

St. Paul's Bay

Planning Control Applications

PC Number: PC 31/20

Proposal: To separate two sites (site M & N) as approved in PC 18/12 so that they can be developed comprehensively (that is sites M & N to be developed independently (as per policy NWSP 11 of the North West Local Plan).

Location: Site at (site M), Qawra Road, Qawra

Architect: Mr. Samuel Formosa

Applicant: Ms. Anne Claire Anastasi

Date of Endorsement: 21st October 2022

Drawing Numbers: PC 31/20/7A/47B.

Conditions:

1. All conditions (except for condition 1) imposed on Planning Control Application PC18/12, approved on the 12th September 2014, are still valid and applicable to this Planning Control Application.
2. Sites M and N can be planned and developed separately subject that each plot shall have the same design, style, proportions, materials and facade treatments that complement the facades.
3. Condition 1 in PC18/12 is no longer applicable to Sites M and N and shall be subject to the following:

The site coverage (built footprint) of the sites subject to this planning control application as subdivided in the Table below should not exceed 50%. Changes to the boundaries of said portion subdivisions shall not be permissible.

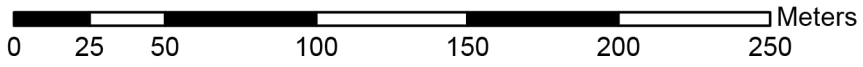
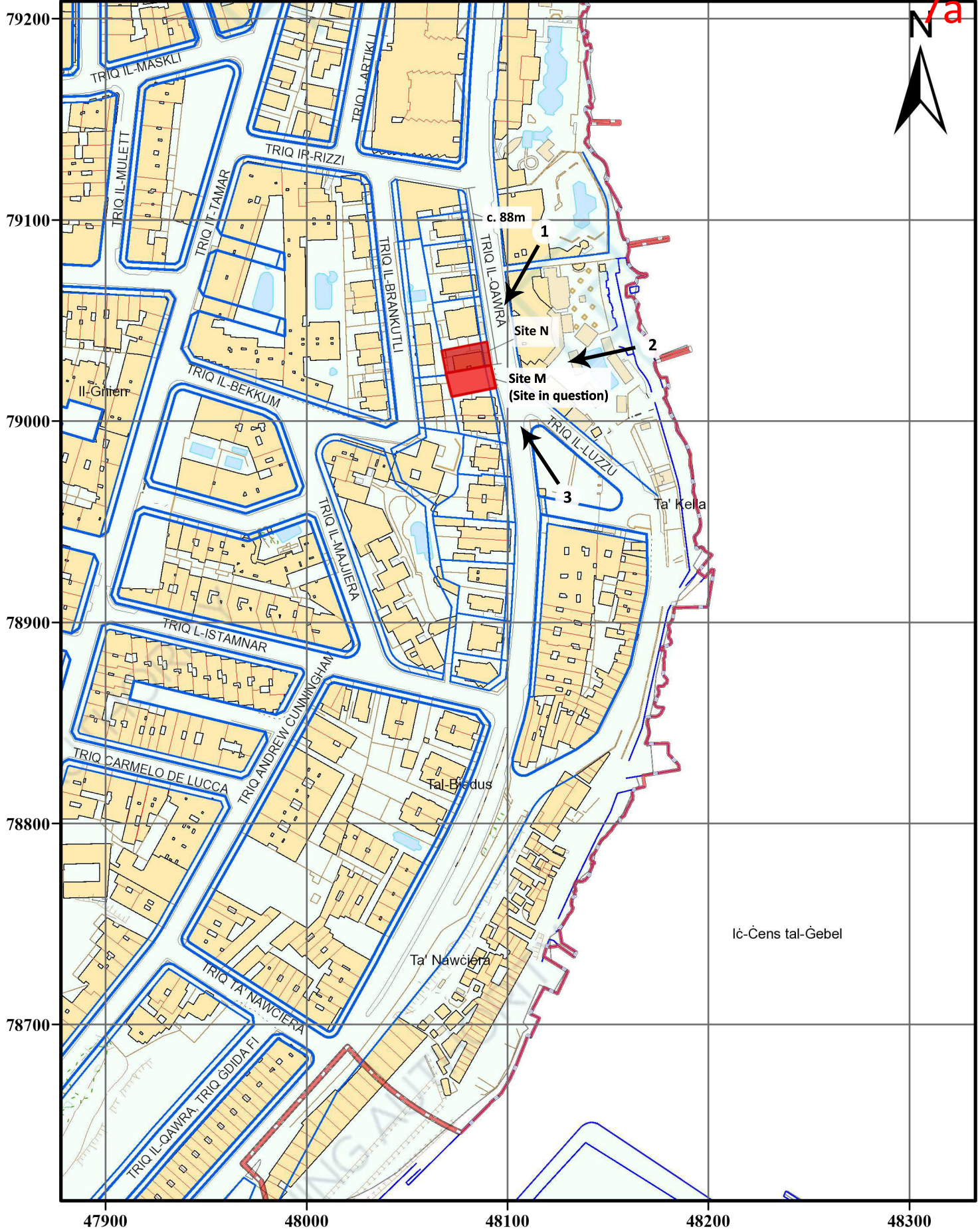
Portion	Site Area (sq m)
M	263
N	271

Table 1 – Portion sub-divisions

The building alignment shown on PC31/20/47B is indicative only and changes to the building alignment can be considered through the submission of a Development Planning Application without the need of a Planning Control Application, provided that the sanitary regulations particularly with regards to set backs and dimensions of the side curtilage and provisions of policy NWSP 11 are adhered to.

4. Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.

7a



1:2,500 Date Printed: 21/04/2020

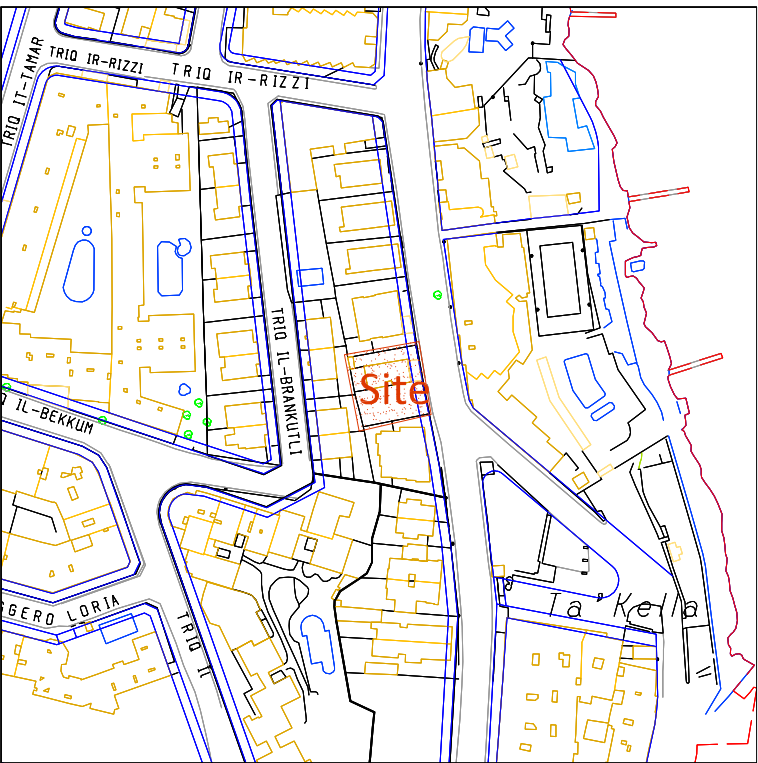
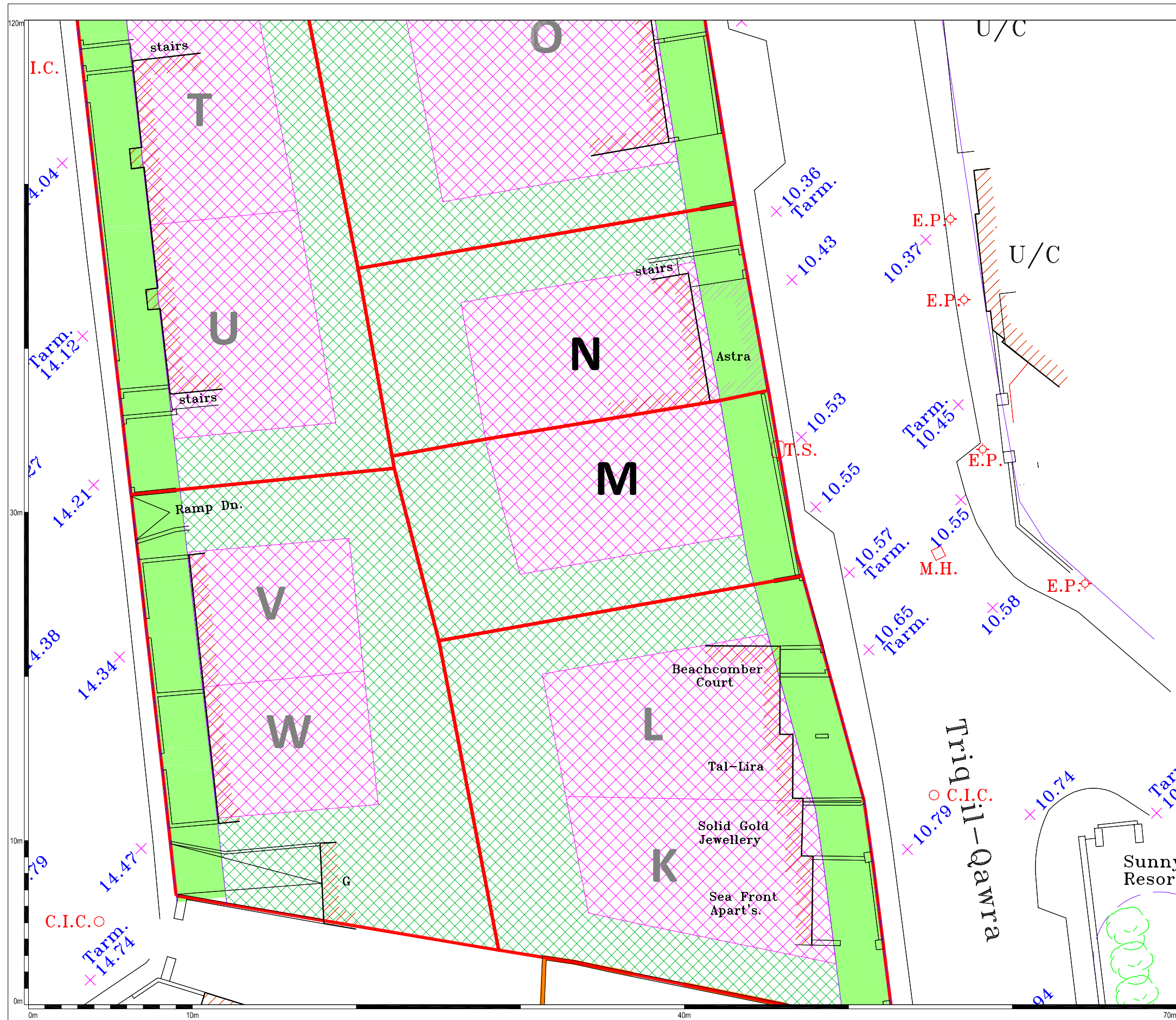
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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 1m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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PLANNING AUTHORITY

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S.S. No.: 4878 Scale: 1:2500



Subsidiary Plan Minor Modification

St.Paul's Bay

Plan Reference Number:
PC 31/20/47B

Scale:	1:250	Survey No.:	2411E1-13
Grid System:	U.T.M.	Scale Factor:	0.999632
Survey Completion Date:	10/09/2013	Min. Coordinates:	48047178990
Survey Checked By:	M. Azzopardi (LSU)	Level datum:	M.S.L.
		Plan Completion Date:	04/03/2022
		Plan Checked By:	I. Fava

Map as approved by Minister
on the 21st October 2022

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

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

Legend:

- Existing Field Walls
- Existing Building
- Existing Vegetation
- Street Furniture
- Spot Level
- Formation Level
- Limit to Development
- Alignment
- Alignment
- Front Garden (3m)
- Private Open Space
- Detached Blocks (Tourism Zone) Height Limitation of 5 Floors & Semi-Basement
- Portion Sub-divisions

PC Number: PC 40/15

Proposal: Proposed building use, road alignment and height limitation (Rationalisation Site).

