11/2016	<p>The proposed policy seeks to amend Policy Map SW1/SW8 of the North Harbours Local Plan and is primarily intended to protect and retain the British military complex within the site.</p> <p>In this regard the proposal to restore, protect and retain the Victorian Gate House, the underground military facilities, shafts and chambers is very good as it will be an important, cultural heritage asset for the area as well as the Maltese Islands, which will also, no doubt, encourage community development and participation. I would add that it also has the potential of becoming an important site for visiting tourists who had members of their</p>	<ul style="list-style-type: none"> The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected, restored and made available for public use. The site has always been zoned for villa development, consisting of detached low density residences, to

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			<p>families serving in the British Forces during the Second World War.</p> <p>The WW2 tunnels should therefore also be included in the restoration since these also represent an important part of Malta's history and are part of the collective memory of many Maltese, passed down from generation to generation.</p> <p>Seeing that the British Military Complex is conveniently contained in a State owned open space, this constitutes the ideal setting for a heritage trail and is a perfect opportunity for the government to dedicate this area to a green open space, rather than to more construction, of which the hamlet of Madliena is already seeing a lot – and is set to see even more with the proposed development of the Scicluna's Estate site.</p> <p>Unlike land that is privately owned, and where development cannot be halted if it is within development zone and in line with planning policies, in this case the land actually belongs to the government and, therefore, the government is totally in control of what happens to it.</p> <p>Therefore, any residential construction in the area will be totally incongruous with the military complex and would demean the concept of a heritage trail as well as the heritage narrative whilst going completely against the proposed policy.</p> <p>The area should therefore be kept absolutely clear of any incongruous residential construction including the 40% of the whole site and retained as an open space around a heritage trail for the public to enjoy and as a correct setting for the said heritage trail which is, after all, the primary</p>	<p>complement the existing prevailing use and character of the area.</p>

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			<p>aim of the proposed partial review of the NHLP.</p> <p>We therefore object most strongly to the inclusion of residential construction on the site of Ta' Stronka Swieqi (Madliena).</p>	
PRSTR 018	Mr Joseph Grech Sant	10/11/2016	<p>I would like to express my objection to the development of the ex medical stores, in Madliena.</p> <p>This project is being located on public land which can serve a better purpose than to add more buildings to an over developed country.</p> <p>Madliena is host to Fort Madliena and the Victoria Lines, which are important heritage sites. The buildings in the site deserve conservation and protection other than destruction!</p> <p>Why not turn it into a botanical garden that can be enjoyed by the public, given the lack of parks and green areas that our children should be enjoying and the deprivation of unpolluted air?</p> <p>I sincerely hope that this site in Ta' Stronka will NOT be developed and ruined.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 019	Ms Teresa Valentino	10/11/2016	<p>Attached is my submission re: Ta' Stronka Public Consultation.</p> <p>In its proposal for the Partial Review of the North Harbour Local Plan</p>	<ul style="list-style-type: none"> The Local Plan review was carried out in consultation with the Superintendence of

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			<p>(2006) Ta' Stronka Madliena, The Planning Authority declares that the 'main scope of the partial review is to protect and retain the military complex at Ta' Stronka Madliena.' It also states that the site is proposed for scheduling as a military architectural feature.</p> <p>I am happy to note that the Planning Authority is placing great importance on respecting the character and appearance of the existent historic buildings.</p> <p>As a concerned citizen, I would appreciate that, before any final decision is taken, this is done by commissioning a report from Heritage Malta and/or Din L-Art Helwa. The Planning Authority should then base its proposals on their report.</p> <p>It is my view that these buildings/tunnels need to be conserved in a context. The open spaces around them are as much part of the raison d'être of their existence as the buildings themselves.</p> <p>I believe building close to them would take away from their historic value. We do not have a right to do that. We have the responsibility of conserving them in their context.</p> <p>Therefore, for the sake of keeping to the declared scope as stated by the Planning Authority, we are obliged to keep the open spaces around them.</p> <p>This will have the added value of giving the public the open space to enjoy.</p> <p>We are aware of the Madliena Opportunity Site which is a massive</p>	<p>Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.</p> <ul style="list-style-type: none"> The Local Plan review recommends that any development of the site is subject to archaeological monitoring.

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			<p>project proposing the building of dwellings over an area of 43.8 tumoli. This is going to put a strain on Madliena, creating even further the need for open spaces in an area which is steadily becoming overbuilt.</p> <p>With the Ta' Stroka Medical Stores site being public land, I feel there is every reason to expect that this public land is not sold for development into private villas but kept public, as an open space, for the citizens of Malta to enjoy.</p> <p>I thank you for your kind consideration of my views and look forward to hearing from you.</p>	
PRSTR 020	Ms Veronica Grech Sant	10/11/2016	<p>With reference to the ex- medical stores in Ta Stronka.</p> <p>Kindly take note of our objection. I'm speaking on behalf of many residents. The whole area is heavily populated and polluted enough as is. It would be a pity to have yet more construction on this land.</p> <p>There is lots of traffic now passing through Madliena, due to the one way streets created by the council.</p> <p>In Madliena there is no play space for children and families so it would be better off if the land is put to such use.</p> <p>Logically it makes more sense to have green area.</p> <p>I eagerly await your feedback.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 021	Swieqi Local Council, Mr Hugh	10/11/2016	<p>To Whom It May Concern:</p> <p>Further to the subject, please find attached the submission related. If you have any further queries, please do not hesitate to contact us.</p>	<ul style="list-style-type: none"> The Local Plan review seeks to find a balance between the urban potential of the site and