Location: Site at Hawli, Triq Il-Girna, Bidnija, San Pawl Il-Bahar

Architect: Perit Joe Cassar

Applicant: Mr. Brian Gatt et al

Date of Endorsement: 4th December 2020

Drawing Numbers: PC 40/15/8/142B/140A/140B/140C

Conditions:

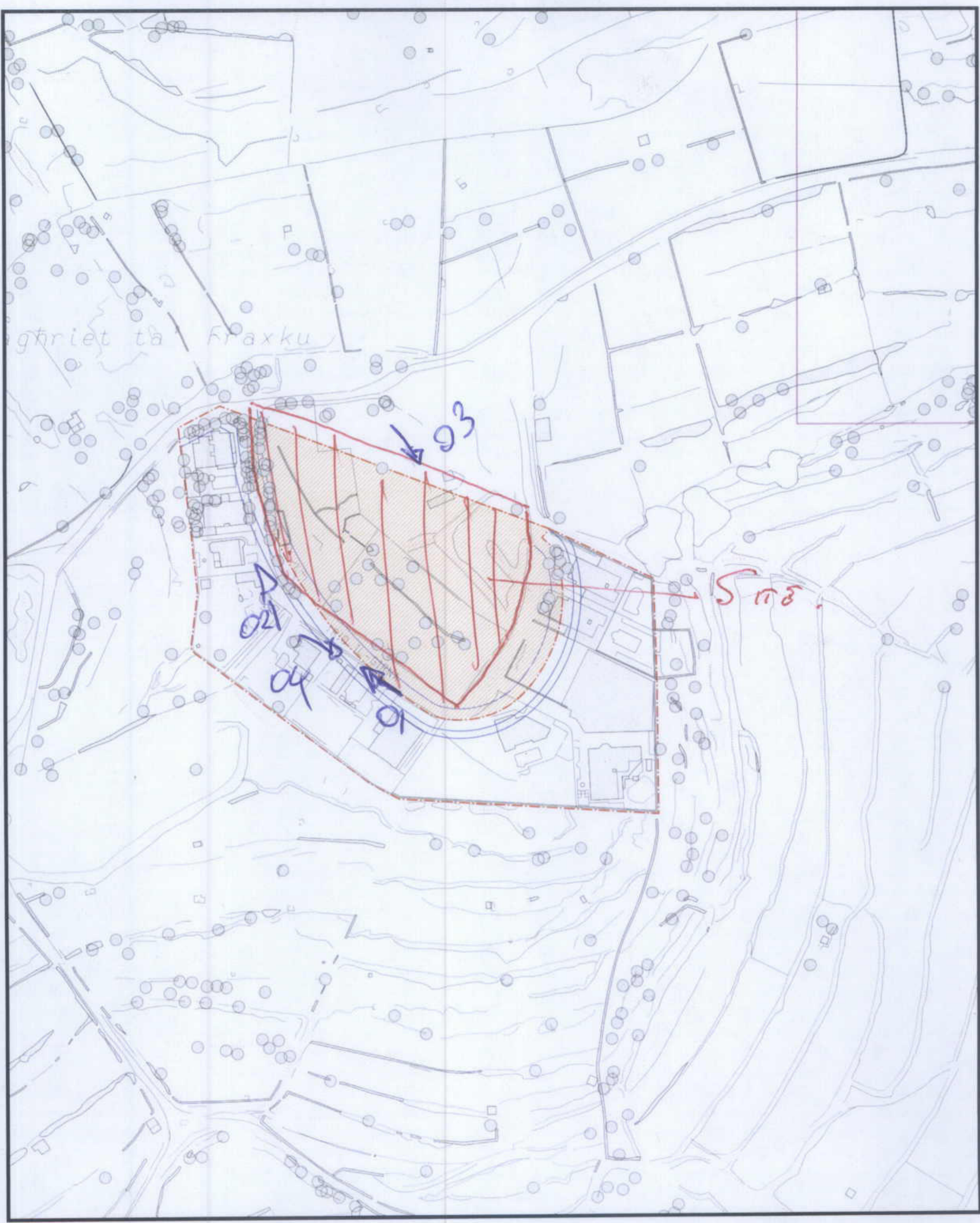
1. Land is zoned for Residential Priority Area (semi/detached) following North West Local Plan Policy NWUS 4 and Development Control Design Policy, Guidance and Standards 2015 (DC15) Policies.
2. The building height limitation should not exceed an overall height of 8.5 metres from the highest street level as per DC 2015 Policy P 28.
3. No excavations or development shall be carried out within the cart-ruts protection zone and its buffer zone, both indicated on map PC 40/15/142B.
4. No works/storage during and after construction stage are to be conducted ODZ.
5. Roads/pavements should incorporate facilities whereby all services including electricity and telecommunications, are located underground without overhead wiring, poles, etc.
6. Measures are to be taken to ensure that, as much as possible, the development is not a source of light pollution towards the ODZ areas. Street lighting (if any) shall be installed only on the inner side of the road, and shall be low-key, downward-pointing, and of a full cut-off type. No luminarie globes, uplighters or high-level floodlighting are allowed.
7. Any necessary permits are to be sought from the ERA for the uprooting of trees.
8. A 1.2m boundary walls at edge of scheme located totally within the Development Zone excluding the cart-ruts protection zone and its buffer zone should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
9. Site shall not be subject to Floor Area Ratio Planning considerations.
10. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
11. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the

Development Planning Application (DPA) stage.

12. The first planning application for development located within segment A, shall include the vehicular access together with the public pedestrian footpath indicated on drawing PC 40/15/142B.
13. The residual plot identified in drawing PC40/15/142B shall be considered as an allowable deviation from the minimum allowable site area set in policy P28 in the Development Control Design Policy Guidance and Standards 2015.

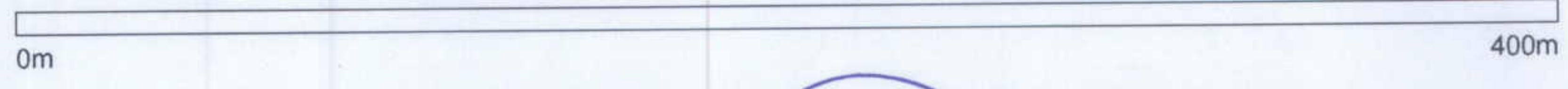
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500m



0m

Min Easting 45027.66, Min Northing 75534.77, Max Easting 45427.66, Max Northing 76034.77



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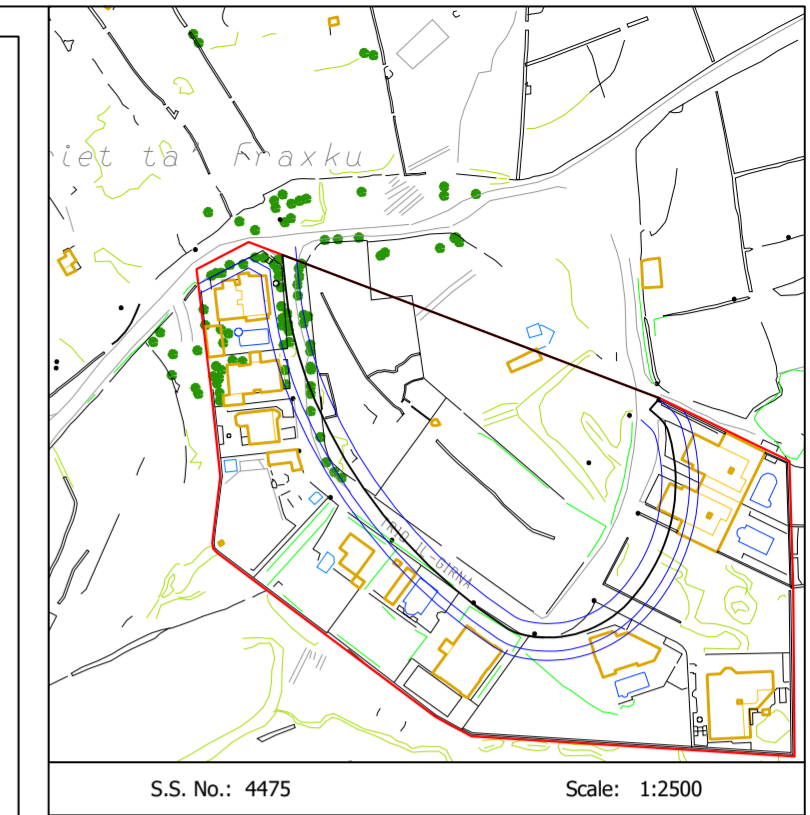
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Site Plan, Scale 1:2500

Printed on: Thursday, March 26, 2015

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PLANNING AUTHORITY

**Subsidiary Plan
Minor Modification**

Locality:
St.Paul's Bay - Bidnija

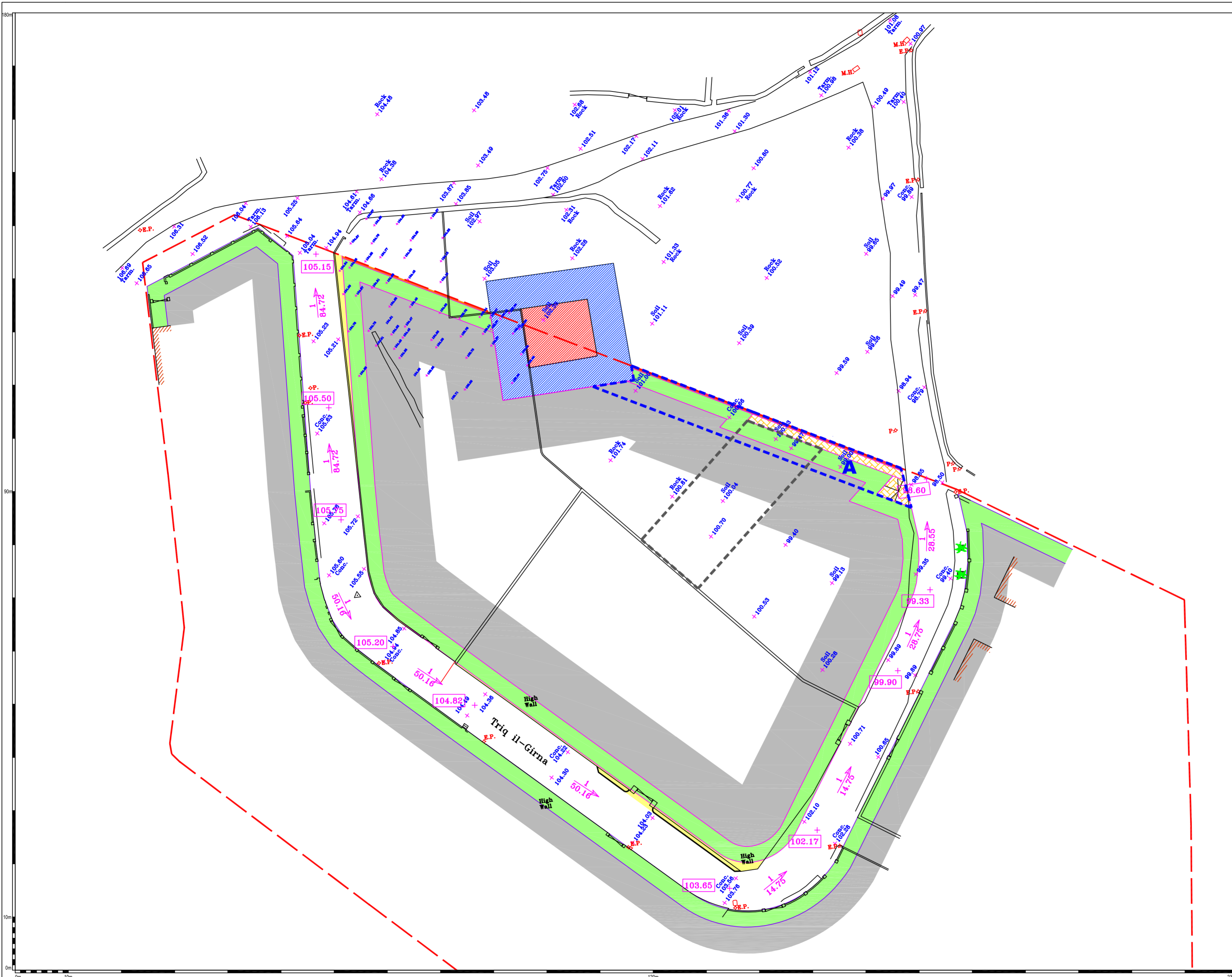
Plan Reference Number:
PC 0040/15/142B

Scale: 1:500	Survey No.: Spb2323-10
Grid System: U.T.M.	Scale Factor: 0.999632
Min. Coordinates: 45075175730	Level datum: M.S.L.
Survey Completion Date: 22/06/2010	Plan Completion Date: 18/11/2020
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: I. Fava

**Map as approved by Minister
on the 4th December 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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Existing Field Walls	Spot Level	Front/Side Garden	Villa Area - Detached / Semi-Detached - as per Policy P28 (DC 2015)
Existing Building	Formation Level	Schemed Road	Public Pedestrian Footpath
Existing Vegetation	Limit to Development	Cart-ruts Protection Zone - No Development, No Excavations	Alignment
E.P.O Street Furniture	Urban Conservation Area	Buffer Zone - No Development, No Excavations	Proposed Alignment
			Rubble Walls
			Residual plot

The vehicular access located at basement level, serving units within segment A, together with the public pedestrian footpath are to be planned and developed comprehensively.