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	Zammit, Executive Secretary		<p>Ta' Stronka Public Consultation</p> <p>1. The Planning Authority should note that the Swieqi Local Council has not yet been granted access to the site, in spite of various requests to the Lands Department, and therefore our assessment of the site and its contents are limited and based on information given by the PA in its Public Consultation Document. The Council reserves the right to modify or add to any representations sent to the PA once the requested access is granted.</p> <p>2. The Council's comments on the proposal submitted by the Planning Authority, as determined during a Residents' Locality Meeting held on the 2nd November 2016, are as follows:</p> <p>a. The Council and residents feel that the Government, which owns the land in question, should not take on the role of a speculative developer. This land should be allocated for public use, in terms of both public open space and premises intended for community use, which Swieqi is sadly lacking.</p> <p>b. In this respect, it is to be noted that the amount of open space, whether in public or private ownership, in Madliena is due to be severely reduced as a result of the proposed development of the Madliena Opportunity Site and of the increase in minimum site coverage for villas allowed by document DC15.</p> <p>c. In view of the number of buildings and tunnels present on site, the Council insists that an accurate survey be carried out of these elements, followed by an assessment by competent</p>	<p>it conservation.</p> <ul style="list-style-type: none"> • The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection. This was also subject to a detailed survey of all existing buildings, tunnels and features present on site. • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected, rehabilitated and made available for public use. • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.

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			<p>Authorities such as Heritage Malta and Din l-Art Helwa. This will determine the measures which will need to be, and which may be, carried out on these elements in order to make them accessible to the public.</p> <p>d. As an example of possible uses for these historical buildings, the Position Finding Complex might be ideal for use as an art gallery, subject to approval by the competent Authorities; the tunnel complexes (once surveyed) may be transformed into a feature of educational and touristic attraction. Similarly, what appears to be a vernacular building of rural interest at the junction between Triq ta' Stronka and Triq il-Gmiel, and which is destined for demolition for the purposes of road widening, should be preserved and made accessible to the public. Such remnants of Madliena's past should not be sacrificed for the purposes of development, particularly by the Government, but protected for future generations.</p> <p>3. In conclusion therefore, the Council insists that the Ta' Stronka site be donated by Government to the public, and not allocated for speculative development.</p>	
PRSTR 022	Mr Wibke Seifert	10/11/2016	<p>I would like to object against the proposal to turn the old Ta' Stronka military complex into a residential area.</p> <p>I support the comments from other residents complaining against the proposed change of plan and hope to preserve Madliena's rural character.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of

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				the area.
PRSTR 023	Ms MaryAnne Abela	11/11/2016	<p>When we moved here thirty five years ago Madliena consisted mainly of small rural houses surrounded by layers of agricultural land and a number of pretty villas with large gardens and pools. Slowly slowly the fields began to disappear giving way to large stone or concrete structures.</p> <p>We now heard that a vast stretch of private land right in the centre of Madliena is due to be developed into high density buildings. Ta' Stronka Medical Stores site is back to back with this site. It is government property and covers an area of 15,263 sq. meters. It consists of a complex of military buildings and a series of underground tunnels, chambers and passageways worthy of conservation.</p> <p>This is the only piece of public land in the whole of the Locality of Swieqi, furthermore on this site there are buildings dating back to post war times.</p> <p>We simply cannot afford to keep losing our countryside and natural surroundings.</p> <p>Therefore I feel that this site should be left as open space for the public to enjoy. The buildings can be restored and used as an art and culture centre while the tunnels can be reopened as tourist attractions.</p> <p>This would ensure that we save our heritage for future generations.</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 024	Ms Lydia Debattista	10/11/2016	<p>I urge for such a historic building to be restored and rehabilitated and be kept for the public including tourists to be enjoyed and admired. Madliena is in desperate need of public open spaces and landscape parks. Being sold to the private and letting construction take place will endanger what</p>	<ul style="list-style-type: none"> • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be

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			should be protected.	<p>protected and restored.</p> <ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 025	Mr Lino Chircop	10/11/2016	<p>Reference your request for proposals re Ta'Stronka Medical Stores in Ta Stronka Madliena, it would be a good idea if this site which is Public Property be retained as an open space, bearing in mind that it is known to your Authority that Historical Buildings exist and have been plotted on site, furthermore old villagers who have been living in the area say that underground tunnels from these stores might connect to the Madliena Fort, giving the site additional historical value. Also the Madliena area is being developed fast leaving little open spaces</p> <p>In the recent master plan for St Julians it was suggested to sacrifice private land/homes to create open spaces, I hope that this will not be the case for Madliena.</p>	<ul style="list-style-type: none"> • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and restored. • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing

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				<p>prevailing use and character of the area.</p> <ul style="list-style-type: none"> The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 026	Ms Christianne Attard Debattista	10/11/2016	<p>As a Madliena resident, I am objecting to this development of Ta Stronka.</p> <p>The government should restore it and change into a lovely public park/garden, which here in Madliena we do not have, instead of selling an area which is public !</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.
PRSTR 027	Ms Asha Caroline Caruana	10/11/2016	<p>I am strongly objecting to the development being proposed for the site which was occupied by the Government medical stores.</p> <p>Personally, I feel that this Government owned land, should be used for the sole benefit of the Madliena Residents and visitors as a public open space.</p> <p>I am strongly in favour of developing the site into a recreational</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of

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			<p>area which could be enjoyed by all, young and old – be it a green park, a library area, a cultural/art centre – somewhere where people can have a short stroll and simply relax, enjoying the fresh air, the country environment and the historical aspect of the military buildings on the site as well as the underground tunnels which could be an attraction for local and foreign visitors.</p> <p>I therefore strongly urge the Authorities not to turn this site into another building/ residential site thus depriving residents of a small lung still left in Madliena, particularly with the impending development of the Madliena Opportunity Site into another village within a village.</p> <p>I would also like to strongly emphasise that the grid of historical underground tunnels and military buildings that form part of the Ta' Stronka site should be subject to a professional study with recommendations for restoration and preservation thus creating a historical attraction in Madliena which had a very interesting military history in the defence of Malta during the wars.</p>	<p>the area.</p> <ul style="list-style-type: none"> • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public. • The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection. Detailed studies were carried out to identify all features of historical importance. • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use.