PC Number:	PC 0063/16
Proposal:	To change existing zoning scheme of site D3 of NWSP 11 (also subject to NWTO 5) from Villa/Bungalow area to 25m height terraced development.
Location:	Site at Triq il-Majjiera/Triq il-Bekkun/Triq l-Istamnar, Qawra
Architect:	Mr. Colin Zammit A&CE
Applicant:	Justin Zammit Tabona obo Durley Investment Ltd
Date of Endorsement:	21st February 2018

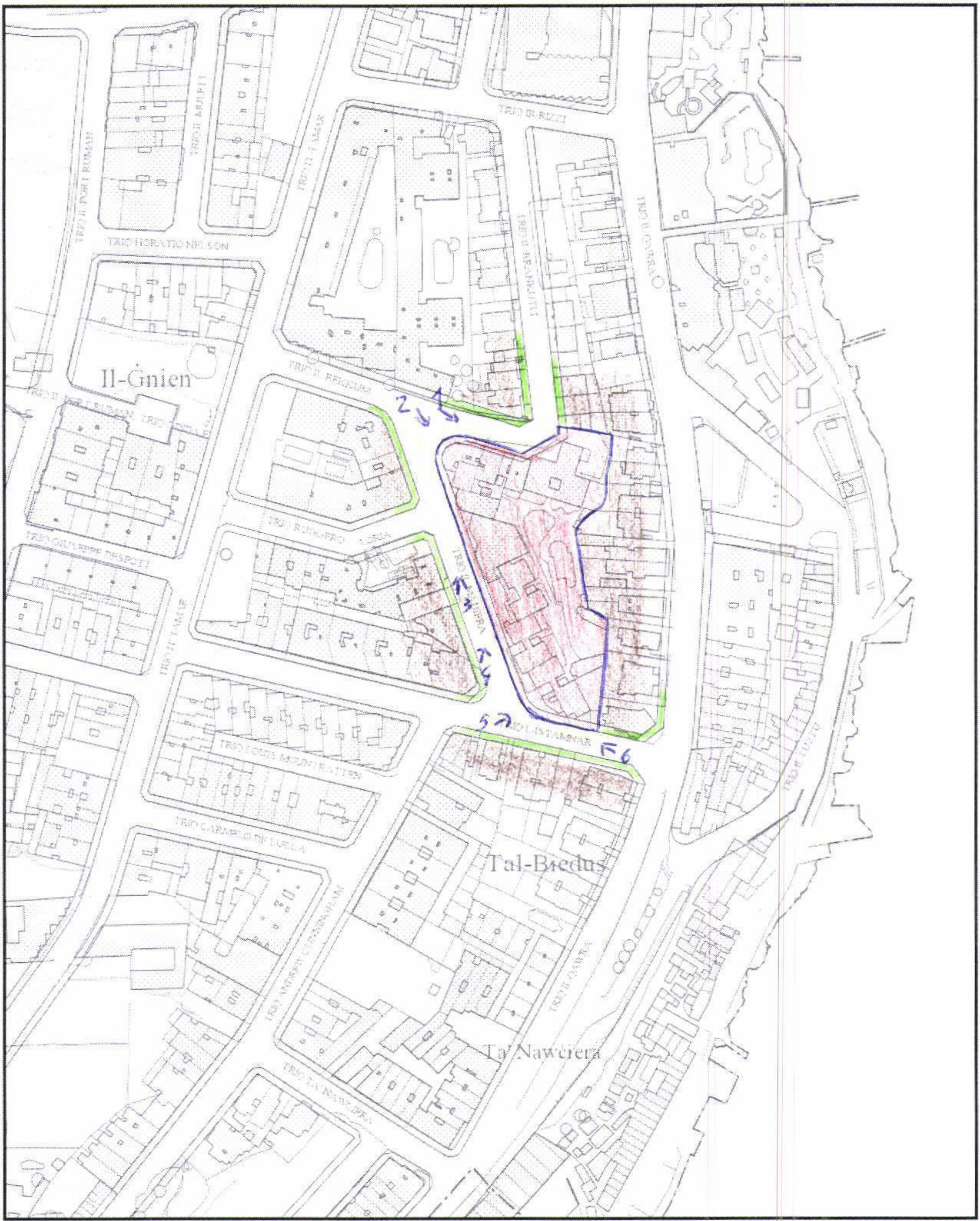
Conditions:

Following EC meeting held 28th August 2017, PC 63/16/99B is recommended for approval subject to the following conditions;

1. The area shall be designated as a Tourism Zone in line Policy NWTO 5 of the North West Local Plan (2006), or any other subsequent amendment.
2. The overall height of buildings should not exceed 25 metres, which shall be interpreted in terms of the relevant provisions of the Development Control Design Policy, Guidance and Standards 2015.
3. The site coverage of each parcel of land indicated as A to F on the approved plan shall not exceed 50%.
4. A minimum site curtilage of not less than 3m for each parcel of land indicated as A to F on the approved plan shall be observed as set in the North West Local Plan (2006) Policy NWSP 11 or any other subsequent amendment.
5. The designated public open space as identified in Map PC 63/16/99B shall be made accessible to the public and shall only be used for landscaping purposes. The design of this public open spaces shall be included as part of the first development application submitted on site. The developers of these sites shall at their own expense construct, implement and maintain the public open spaces indicated on map PC 63/16/99B. Continuing protection and maintenance of such spaces will be secured by development control conditions.
6. 50% of the total designated public open space shall be made retained as soft landscaping.
7. Physical delineation between the public open space and the development shall be limited to the area fronting the building structures.
8. A traffic impact study for the whole site shall be included as part of first planning application development submitted within the PC site boundary.

9. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
10. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended by LN163/16 at the Development Planning Application (DPA) stage.

500m



Min Easting 47827.37, Min Northing 78669.22, Max Easting 48227.37, Max Northing 79169.22

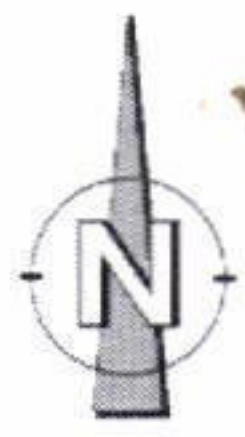


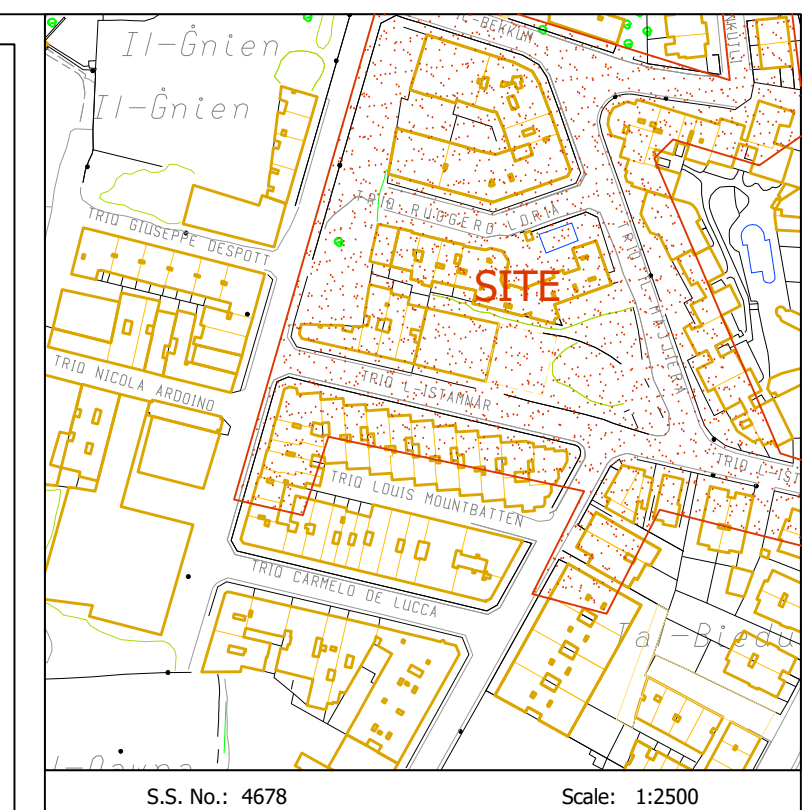
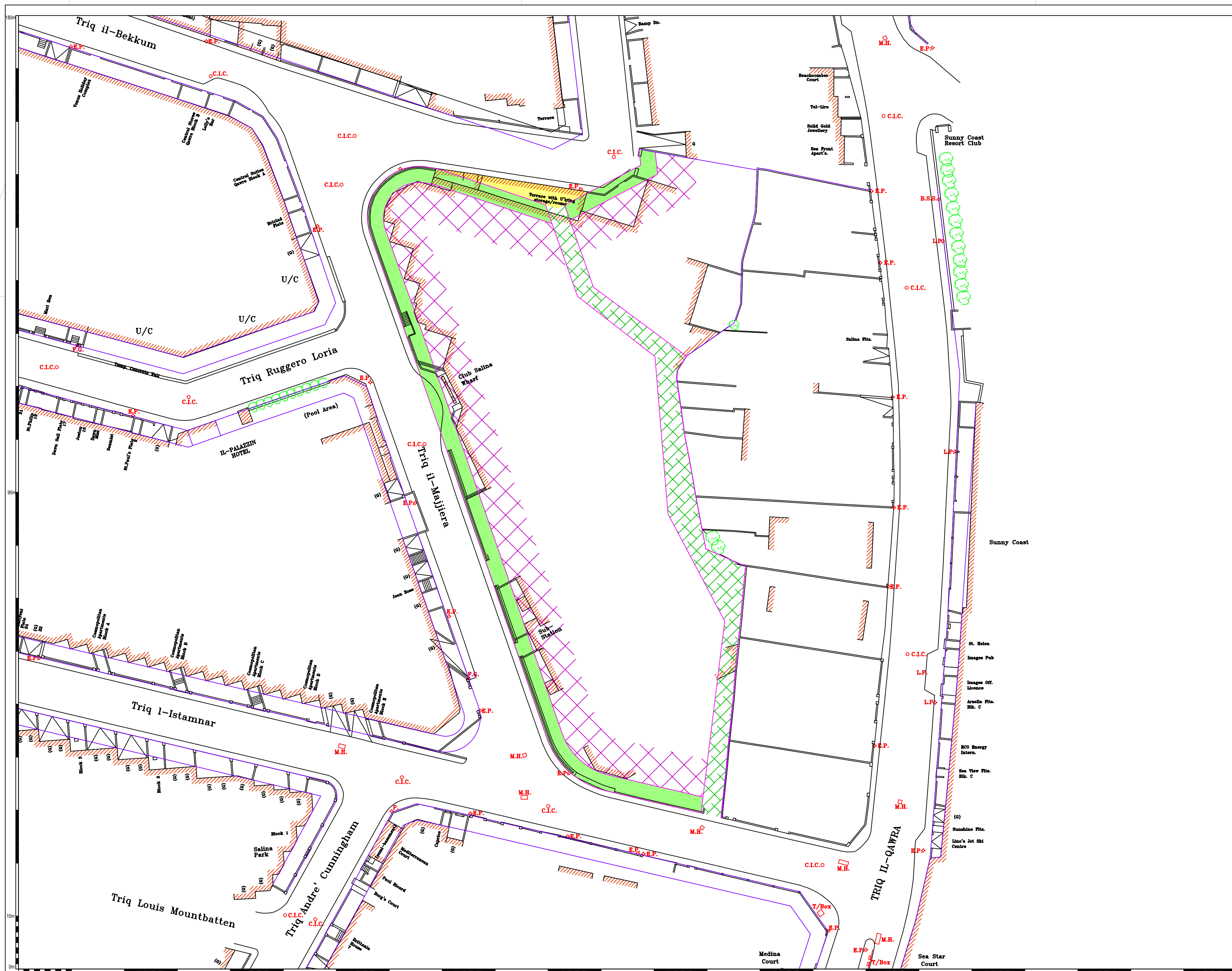
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Site Plan, Scale 1:2500
 Printed on: Thursday, May 26, 2016

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S.S. No.: 4678 Scale: 1:2500



PLANNING AUTHORITY

Subsidiary Plan Minor Modification	
Qawra	
Plan Reference Number: PC 63/16/99B	
Scale: 1:500	Survey No.: Spb1572E7-17
Grid System: U.T.M. Scale Factor: 0.99962	Min. Coordinates: 47820 78820 Level datum: M.S.L.
Survey Completion Date: 6/3/2017	Plan Completion Date: 3/11/2017
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: M. Galea
Endorsed by Executive Council:	
Map as approved by Minister on the 21st February 2018	
This map established the zoning, building height and alignments of the site included within the development boundaries in accordance with the Partial Structure Plan Review published in the Government Gazette on the 27 th February 2007.	

- Legend:
- Existing Field Walls
 - Spot Level
 - Front/Side Garden
 - Zoning : Tourism as per NWLP Policy NWTO 5
 - Existing Building
 - Formation Level
 - Scheme Road
 - Alignment
 - Existing Vegetation
 - Limit to Development
 - Pedestrian Area
 - Proposed Alignment
 - Street Furniture
 - Urban Conservation Area
 - Public Open Space

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PC Number: PC 0018/16

Proposal: Subdivision of approved Blocks G,H,I and J by PC 57/09 to form two separate blocks 'G and H' (Site 1) and 'I and J' (Site 2) and amending condition No 1 (To remove Planning and Development of site comprehensively).

Location: Site at Ta' Kella, Triq Il-Qawra, St Paul's Bay.

Architect: Mr. Samuel Formosa A&CE

Applicant: Mr. Alfred Falzon et al

Date of Endorsement: 31st May 2017

Drawing Numbers: PC18/16/8/37B.

At EC meeting held on 5th December 2016, PA approved the subdivision of Blocks G,H,I J as indicated in Map PC 18/16/37B subject to the following conditions;

1. All conditions (except for condition 1) imposed on Planning Control Application PC57/09, approved on the 7th February 2014, are still valid and applicable to this Planning Control Application.
2. Condition 1 in PC57/09 is being amended as follows:

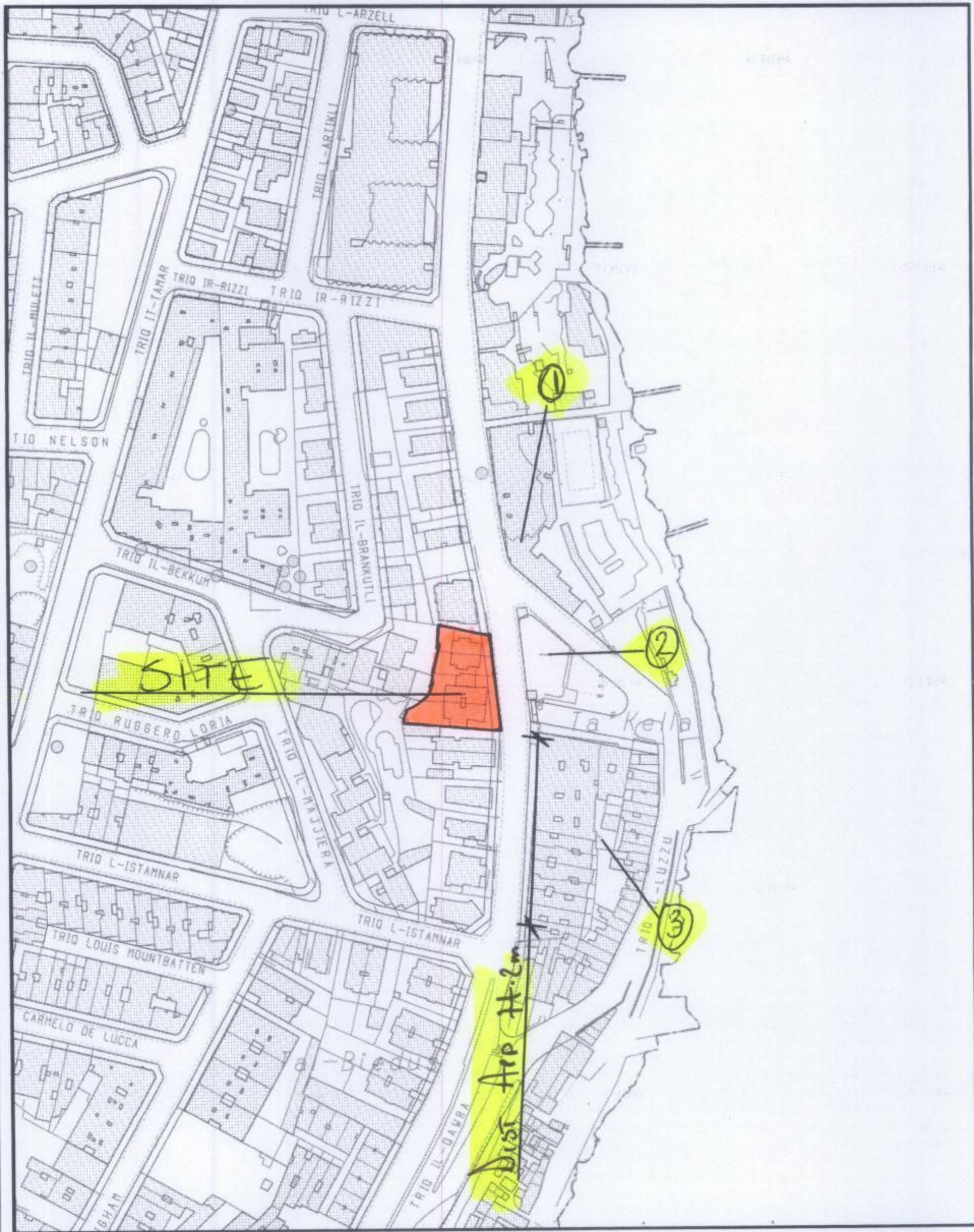
The site coverage (built footprint) of the sites subject to this planning control application as subdivided in the table below should not exceed 50%. The portion subdivisions indicated on Map PC 18/16/37B and designated G and H and I and J should be planned and developed comprehensively. Changes to the boundaries of the said portion subdivisions shall not be permissible. Refer to Table 1 below.

Portion	Site Area (sq m)
G, H	718
I, J	420

Table 1: Portion sub-divisions

The building alignment shown on PC 18/16/37B is indicative only and changes to the building alignment can be considered through the submission of a Development Planning Application without the need of a Planning Control Application, provided that the sanitary regulations particularly with regards to set backs and dimensions of the side curtilage and provisions of policy NWSP 11 are adhered to.

500m



Min Easting 47899.87, Min Northing 78744.66, Max Easting 48299.87, Max Northing 79244.66

0m

400m

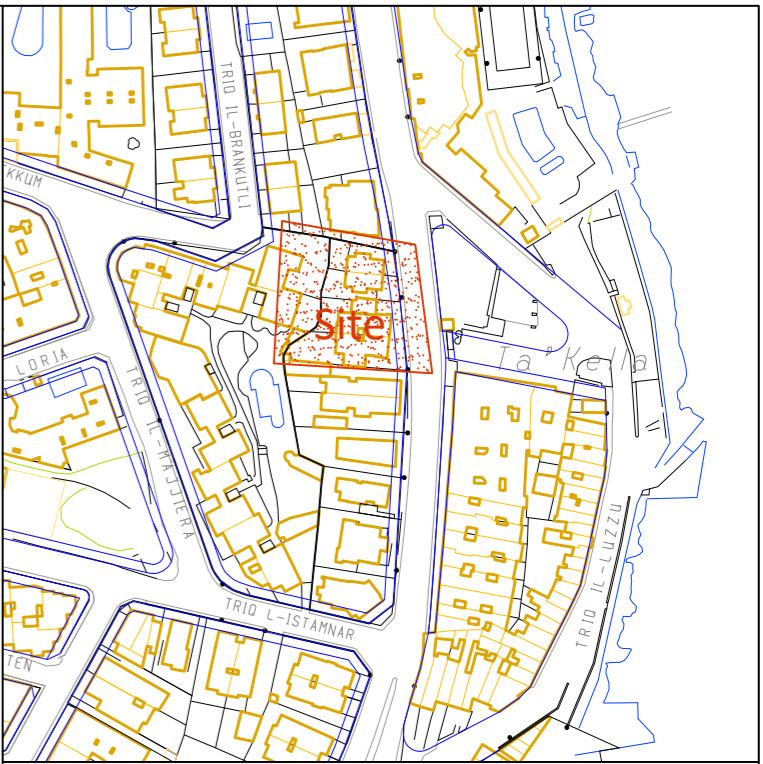
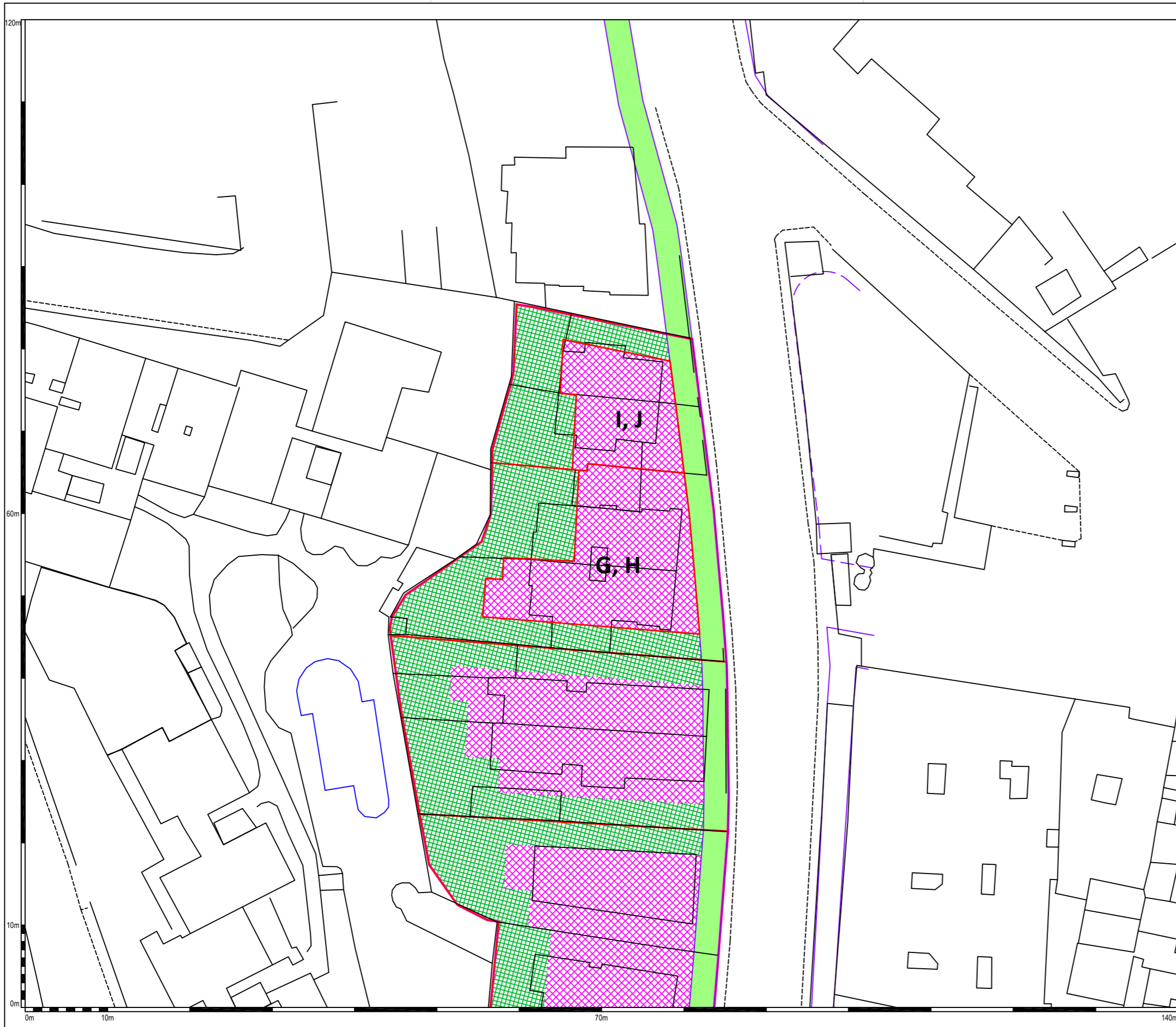
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Site Plan, Scale 1:2500
Printed on: Friday, May 08, 2015

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S.S. No.: 0000 Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:
Qawra

Plan Reference Number:
PC 018/16/37B

Scale: 1:500	Survey No.: Spb 2411-10
Grid System: U.T.M.	Scale Factor: 0.999632
Survey Completion Date: 21/12/10	Min. Coordinates: 48018 48907
Survey Checked By: M. Azzopardi (LSU)	Level datum: M.S.L.
	Plan Completion Date: 21/12/2016
	Plan Checked By: M. Galea

Remarks:
**Map as approved by Minister
on the 31st May 2017**

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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- Legend:
- Existing Field Walls
 - Spot Level
+46.20
 - Front/Side Garden
 - Alignment
 - Existing Building
 - Formation Level
20.00
 - Detached Blocks
 - Proposed Alignment
 - Existing Vegetation
 - Limit to Development
 - Private Open Space
 - Street Furniture
E.P.O
 - Urban Conservation Area

PC Number: PC 0018/12

Proposal: Change in Zoning – Increase in height limitation and site coverage (as per policy NWSP 11) of the North West Local Plan

Location: Ta' Kella, Triq il-Qawra, Qawra, St.Paul's Bay

Architect: Mr. Samuel Formosa

Applicant: Mr Ray Camilleri et al

Date of Endorsement: 12th September, 2014

Conditions

Drawing Numbers: PC18/12/3A, PC18/12/77B

1. The site coverage (built footprint) of the sites subject to this planning control application as subdivided in the Table below should not exceed 50% apart from Site S where the site coverage (built footprint) should not exceed 44%. Each portion subdivisions indicated on map PC18/12/77B and designated by letters K and L, M and N, O, P and Q, R, S, T and U, V and W should be planned and developed comprehensively. Changes to the boundaries of the said portion subdivisions are permissible through downsizing of the number of blocks. In such instance, a Development Planning Application limited to the persons of the blocks concerned (i.e. those that shall be adjoined together only) by the said downsizing would be necessary to be submitted. Refer to Table 1 below.