Ref	Name/Company	Date	Comments Received	PA Remarks
PRSTR 028	Mr Paul Attard	10/11/2016	<p>I am a resident of Madliena I would like to express my concern to the development of the Ta' Stronka site.</p> <p>The government should not sell off this publicly owned land at all to developers and/ or the private for residential purposes. The site is enriched by historical buildings and thus should be protected and not raped! This is an ideal site which can be restored and given back to the public and could be turned into a beautiful green and open area public garden and the historical buildings should be entrusted to heritage Malta NGO.</p> <p>Also, with all the recent development applications being put forward in this area; it is imperative that a site is designated for green and open space areas. The Ta' Stronka site fits the bill and SHOULD NOT BE developed - it should be restored and opened to the public.</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 029	Mr Robin Parnis England	10/11/2016	<p>With regards to the Ta Stronka (Medical Stores) site I would like to appeal to your sense of what is right and leave it as an un-developed lung in what is fast becoming a concrete jungle. Since the first round of public consultations in July, just a few months ago, the proliferation of buildings,</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>applications, site clearings and new developments has increased at an alarming pace. Every possible piece of private land is being developed and soon the whole area will be bereft of any fields or open spaces.</p> <p>It is my opinion that the government should lead by example and leave the Medical stores site as an open area whilst at the same time restoring and upgrading the parts of historical significance. Please do not let this current bug of development at all costs cloud your judgement on what is the right thing to do for the environment and for future generations.</p> <p>Think Hyde Park in London, Central Park in New York, El Retiro in Madrid - places of tranquility in otherwise bustling communities. Yes we are much smaller, but land is at a premium in Malta, and the government surely does not need to divest one of its last green, historically significant areas. for the sake of a few Euros. Please consider the future generations, our environment and the wellbeing of the community as a whole when deciding the outcome of this consultation.</p>	<p>complement the existing prevailing use and character of the area.</p>
PRSTR 030	Mr Walter G. Cassar	10/11/2016	<p>I have been leaving in Madliena for the last 38 years unfortunately I have been seeing the once beautiful and unspoiled area developed in a substantial way.</p> <p>More than once passing through the Fort Madliena area and admiring the unspoiled beauty I encountered tourist showing interest in the area</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>The Ta Stonka area is the last remaining green area belonging to the Government still in a natural state and full of historical interest. I beg the authority concerned to leave this space for the benefit of residents ,visitors And future generation.Not only the Madliena resident needs more greenery and open spaces but the whole Malta. It will be a gesture very much appreciated by not only the Madliena Ta Stronka and Swieqi residents but by whoever have at hearth our beautiful Island</p>	<p>prevailing use and character of the area.</p>
PRSTR 031	Ms Georgina Parnis England	10/11/2016	<p>With reference to your call for Public Consultation on the Ta’Stronka Medical Stores site, I would like to strongly urge that the area be saved for its historical importance and be safe guarded for future generations. With so much development planned for Madliena, the very reason that makes Madliena attractive is being destroyed and turned into yet another sprawling concrete jungle. The Ta Stronka site should be preserved for the future and the whole area restored and open to the public to be able to enjoy and appreciate our heritage. Leaving small pockets and narrow entrances for access to parts of the area is not sufficient to preserve its character and importance. The area belongs to the people and should be enjoyed by the people, not sold off for yet another unnecessary development.</p> <p>We are constantly reminding our children of the importance of nature and our heritage but it remains an abstract idea to them as all they see if the destruction of green land. Even the rubble walls around Madliena are being pulled down. We lack trees and greenery for wildlife to prosper and</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>open spaces to enjoy the outdoors. In the last Public Consultation the overwhelming majority of those who wrote to you expressed their strong opinion that the area should be left as a green, open space, yet these were all ignored. If you decide to disregard all our suggestions and go ahead and build there, the area will be ruined for ever. This is a fantastic opportunity for you to demonstrate your environmental credentials and that you actually listen to the people.</p>	
PRSTR 032	Suzannah & Lennart Depasquale	10/11/2016	<p>We refer to the proposed review of the North Harbour Malta Local Plan (2006) – Site at Ta’ Stronka Swieqi (Madliena).</p> <p>The particular site in question is a historical one, dating back to the second world war period, which houses historical overlying and underlying structures (built and used for the storage of military weapons and related training areas), the nature of which are unique to Malta, since the other existing ones, have unfortunately already been destroyed.</p> <p>Furthermore, Madliena is one of the few areas in Malta which, to date, has been preserved as a detached/semi-detached villa area and strict development policies (including those related to the designated use, building-footprint coverage and building height limitations), were specifically established and observed, to protect the qualities which distinguish the area.</p> <p>Any digression from the development restrictions previously established and which have been in place for so many decades, would obviously negatively impact the area, thereby causing a serious irreparable loss to the area and its distinguishing characteristics.</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 033	Ms J Curmi	10/11/2016	<p>We thus appeal onto the authorities, once again, to ensure the conservation and upkeep of the historical characteristics of the designated</p>	

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>site in the Ta' Stronka Area (which site should be utilised to provide a recreational and heritage site, for the ultimate benefit of the general public) and to maintain the currently applicable development restrictions regarding the Madliena area, in order to protect the qualities and character of the area.</p> <p>My second objection is to Ta' Stronka Medical stores</p> <p>This even being proposed is extremely unjust. Shouldn't the government be overlooking the residents needs before their own? A park was once suggested and it is really needed especially with the growing number of residents. If the Madliena Opportunity site goes through then where can the large and growing number of residents recreate in the area? It is already hard for residents to walk along Madliena's narrow roads due to cars over speeding and driving recklessly . This site would be perfect as a garden/park it is already host to a large number of trees. Villas amongst buildings of historical importance which should be enjoyed by all should be re-thought.</p>	
PRSTR 034	Mr Chris Selvagi	11/11/2016	<p>I am quoting below extracts from your above proposal; <u>In 1.0 Proposal</u> you state; <i>'The main scope of this partial review is to protect and retain the military complex at, Ta' Stronka – Madliena.'</i></p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p><u>In 2.0 The Site</u> you state; <i>‘consists of a complex of military buildings and a series of underground tunnels, chambers and passageways ‘</i> <i>‘The Position Finding Station at Ta’ Stronka was originally built by the British Military between 1898 and 1905. The Station was built to collect information on enemy positions in the case of an invasion on the north coast of Malta. The Station worked in tandem with the nearby coastal battery at Fort Madliena. During the Twentieth Century the original precincts of the late Victorian complex were modified. Various buildings were gradually added within these precincts, including barracks, storage units and an underground complex of tunnels. The latest structures added to the Position Finding Station date to World War II and to the immediate post-war periods. The underground station was cut and devised to complement the Lascaris War Rooms and other related subterranean operations shelters.’</i></p> <p>In 4.1 Constraints you state; <i>‘The site is proposed for scheduling as a military architectural feature.’</i></p> <p>9.2 Zoning: <i>‘Except for plots 1, 11 and 12 on which specific conditions (below) are being recommended, the proposed scheme layout is to retain the existing zoning, that is as a residential priority area use regulated by Policy NHHO 02 and DC2015 Policies’.</i></p> <p>I am totally perplexed as it clearly appears that the PA intends to forge ahead and allow residential development on the site in question rather than preserve this important historical site in its totality and return it to Maltese public in general. The only way to preserve the area in the spirit of your above statements is to disallow any development whatsoever. What is being proposed is contradictory! This site is a turn of</p>	<p>complement the existing prevailing use and character of the area.</p> <ul style="list-style-type: none"> • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public. • The Local Plan review was carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection. • The Local Plan review recommends that any development of the site is subject to archaeological monitoring.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>the century military installation of immense historical importance because it ties in directly with the Fort Madliena Coastal Battery and the Lascaris War Rooms. As such it should be preserved and restored to compliment these two other important military installations and those of the Victoria Lines. The structures within its precincts added during World War II augment its historical importance.</p> <p>Considering your above statements in italics, I believe it pertinent for me to ask;</p> <p>A - If the PA has asked Heritage Malta to examine and determine the exact historical importance of the site? If affirmative, why have these reports not been appended to this proposal?</p> <p>B - If the PA has already properly inspected and mapped all of the underground network which I have been led to understand are extensive? If affirmative, why is it that only the plans of the above surface structures are shown in this proposal?</p> <p>C – Why has the site not been made accessible to the public & the Swieqi Local council to view prior to the closing date of these proposals?</p> <p>D – How would it be at all possible to reconcile your aims (<i>in italic</i>) if the above surface structures are to be incorporated into the residential property development as outlined whilst the below surface structures are subjected to the abuse and subsequent damage due to the new constructions / extensions, excavation and the possibility of leaks from sewers, pools, and wells?</p> <p>E - Has the PA considered the possibility of applying for EU funds for the restoration and conservation of this site by submitting a plan with the EU European Regional Development Fund?</p> <p>I am of the conviction that a half baked preservation is no preservation at all. As I wrote in my previous submission ref. MAD-OBJ-16, Madliena has been already marred with the highly controversial</p>	

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>development of the former Busietta Gardens which owing to its high density is a horrendous scar overlooking picturesque valley of Wied id-Dis. The Ta' Stronka Military site is just a stone's throw away from this and also from the massive private development earmarked for the residential development of some 66 dwellings under application PA/06308/16 with some 50,000 square meters of land to be developed. This furthermore enforces the fact that from a rural area, Madliena is fast becoming a fully developed one. The retention of any open public owned and historic spaces will be a gift that our generation will be making to those that follow. There is absolutely no social justification for further residential development happening at the sacrifice of our national heritage. What is needed here is a holistic restoration and conservation project for the area.</p> <p>I propose that the PA should extend the closing date of this phase 2 proposal until proper historical studies and evaluation by the relevant authorities are carried out and the public given access to view the site.</p> <p>I am sure that the PA has the conservation of our heritage at heart and that common sense will prevail.</p>	
PRSTR 035	Mr Patrick Farrugia	11/11/2016	<p>I fully support the general opinion of my fellow neighbours that in the Madliena Hamlet the balance between built up area and recreational space is not being maintained - rather it is non-existent.</p> <p>The ex Medical Stores should really be converted into a historical viewing and recreational space for the residents and visitors to enjoy. A medium sized piazza for residents' activities should also be catered for - considering that we have no space for such activities (annual get-together is currently celebrated in the small parking space in front of Fort Madalena).</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.

Ref	Name/Company	Date	Comments Received	PA Remarks
PRSTR 036	Ms Jeanette Farrugia	11/11/2016	<p>With reference to the review in the above caption, I would like to suggest that the ex Medical Stores in Ta' Stronka, Madliena is converted into a cultural/recreational area for enjoyment by all. I feel that by building private houses the safety, and free access to the historic areas will be compromised whereas the proposed area for villas may be put to a much needed public space. Madliena residents currently have no place to meet, socialize or hold cultural events.</p>	<ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 037	Ms Roberta Farrugia	11/11/2016	<p>The proposed intentions for the Ta' Stronka area are in essence good. Development in the area would be needed to sustain the newly conserved buildings (The Ex-Military stores, the Gate House and the Position Finding Complex). The document also mentions the latter as being used in conjunction with the Fort, which gives the opportunity to create a heritage trail of sorts which could be incorporated into a family park. This could inject some life into a place which is otherwise mostly void of pedestrian traffic.</p> <p>All this being said, the development proposed should fall strictly under the label of Detached and Semi-Detached dwellings with no commercial activity, unless the latter is strictly part of the heritage trail and serves it exclusively.</p>	<ul style="list-style-type: none"> • The residential development that may be allowed on site consists of low density, detached dwellings, subject to the applicable policies of DC15, including a maximum site coverage of 40% and a minimum site curtilage of 6 metres.
PRSTR 038	Mr James	11/11/2016	We are writing with regard to the proposed development of the site	<ul style="list-style-type: none"> • The Local Plan review was