Portion	Site Area (sq m)
K/L	546
M/N	534
O	562
P/Q	693
R	357
S	459
T/U	482
V/W	483

Table 1: Portion sub-divisions

The building alignment shown on PC18/12/77B is indicative only and changes to the building alignment can be considered through the submission of a Development Planning Application without the need of a Planning Control Application, provided that the sanitary regulations particularly with regards to set backs and dimensions of the side curtilage and provisions of policy NWSP 11 are adhered to.

2. The building height limitation for the site is established at five floors plus underlying semi-basement, measured from Triq il-Qawra and shall be interpreted in line with policies NWUS 5 and NWSP 11 in the approved North West Local Plan 2006 and the prevalent conditions in the Policy and Design Guidance applicable at the time of determination of any development application.

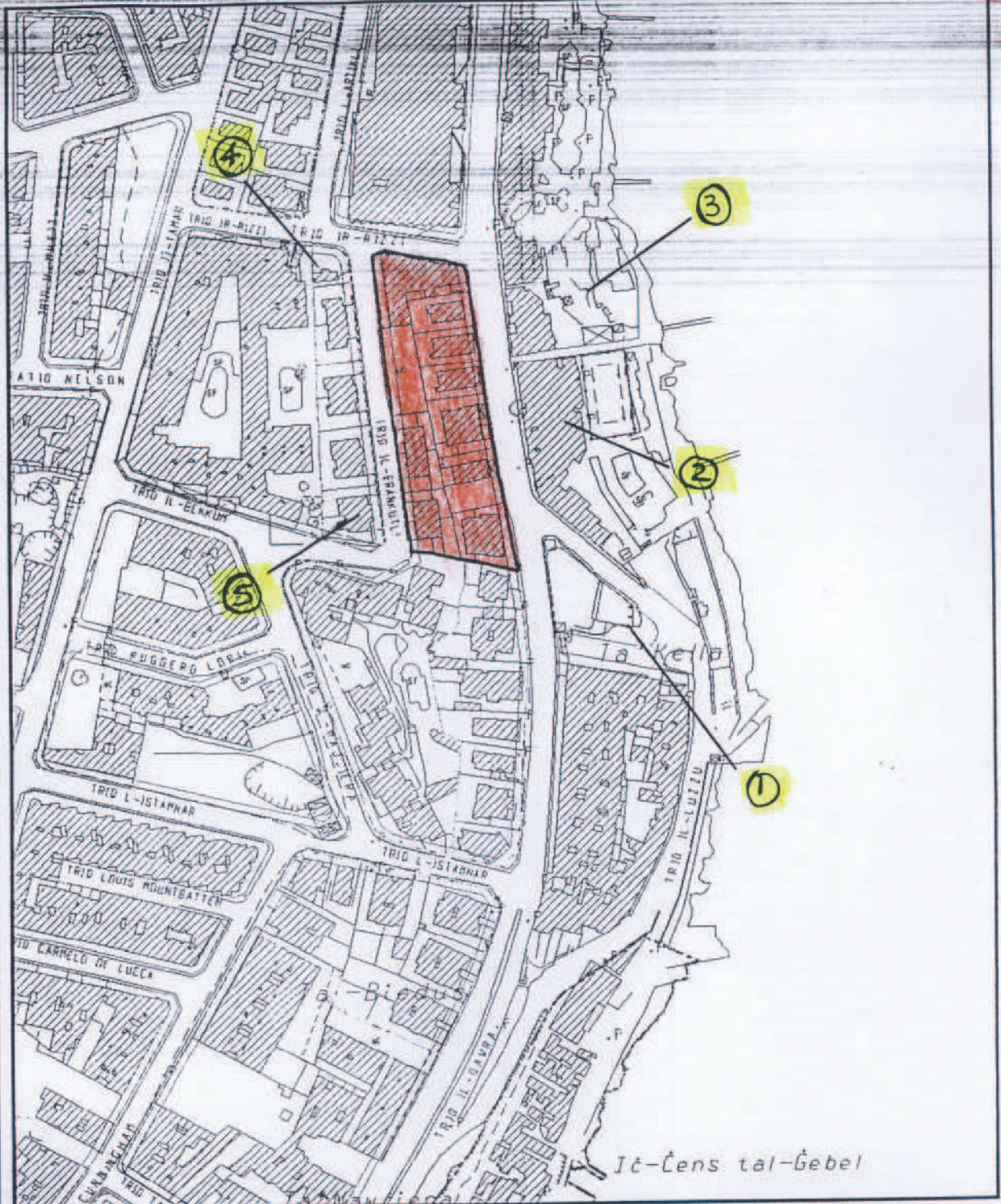
3. The design of buildings on the development portions indicated under condition 1 needs to be of a high quality and where possible coordinated and coherent with the design of buildings on adjacent site/s within this scheme and outside as relevant.

4. A minimum site curtilage, indicated as "front garden" on the approved scheme PC18/12/77B, of not less than 3.0m should be left free of structures along the street frontages. A minimum private open space of not less than 6.0m should be left between the resulting building blocks. Exceptions to such structures shall be permitted whereby the provisions of the Policy and Design Guidance 2007 shall apply where appropriate.

5. Detailed development proposals shall be subject to third party access rights through or to the site.

6. Full payment of PC Zoning Application fees are to be paid as per LN356/10 (or as amended) in the Development Planning Application (DPA) stage.

500m



Min Easting = 47892.89, Min Northing = 78723.99, Max Easting = 48292.89, Max Northing = 79223.87



MEPA

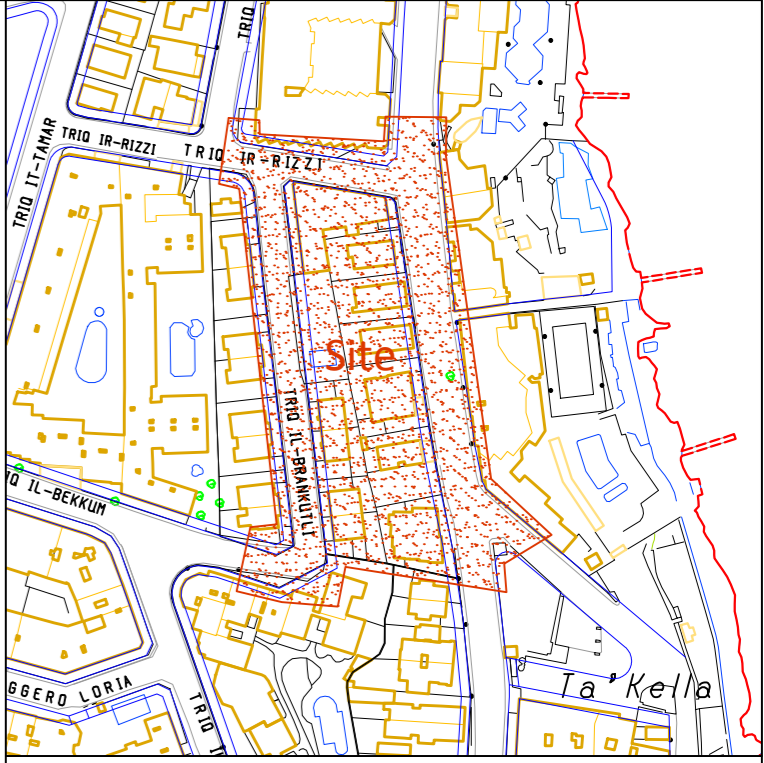
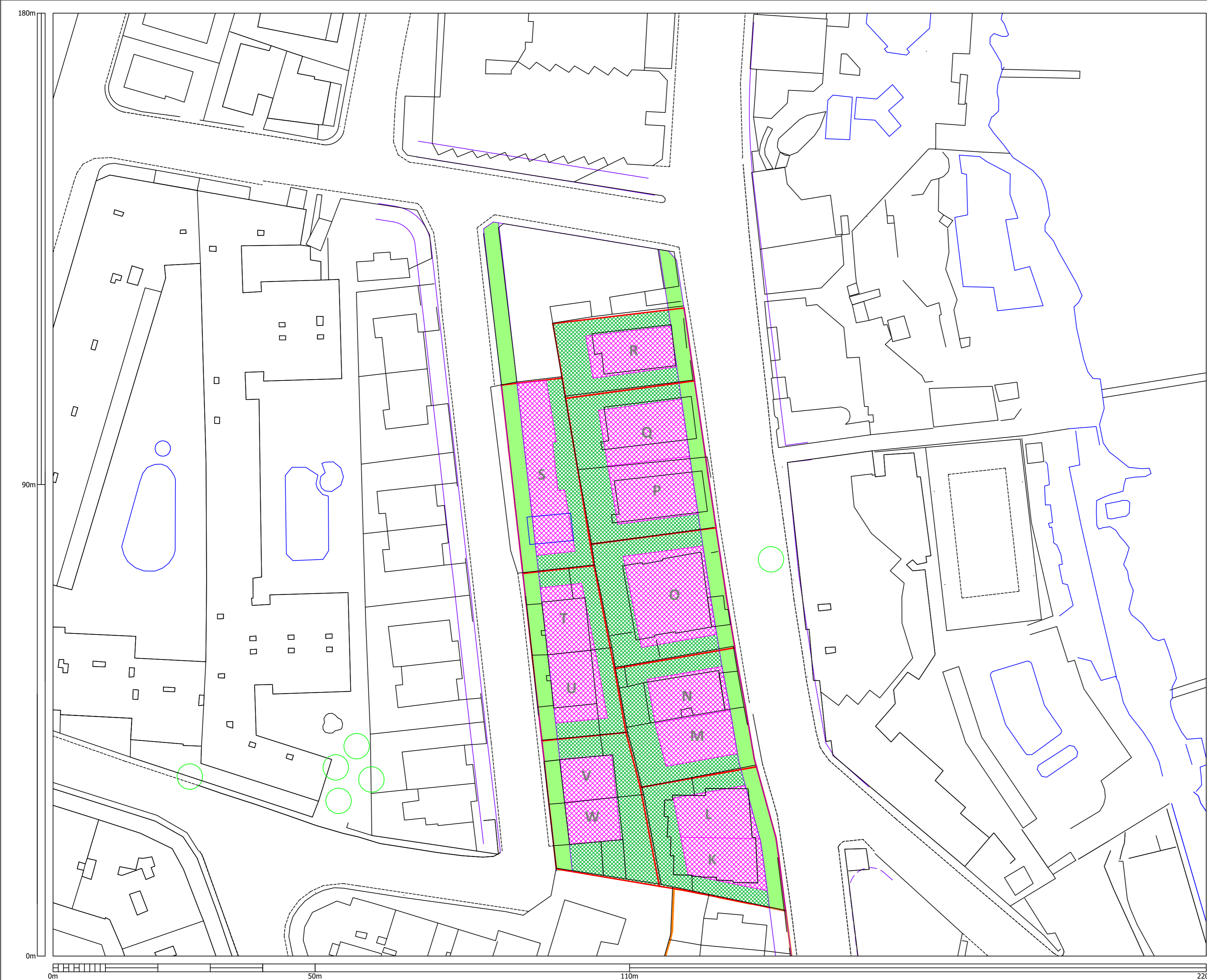
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Site Plan, Scale 1:2500 Printed on: Thursday, September 20, 2007
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S.S. No.: 4878 Scale: 1:2500

**Subsidiary Plan
Minor Modification**

Locality:
St.Paul's Bay

Plan Reference Number:
PC 18/12/77B

Survey No.: 2411E1-13 Survey Works Order Form No.: 2618-13

Survey Checked By: M. Azzopardi (LSU) Survey Completion Date: 10/9/13

Alignment / Scheme Checked By: V. Borg F. (PC) Zoning Checked By: -


Digital Drawing Ref. No.: Spb2411e1-13 Plan Completion Date: 04/04/2014

Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for Planning on the 12th September 2014

This map amended the zoning, building height and alignments of the specific site in accordance with the provisions of the North West Local Plan 2006 as indicated on the Area Policy Map.

Grid System: U.T.M. Level datum: N.M.S.L.	Combined scale factor: 0.99962 Scale: 1:500	Min Easting: 47960 Min Northing: 78980	Max Easting: 48180 Max Northing: 79160	Legend: Existing field walls Existing building Vegetation	48.000 Spot level 20.000 Formation level E.P.O. Street Furniture	Building alignment Front garden alignment Limit to Development	Front Garden (3m) Private Open Space	Detached Blocks (Tourism Zone) Height Limitation of 5 Floors & Semi-Basement	Portion Sub-divisions	Remarks:
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PC Number: PC 0057/09

Proposal: Minor Modification (Change in Zoning) to the approved North West Local Plan, 2006. Change of zoning - proposed 50% site coverage, semi-basement, 5 floors plus penthouse.