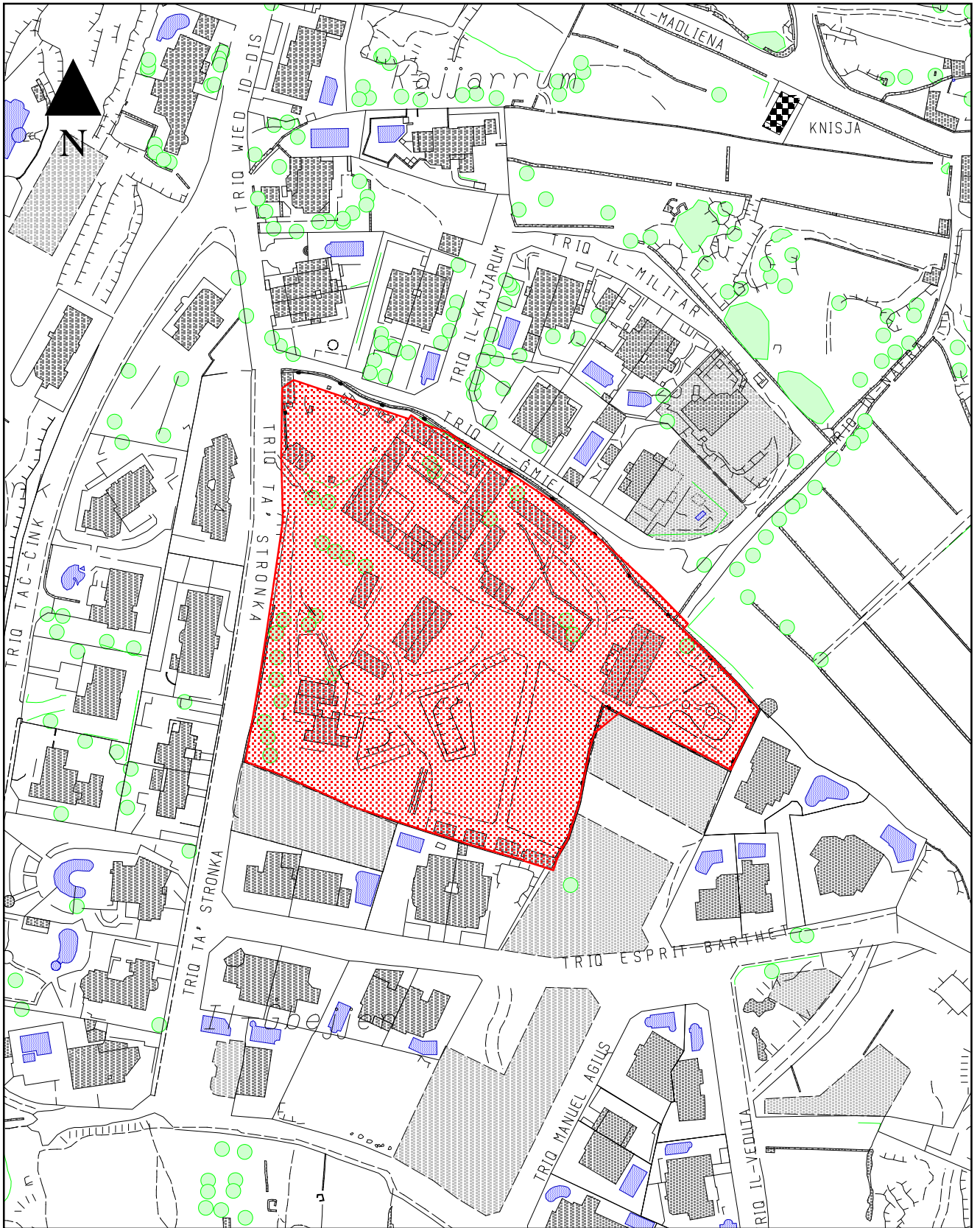
Ref	Name/Company	Date	Comments Received	PA Remarks
	Blake, Sheryl Ann Blake & Emma Blake		<p>known as the 'Government Medical Stores' at Ta' Stronka Madliena.</p> <p>The site, on which a development is proposed, is significant in size which we understand covers an area of 15,263 sqm. Considering the limited size of our island and the fact that this is Government Land we are of the opinion that a careful, open and much more detailed study involving stakeholders who can add value to the study (such as Heritage Malta and the Malta Tourism Authority) should be carried out as to whether the site needs to or indeed can be:</p> <ol style="list-style-type: none"> 1. Fully Developed 2. Partially Developed 3. Not Developed and rehabilitated into area accessible by the public at large <p>When one considers amongst other factors:</p> <ol style="list-style-type: none"> 1. The significant amount of development that has and is taking place on the island 2. The significant development planned on an adjacent private property: the Madliena Opportunity Site where I understand that approximately 70 Units mainly comprising of Villas are being planned 3. The limited and ever decreasing availability of open spaces 4. The historic nature of the land and buildings in question which consists of a complex of military buildings and a series of underground tunnels, chambers and passageways (which are possibly uncharted as they do not appear on the available public documents for consultation). <p>We would like object to the development and are of the view that all the land and the surrounding historic buildings are to be rehabilitated into</p>	<p>carried out in consultation with the Superintendence of Cultural Heritage, which advised on the most significant features present on site which are worthy of protection.</p> <ul style="list-style-type: none"> • The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area. • The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.

Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>an area accessible by the public at large. We do acknowledge that there is a plan to restore and rehabilitate the historic building in the area however, the value and beauty of such buildings would be significantly diminished once the surrounding villa developments take place. Indeed, the character and potential charm of the place would not be preserved as we believe that no proposed villa development will maintain and respect the character of the place.</p> <p>It is indeed ironic to note that on one's visits overseas one travels large distances to view what, many a times, are simple structures of 'little' historic significance, whilst here in Malta we are fortunate to be surrounded by numerous buildings of immense historic value all within a short distance. Regrettably, we can see that in many areas in Malta it is too late to preserve the beauty, charm and history of the locality however, opportunities such as the 'Medical Stores' development arise from time to time which allows us to partially make amends for past mistakes.</p> <p>We do need to resist the temptation to allow inconsiderate development at the expense of not preserving our varied history – any such development would regrettably be a great disservice for the generations to come.</p> <p>We thank you for considering our representations and do hope that our views are taken on board.</p>	
PRSTR 039	Ms Maegan Grech	11/11/2016	<p>Reference your request for proposals re Ta'Stronka Medical Stores in Ta Stronka Madliena, it would be a good idea if this site which is Public Property be retained as an open space, bearing in mind that it is known to your Authority that Historical Buildings exist and have been plotted on site, furthermore old villagers who have been living in the area say that underground tunnels from these stores might</p>	<ul style="list-style-type: none"> • The Local Plan review proposes that all underground tunnels, chambers and passageways are to be protected and made available for public use. • The site has always been

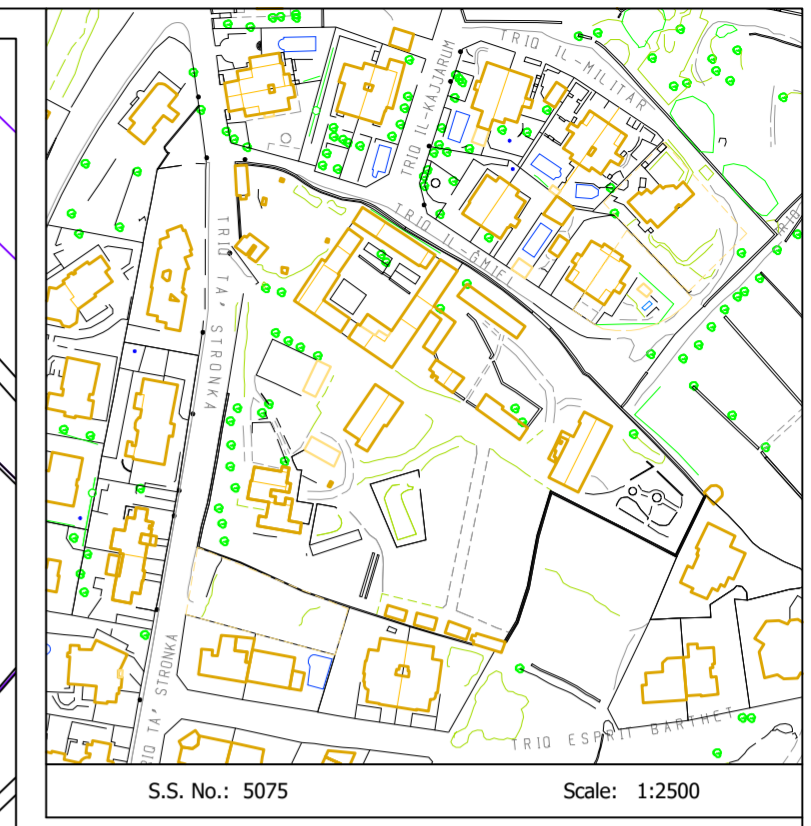
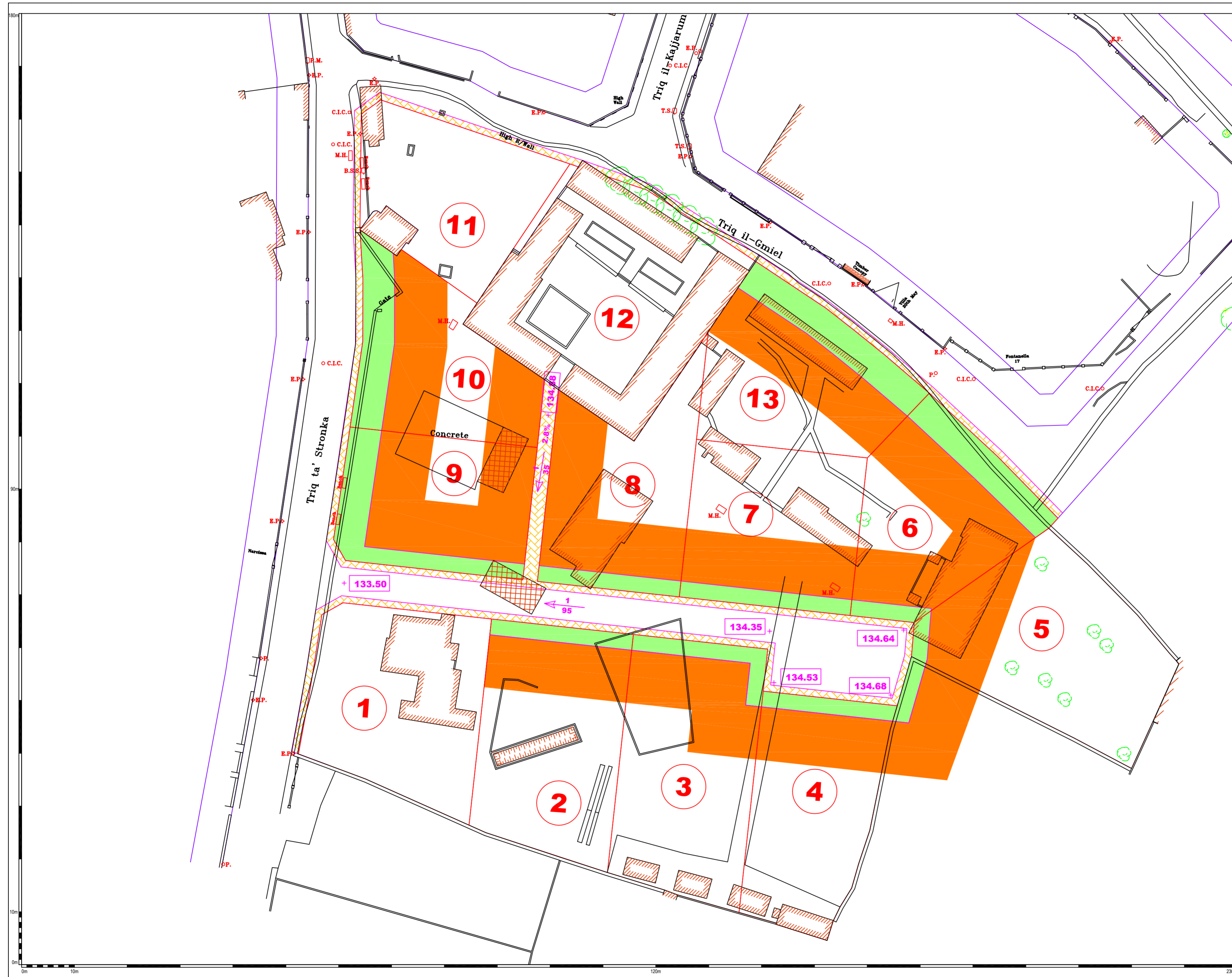
Ref	Name/Company	Date	Comments Received	PA Remarks
			<p>connect to the Madliena Fort, giving the site additional historical value. Also the Madliena area is being developed fast leaving little open spaces. In the recent master plan for St Julians it was suggested to sacrifice private land/homes to create open spaces, I hope that this will not be the case for Madliena in the years to come. It is a pity to see one of last few open spaces urbanised.</p>	<p>zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.</p> <ul style="list-style-type: none"> The proposal will facilitate the restoration and rehabilitation of the most significant features and structures of architectural importance present on site and will allow for their eventual enjoyment by the general public.
PRSTR 040	Ms Christine Chircop	11/11/2016	<p>I moved to Madliena 30 years ago and unfortunately I have seen all green areas slowly vanish under construction. I do not agree that a public and historical site should be offered for development.</p> <p>I hope that this request will be taken into consideration.</p>	<ul style="list-style-type: none"> The site has always been zoned for villa development, consisting of detached low density residences, to complement the existing prevailing use and character of the area.