Location: Triq il-Qawra, Qawra, St.Paul's Bay

Architect: Mr. Samuel Formosa

Applicant: Mr Alfred Falzon & Mr Perry Vella

Date of Endorsement: 7th February, 2014.

Conditions

The proposal on drawings 57/09/1C, PC57/09/73B, PC57/09/73C was Approved with the following conditions:

1. The site coverage (built footprint) of the sites subject to this planning control application as subdivided in the Table below should not exceed 50%. The portion subdivisions indicated on map PC57/09/73C and designated by letters A, B, C and D, E and F, and G and H and I and J should be planned and developed comprehensively. Changes to the boundaries of the said portion subdivisions are permissible through downsizing of the number of blocks. In such instance, a Development Planning Application limited to the persons of the blocks concerned (i.e. those that shall be adjoined together only) by the said downsizing would be necessary to be submitted. Refer to Table 1 below.

Portion	Site Area (sq m)
A	393
B	535
C/D	838
E/F	825
G/H/I/J	1138

Table 1: Portion sub-divisions

The building alignment shown on PC57/09/73C is indicative only and changes to the building alignment can be considered through the submission of a Development Planning Application without the need of a Planning Control Application, provided that the sanitary regulations particularly with regards to set backs and dimensions of the side curtilage and provisions of policy NWSP 11 are adhered to.

2. The building height limitation for the site is established at five floors plus underlying semi-basement, measured from Triq il-Qawra and shall be interpreted in line with policies NWUS 5 and NWSP 11 in the approved North West Local Plan 2006 and the prevalent conditions in the Policy and Design Guidance applicable at the time of determination of any development application.
3. The design of buildings on the development portions indicated under condition 1 needs to be of a high quality and coordinated and coherent with the design of buildings on adjacent site/s within this scheme and outside as relevant.
4. A minimum site curtilage, indicated as “front garden” on the approved scheme PC57/09/73C, of not less than 3.0m should be left free of structures along the

street frontages. A minimum private open space of not less than 6.0m should be left between the resulting building blocks. Exceptions to such structures shall be permitted whereby the provisions of Design Guidance 2007 shall apply where appropriate.

5. Detailed development proposals shall be subject to third party access rights through or to the site.

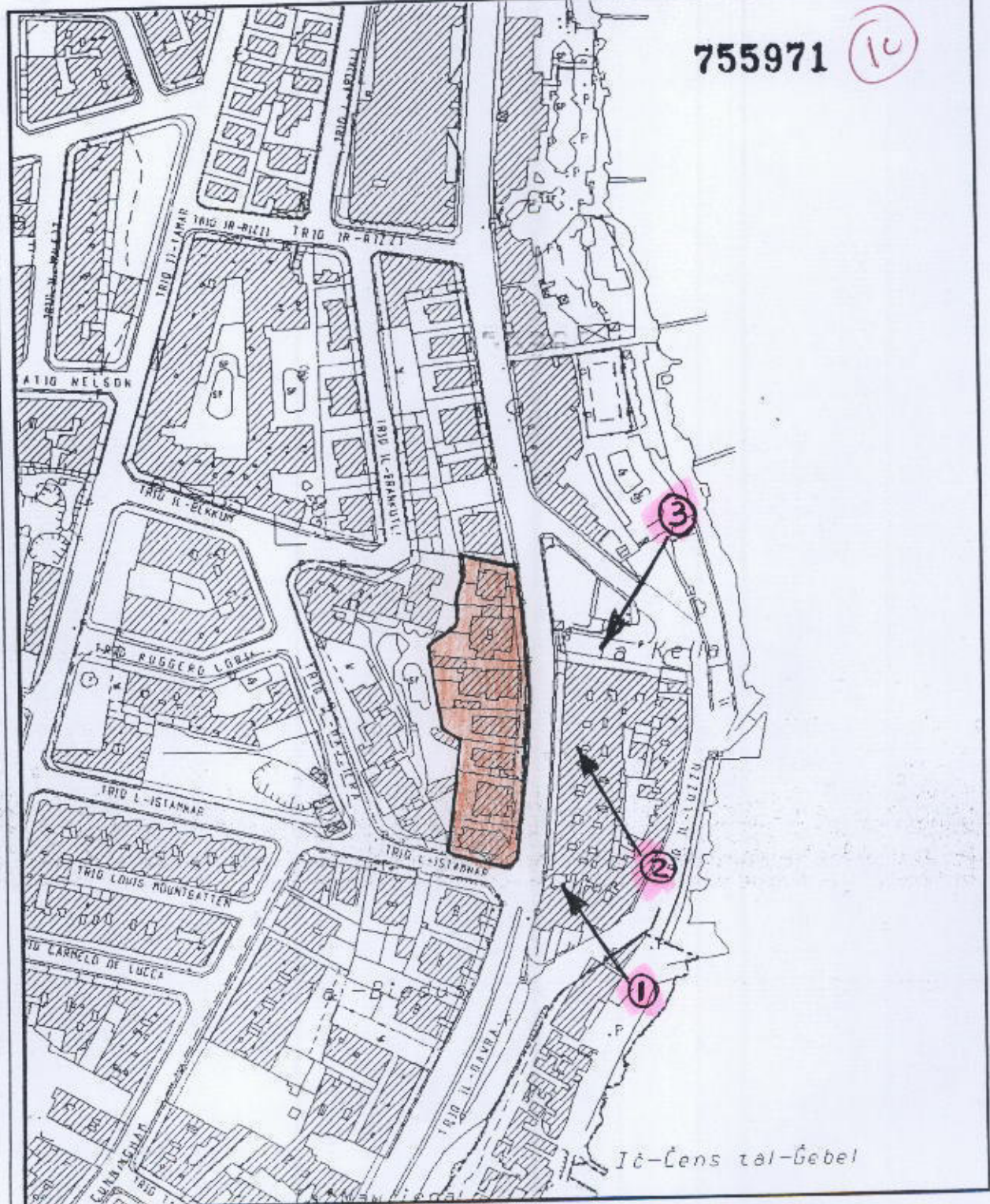
6. Prior to the issue of any development permission on any part of the site of this planning control application, the applicant of the development application must determine the need or otherwise of an electricity sub-station in consultation with Enemalta Corporation for that particular application only.

7. Full payment of PC Zoning Application fees are to be paid as per LN356/10 (or as amended) in the Development Planning Application (DPA) stage.

500m

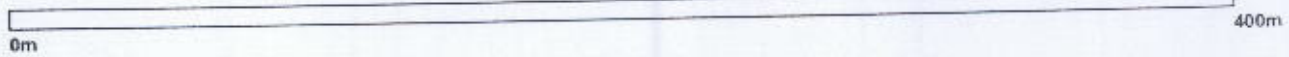
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10



0m

Min Easting = 47892.89, Min Northing = 78723.99, Max Easting = 48292.89, Max Northing = 79223.87



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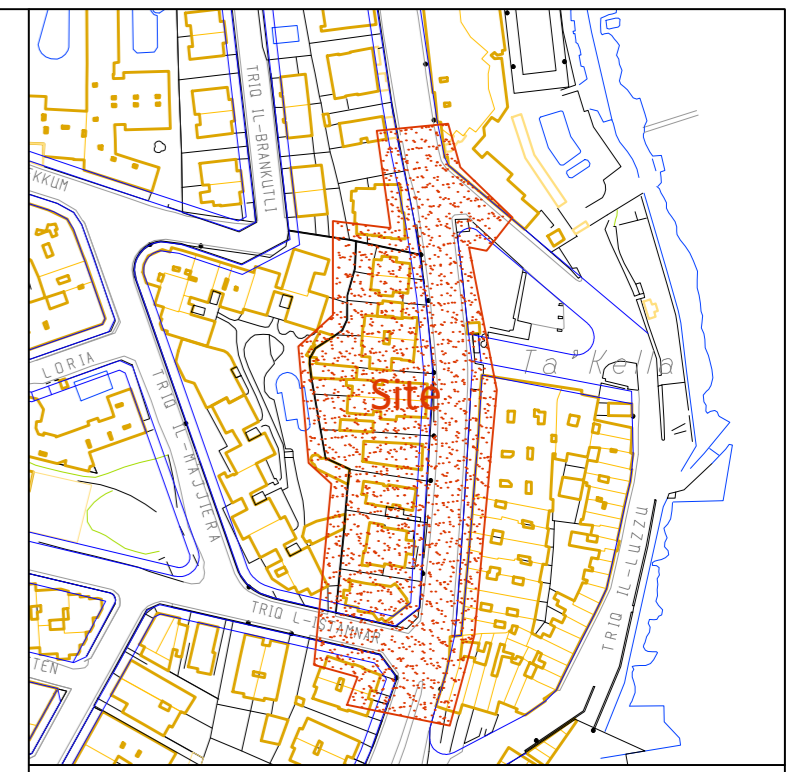
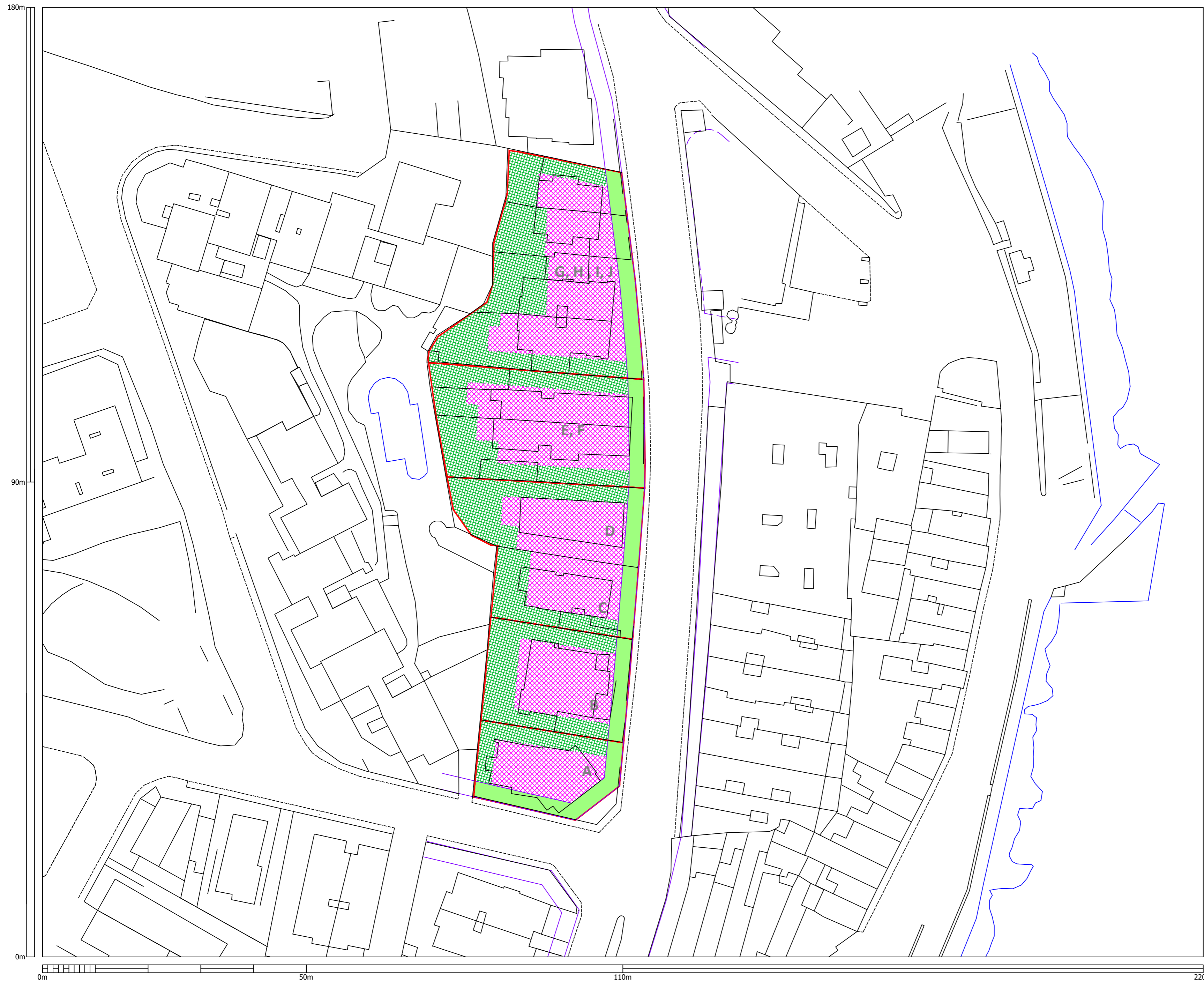
Site Plan, Scale 1:2500 Printed on: Thursday, September 20, 2007
Not to be used for interpretation or scaling of scheme alignments

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Samuel Formosa A. & C.E.