Appendix 3 – Submission by the Parliamentary Committee on Environment & Development Planning

	Ms Anna Brincat, Clerk, Public Accounts Committee, Parliament	23/01/2017	<p>Qed niktiblek sabiex, skont kif stipulat f'artiklu 53 tal-Att VII tal-2016 tal-Liġijiet ta' Malta, ninfurmak li fil-laqgħa tal-Kumitat Permanenti dwar l-Ambjent u l-Ippjanar tal-Iżvilupp, li saret nhar l-Erbgħa, 18 ta' Novembru 2017, ġie maqbul li:</p> <p>Fil-każ tal-Partial Review of the North Harbour Local Plan of 2006 - Ta' Stronka Madliena:</p> <ul style="list-style-type: none"> • <i>plot</i> 1, hekk kif tidher fil-pjanta mmarkata 'Figure 3' li hemm fid-dokument datat Settembru 2016, għandha tibqa' tal-komunità u mhux tingħata lill-privat; • <i>plots</i> 9 u 10, kif murija fl-istess pjanta, ma jsirx bini fuqhom imma jinżammu bħala spazju pubbliku; u • <i>plots</i> 11 u 12 jigu salvagwardjati fl-intier tagħhom. 	<ul style="list-style-type: none"> • Ma taqax taht ir-responsabilità tal-PA jekk il-bini u l-art ta' plot 1 jingħata lil komunita' jew lil privat; • Il-pjan jahseb għal bizzejjed spazji pubblici u għaldaqstant plots 9 u 10 jistghu jigu zviluppati. • Il-pjan jipproponi li plots 11 u 12 jigu salvagwardjati fl-intier tagħhom.
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<h2>Key</h2>	<h1>Ta' Stronka</h1> <h2>Madliena - Swieqi</h2>		
	Scale : 1:2500	Date : May 2016	Map :
	<p>INDICATIVE ONLY</p> <p>Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.</p>		
<p>Base Maps - 1988 Survey Sheets</p> <p>Copyright Mapping Unit, Planning Authority</p>			



**Partial Local Plan Review
Public Consultation - Phase 2**

Locality:
Swieqi - Madliena

Plan Reference Number:
MAP 1

Scale:	1:500	Survey No.:	2463E-16
Grid System:	U.T.M.	Scale Factor:	0.999632
Survey Completion Date:	18/3/2016	Min. Coordinates:	51550 75950
Survey Checked By:	M. Azzopardi (LSU)	Level datum:	M.S.L.
		Plan Completion Date:	22/07/2016
		Plan Checked By:	L. Staffrace

Remarks:

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
- Existing Building
- Existing Vegetation
- E.P.O. Street Furniture
- Spot Level
- Formation Level
- Limit to Development
- Urban Conservation Area
- Front/Side Garden
- Residential Priority Area - NHHO 02 (Detached & Semi-Detached Dwellings)
- Pedestrian Area
- Alignment
- Proposed Alignment

SEA SCREENING
Partial Review of the North Harbour Local Plan
Ta' Stronka, Madliena

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

Title of PP: Partial Review of the North Harbour Local Plan - Ta' Stronka, Madliena

Responsible Authority: Planning Authority (PA)

Contact Person: Joseph Gauci

Position: Unit Manager, Strategic Planning, Planning Directorate

Contact Address: The Planning Authority, St. Francis Ravelin, Floriana

Contact Phone Number: 22901578

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

Date: 9th May 2017

Part B – Key Facts

Responsible Authority: Planning Authority

Title of PP: Partial Local Plan Review of the North Harbours Local Plan – Ta' Stronka, Madliena

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

1. To amend the land-use designations, road alignments and detailed provisions of the development scheme, as well as provide a policy framework in order to safeguard the existing buildings and other features which are worthy of conservation.
2. To ensure that the residential amenity of the surrounding area is protected.

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

Yes. The Partial Local Plan Review of the North Harbours Local Plan – Ta' Stronka, Madliena forms part of the North Harbours Local Plan (2006). Due to the heritage value located on site, the area required further detailed planning guidance.

Period covered by PP: n/a

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

Area covered by PP (ideally also attach map): refer to attached Maps 1 & 2 (Proposed Scheme & Site Plan respectively).

Summary of PP content:

The site, with an area of 15,263m², already formed part of an approved development scheme within the North Harbours Local Plan (2006). The current Local Plan scheme layout would have resulted in significant disruption of the heritage value present on site, which includes a collection of World War II military buildings and an underground tunnel system. In this respect, the revised scheme seeks to find a balance between the development of this schemed developable land, and the conservation of the heritage features present on site. The site has been divided into 13 plots while the take up of land for road infrastructure has been reduced to safeguard the existing heritage on site. Plots 1, 11 & 12 have been identified as having architectural and historic value, and the buildings present on these plots are to be protected, rehabilitated and restored. The buildings present on these plots include: The British Military Office Block, the Victorian Gate House, and the Victorian Coastal Position Finding Complex. A collapsed vaulted chamber present on Plot 2 is to be roofed over, protected and conserved as part of the development of this plot. The underground tunnel system accessed from Plot 11 and passing under a large part of the site is to be protected, restored and opened for public view. The conditions for the development of this area make it clear that any development that would prejudice the architectural and historical value of the site will not be permitted. The residential amenity of the area is being safeguarded since the same zoning of the site as a Residential Priority Area with a height limitation of 2 floors plus semi-basement is being retained. The surrounding existing scheme is subject to the same zoning conditions as was approved in the North Harbours Local Plan (2006).

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>	Yes	The Partial Local Plan Review follows the procedure delineated by Article 53 of the Development Planning Act (DPA, 2016) (Act VII of 2016).
<p>Is the PP required by legislative, regulatory or administrative provisions? (Regulation 3)</p>	Yes	The policy guidance falls under the provisions of Article 48 of the DPA Act.
<p>Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management,</p>	Yes	Town and country planning and land use.

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
<p>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>	No	The partial review would result in the development of a cluster of semi detached and detached residential development which do not qualify for an EIA under the EIA Regulations 2007 that transpose the EIA Directive.
<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>	No	The location of the area covered by the partial review is within the Urban Area as designated by the SPED (2015) and is already surrounded by residential development. The nearest N2000 site in Pembroke is approximately 1 km away.
<p>Does the PP determine the use of small areas at local level</p> <p>OR</p> <p>is it a minor modification of a PP subject to Regulation 4(2)(a) (Regulation 4(3))</p>	Yes	The Partial Local Plan Review has an area of approximately 15,263m ² , located within the development zone within an existing residential area and already designated as a residential area within the NHLP 2006. The partial review constitutes a minor modification of the NHLP as it sets out the planning parameters, cultural heritage safeguards and zoning conditions for this residential land use area.

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
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 Local Plan Review sets out the planning parameters and zoning conditions on the basis of which development proposals are assessed for a site already designated for residential development in the NHLP 2006.
Is the PP likely to have a significant effect on the environment? (Regulation 4(5))	No	The Partial Local Plan Review covers an area of about 15,263m ² . This area is equivalent to less than 0.5 % of the area of the locality of Swieqi. There are no identified features of environmental significance within the area affected by the review, in terms of ecology and water resources. The Partial Review introduces protection measures to safeguard military architectural features located on site.
Is the PP's sole purpose to serve national defence or civil emergency OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7 OR Is it a financial or budget PP?	No	Not applicable

Part D – Likely Significance of Effects on the Environment

Responsible Authority: Planning Authority

Title of PP: Partial Review of the North Harbour Local Plan - Ta' Stronka, Madliena

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)

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	No	The Partial Local Plan Review introduces additional conditions for the area that is already zoned for residential development in the NHLP 2006. The aim of the review is to guide such development while safeguarding the heritage value of the military historic buildings identified on site, and also reducing the land take up for infrastructural services.
the degree to which the PP influences other plans and programmes including those in a hierarchy	No	The Partial Review is an amendment to the North Harbours Local Plan (2006), within the Subsidiary Plans and Policies hierarchy as per Article 48 of the DPA 2016.
the relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development	No	The Partial Local Plan Review is aimed at cultural heritage protection and efficient lands use. It includes conditions that direct residential development with a view to safeguard the heritage value of the military historic buildings identified on site and reduce land take up for infrastructural services.
environmental problems relevant to the PP	No	The Partial Review is aimed at residential development and cultural heritage protection. In view of the scale of resulting development that can be located on the site, 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 Partial Review has no direct relevance to the implementation of Community legislation on the environment.
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	The Partial Review gives guidelines for a site already committed with residential related development forming part of the Urban Area as designated in the SPED 2015.

the transboundary nature of the effects	No	Not applicable
the risks to human health or the environment (e.g. due to accidents)	No	Residential development and cultural heritage protection related development is not expected to result in risks to human health or the environment.
the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The Partial Local Plan Review covers an area of about 15,263m ² . This area is equivalent to less than 0.5 % of the area of the locality of Swieqi.
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	No	There are no identified features of environmental significance within the area affected by the review, in terms of ecology and water resources. The Partial Review introduces protection measures to safeguard military architectural features located on site.
the effects on areas or landscapes which have a recognised national, Community or international protection status	No	The Partial Review addresses an area already designated for residential development within the Urban Area. The nature and scale of proposed development is not expected to affect the landscape.

Part E – Summary of Environmental Effects

The Partial Local Plan Review covers an area of 15,263m² and relates to a site already committed in the North Harbours Local Plan for residential development and within the designated Urban Area under the SPED (2015). The partial review is unlikely to lead to negative environmental impacts on site since there are no known features of environmental significance and additionally, the nature and scale of the resulting development is not subject to EIA. Furthermore the Partial Local Plan Review is introducing measures safeguarding the identified military heritage structures on site and promoting their reuse including the public appreciation of the cultural heritage.

The proposed revisions are unlikely to generate significant environmental impacts.

Part F – Screening Outcome

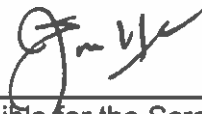
Screening is required under the Strategic Environmental Assessment Regulations, 2010 (Legal Notice 497 of 2010). It is our view that:

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

Name of Officer responsible for the Screening Report



Signature of Officer responsible for the Screening Report

The Planning Authority

Name of Responsible Authority

9th May, 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.