PERIT
18, "Corona"
Turu Lentini Street,
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Tel: 2122 8880 Mob: 9949 0191
Fax: 2122 8881



S.S. No.: 4878 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:
Qawra

Plan Reference Number:
PC 57/09/73C

Survey No.: 2411-10	Survey Works Order Form No.: 2411-10
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Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 21/12/10
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Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
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Digital Drawing Ref. No.: Spb 2411-10	Plan Completion Date: 02/04/2013
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Map as approved by the Honorable Prime Minister in his capacity as Minister responsible for planning on the 07th February 2014

This map amended the zoning, building height and alignments of the specific site in accordance with the provisions of the North West Local Plan 2006 as indicated on the Area Policy Map.

Grid System: U.T.M. Level datum: A.T.B.M.	Combined scale factor: 0.99962 Scale: 1:500	Min Easting: 47990 Min Northing: 78840	Max Easting: 48210 Max Northing: 79020	Legend: Existing field walls Existing building Vegetation	48.00 Spot level 20.00 Formation level E.P.O Street Furniture	Building alignment Front garden alignment Limit to Development	Front Garden (3m)	Portion Sub-divisions
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Disclaimer:
The information on this plan has been carefully checked for accuracy at the time of survey. However MEPA cannot assume responsibility for any changes occurring after the date of the survey and cannot be held liable for damages resulting from interpretation or misuse of the information on this plan.



PC Number: PC 0004/10

Proposal: Minor Modification (Change in Zoning) to the approved North West Local Plan, 2006. Change of zoning - proposed 50% site coverage, semi-basement, 5 floors plus penthouse.

Location: Triq il-Qawra, Qawra, St.Paul's Bay

Architect: Perit Joseph Bondin

Applicant: Mr Noel Vella et al

Date of Endorsement: 11th July, 2011.

Approved Revised Conditions:

Drawing Numbers: PC 4/10/1A, PC4/10/155B (Spb1572e4-10A).

1. The site coverage (built footprint) of the sites subject to this planning control application as subdivided in the Table below should not exceed 50%. Each plot A, B, C and D is to be planned and developed comprehensively and development applications on a different plot configuration will not be approved.

Portion	Site Area (m²)	Owners
A	1,614	Noelco. Ltd., Vella Estates Ltd., Perit Joseph Bondin, Mrs Nathalie Bondin.
B	2,160	Perit A. Fenech Vella, Mrs Maria Assunta Fenech Vella, Mr Peter Azzopardi, Mr Giuseppe Mifsud, Mrs Maria Assunta Mifsud.
C	1,715	Public Ownership
D	661	Family Gauci

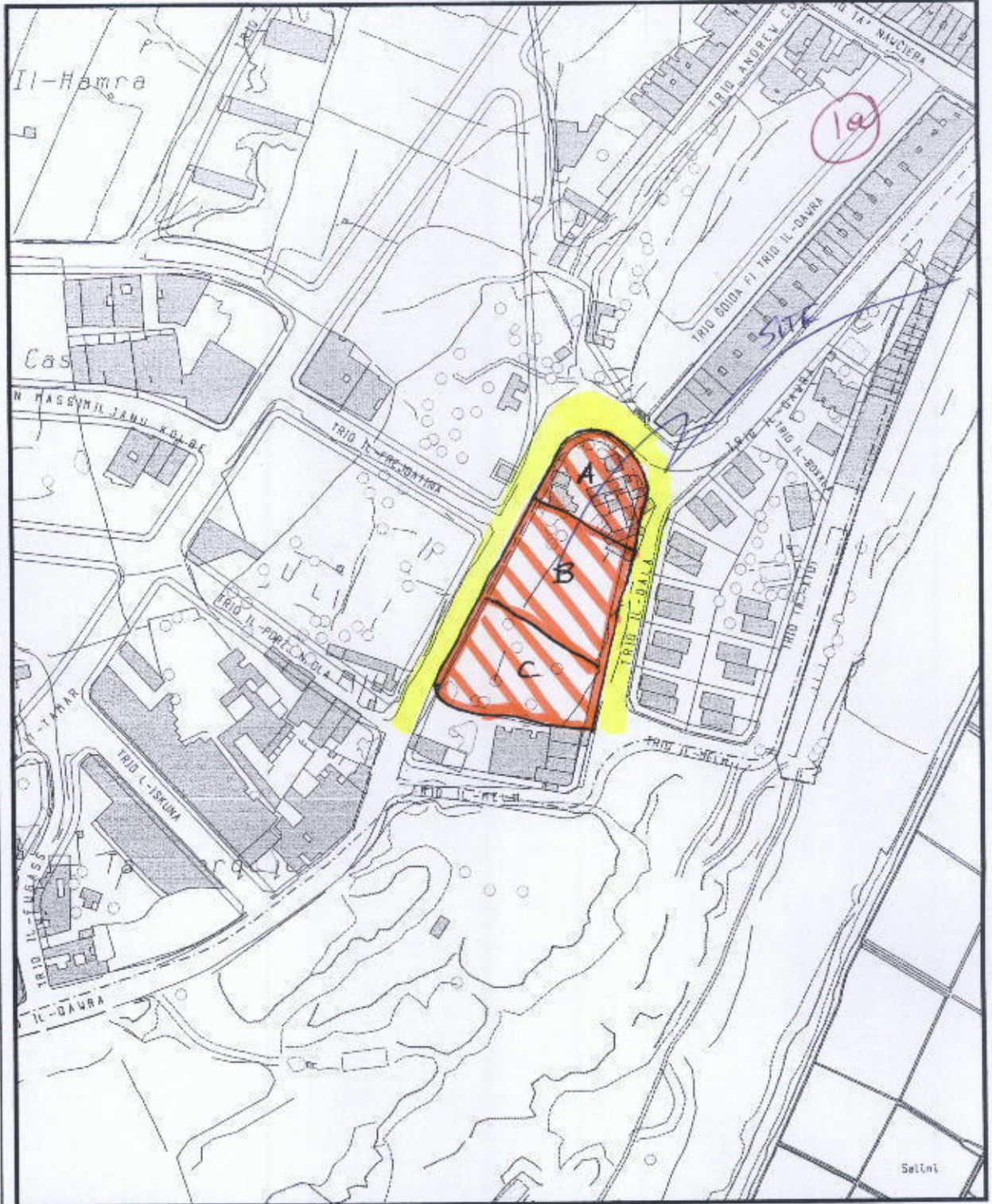
The boundary walls subdividing the site into the four portions A, B, C and D should be low to allow visual permeability.

2. A site curtilage, indicated as “front garden” on the approved scheme PC4/10/155B (Spb1572e4-10A), of not less than 3.0m should be left free of structures along the street frontages, without prejudice to condition 7 in this decision notice.
3. The application of the Floor Area Ratio mechanism is not allowed.
4. Detailed development proposals shall be subject to third party access rights through or to the site.
5. The building height limitation for the site is established at five floors plus underlying semi-basement, measured from Triq il-Qala and shall be interpreted in line with policy NWUS 5 and NWSP 11 in the approved North West Local Plan 2006 and the prevalent conditions in the Policy and Design Guidance applicable at the time of determination of any development application.
6. An archaeological investigation by the Superintendence of Cultural Heritage shall be carried out at the land-owner’s expense prior to the issue of a development permission to determine the exact nature of any feature of archaeological importance on the site of the development application. If the cultural heritage importance of any feature is confirmed, it shall be scheduled at an appropriate level and must be preserved within the 50% open area of the development. If the location of the archaeological feature falls within the footprint of the buildings, an application for amendments to the building alignment shown on the approved scheme PC4/10/155B (Spb1572e4-10A) must be submitted and approved prior to the issue of the full development permission.
7. The structures indicated as “existing rooms to be restored” on the approved scheme PC4/10/155B (Spb1572e4-10A) shall be retained and restored to the satisfaction of the Superintendence of Cultural Heritage and MEPA and put to active use in line with policy NWUS 3 in the approved North West Local Plan 2006. No extensions to the footprint or the height of these structures will be permitted.
8. Prior to the issue of any development permission on any part of the site of this planning control application, the applicant of the development application must submit a plan, agreed to by all the owners of the land subject of this planning control application, showing the location of a sub-station within the site so that an adequate electricity supply can be provided and a culvert measuring 0.8m wide by 0.75m deep should be indicated along the frontage of the development proposed

in the development application in order that any overhead lines may be substituted by underground cables.

9. Full payment of PC Zoning Application fees are to be paid as per LN187/07 in the Development Planning Application (DPA) stage.

500m



Min Easting = 47600.38, Min Northing = 78233.15, Max Easting = 48000.38, Max Northing = 78733.64

0m

400m

MEPA

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Site Plan, Scale 1:2500 Printed on: Thursday, May 21, 2009

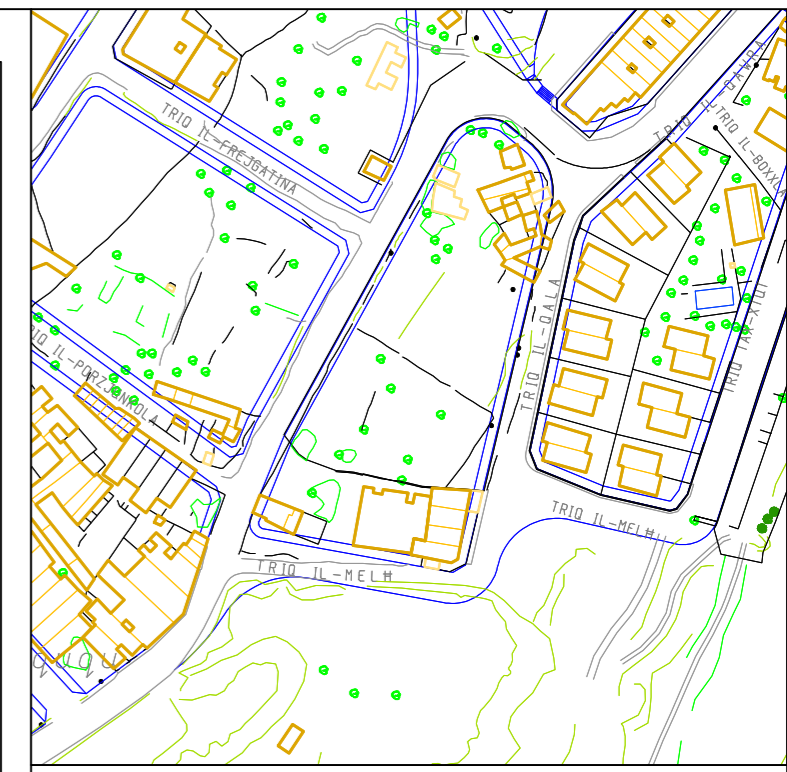
Not to be used for interpretation or scaling of scheme alignments

QAWCA



architects & civil engineers
 Joseph Bordin B.E.&A. (Hons.), A.&C.E.

3, Triq in-Nacqax, Mosta MST 03, Malta.
 Tel: 2141 7671 Fax: 2143 0866 Mon: 7946 0777



S.S. No.: 4678 Scale: 1:2500

CONDITIONS:

- The Site Coverage should not exceed 50%;
- A Site Curtilage of not less than 3.0m should be left free of structures;
- Application of the Floor Area Ratio mechanism is not allowed.

Subsidiary Plan Minor Modification	
Locality: St. Paul's Bay	
Plan Reference Number: PC 0004/10/155B	
Survey No.: 1572e3-4678-08	Survey Works Order Form No.: 2328
Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 27/11/06
Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: -
Digital Drawing Ref. No.: Spb1572e4-10A	Plan Completion Date: 15/09/2010
<p>Map as approved by Minister in PC 04/10 on the 11th July 2011</p> <p>This map amended the zoning, building height and alignments of the specific site in accordance with the provisions of the North West Local Plan as indicated on the Area Policy Map.</p>	

Grid System: U.T.M.	Combined scale factor: 0.999632	Min Easting: 47710	Max Easting: 47930	Legend:						
Level datum: M.S.L.	Scale: 1:500	Min Northing: 78390	Max Northing: 78560	Existing field walls	Spot level	Building alignment	Detached Blocks (Residential Area) Height Limitation of 5 Floors + Semi Basement	Front Garden (3m)	Private Open Space	Existing rooms to be restored
				Existing building	Formation level	Front garden alignment				

Disclaimer:
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PC Number: PC 0103/07

Proposal: To extend the extent of already established designation on parts of the site with respect to building height and zoning conditions.

Location: Site off Triq San Pawl, San Pawl il-Bahar.

Architect: MEPA

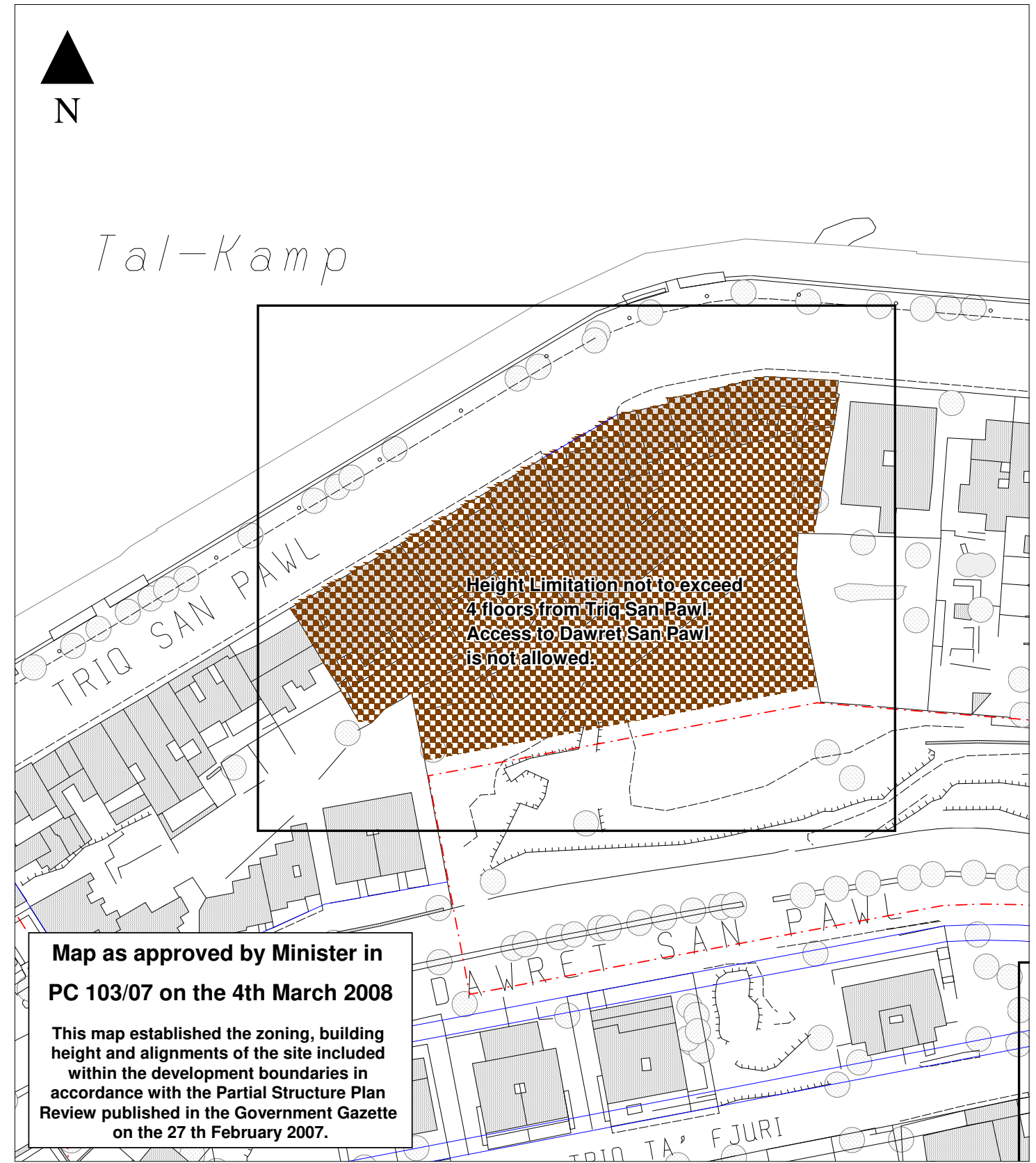
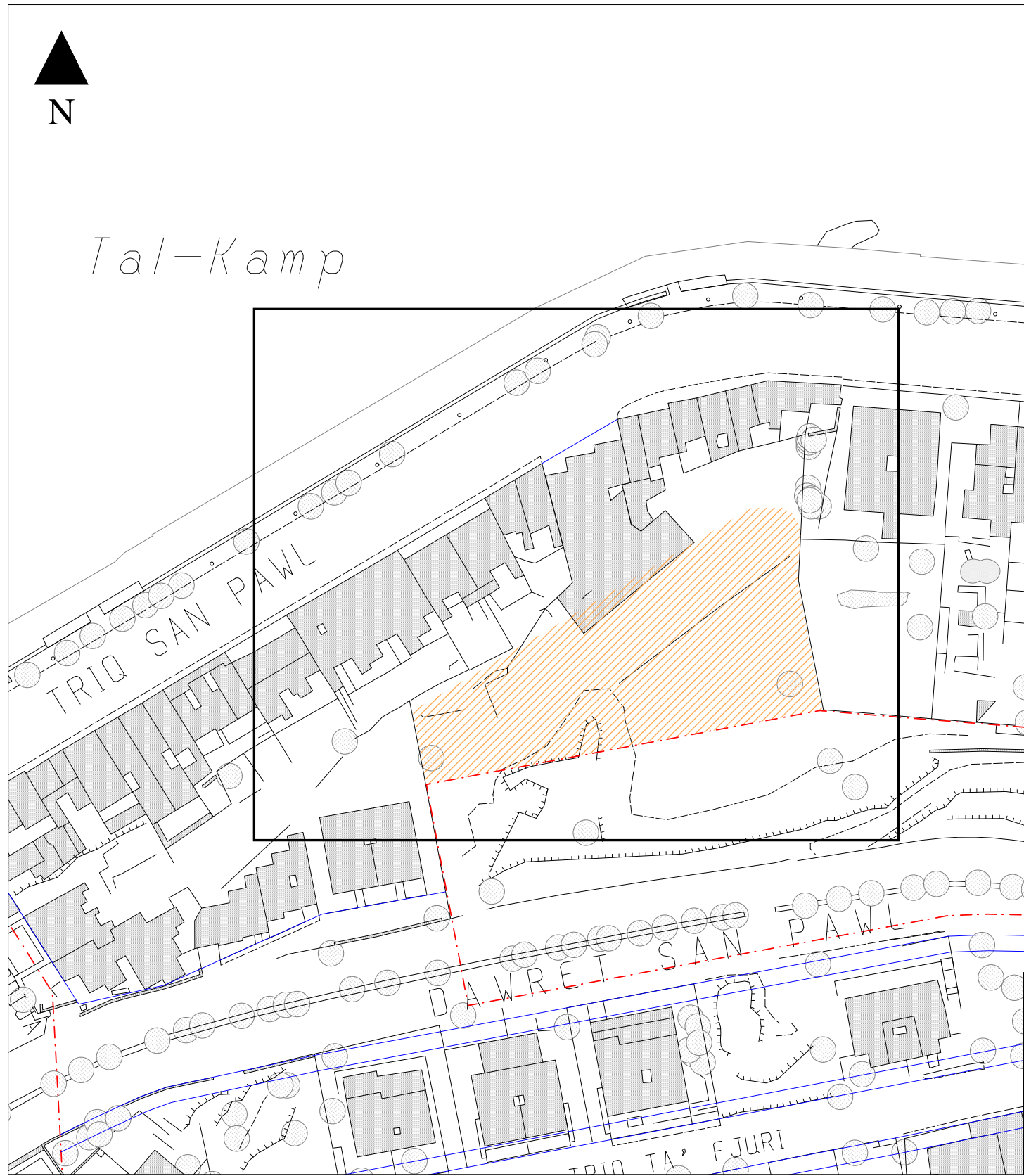
Applicant: MEPA

Date of Endorsement: 4th March, 2008.

Conditions:

The proposal on drawing PC 0103/07/1B was **Approved** with the following conditions:

- Building height does not exceed 4 floors from Triq San Pawl
- No form of access to Dawret San Pawl is allowed



Map as approved by Minister in PC 103/07 on the 4th March 2008

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.

Current Scheme Layout

Proposed Scheme Layout

NORTH WEST LOCAL PLAN



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

Key

- Limit to Development
- Urban Conservation Area
- Industrial Area Boundary
- Projected HOS
- Alignment
- Location of Amendment
- Easement
- Kerb Alignment
- Road Markings
- DZ Rationalisation Site
- Projected Road
- Shared Area
- Pedestrian Area
- Open Space
- Private Garden
- Front / Side Garden
- Villas
- Terraced Development (Residential) (Building Height 4 Floors)
- Community Facilities

Changes to Scheme 6, San Pawl il-Bahar PC 0103/07

Scale : 1:1000	Date : January 2008	Figure : IN 13
<small>INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.</small>		
<small>Base Maps - 1988 Survey Sheets Copyright Mapping Unit, Malta Environment & Planning Authority</small>		

PC Number: PC 0096/07

Proposal: To establish (a) road alignment in line with Draft Local Plan,
(b) zoning conditions as Villas (Residential Priority Area),
(c) building height at 2 floors plus 3 courses basement.

Location: Site at Triq ta' Fjuri, San Pawl il-Baħar.

Architect: MEPA

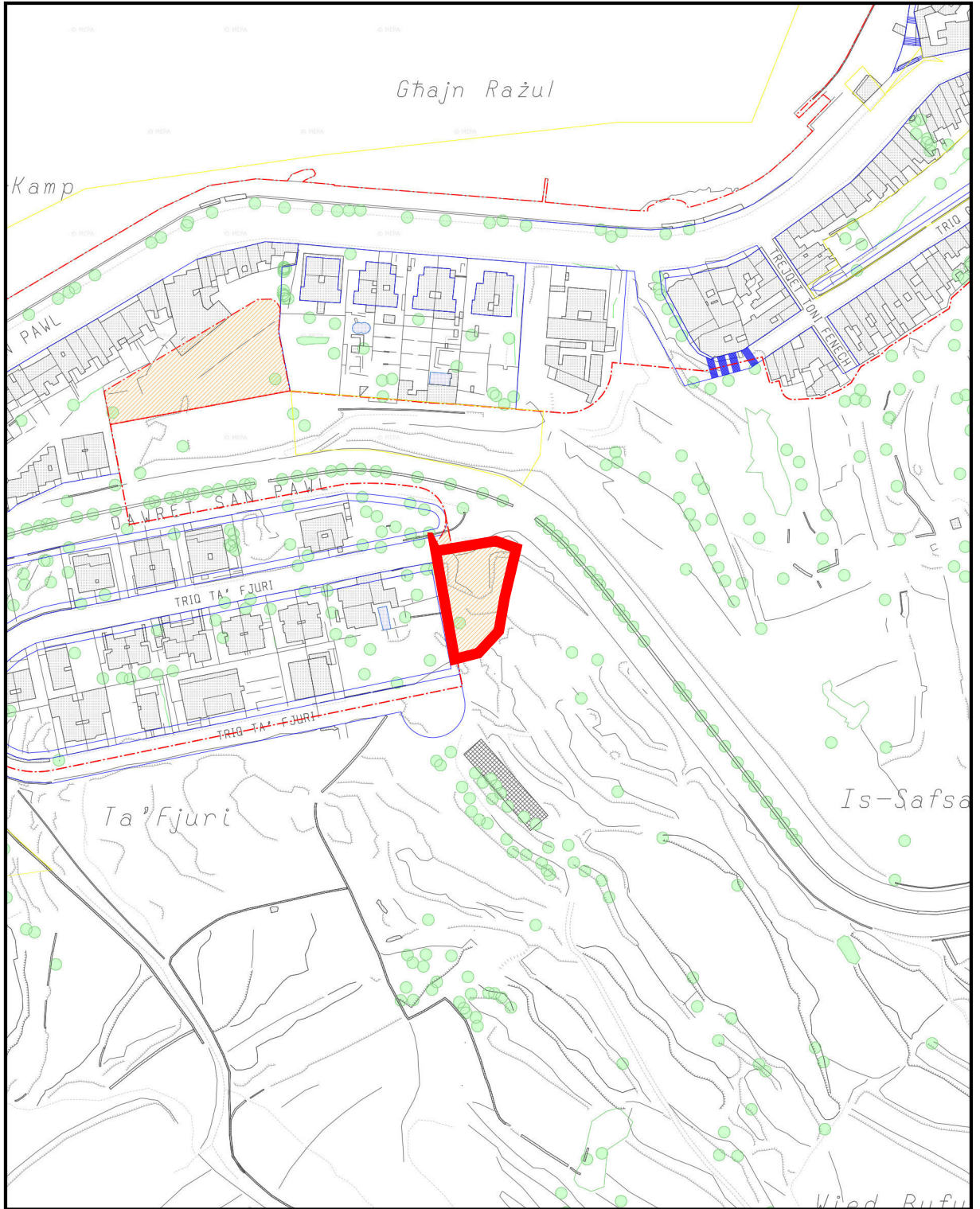
Applicant: MEPA

Date of Endorsement: 5th February, 2013.

CONDITIONS:

- 1 Site is zoned as Residential Priority Area (Villas) subject to North West Local Plan Policy NWUS 4 and Development Control Policy Design Guidance policies on Villa development in Tal-Fjuri unless specified below.
- 2 Maximum height limitation is 2 floors + 3 courses basement measured from the highest point of the site frontage and basement not to exceed 2m from the pavement level.
- 3 Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
- 4 Detailed development proposals shall be subject to legal third party rights, including those related to access through or to the site.

500m



Min Easting 44728.97, Min Northing 77907.99, Max Easting 45128.97, Max Northing 78407.99

0m

400m

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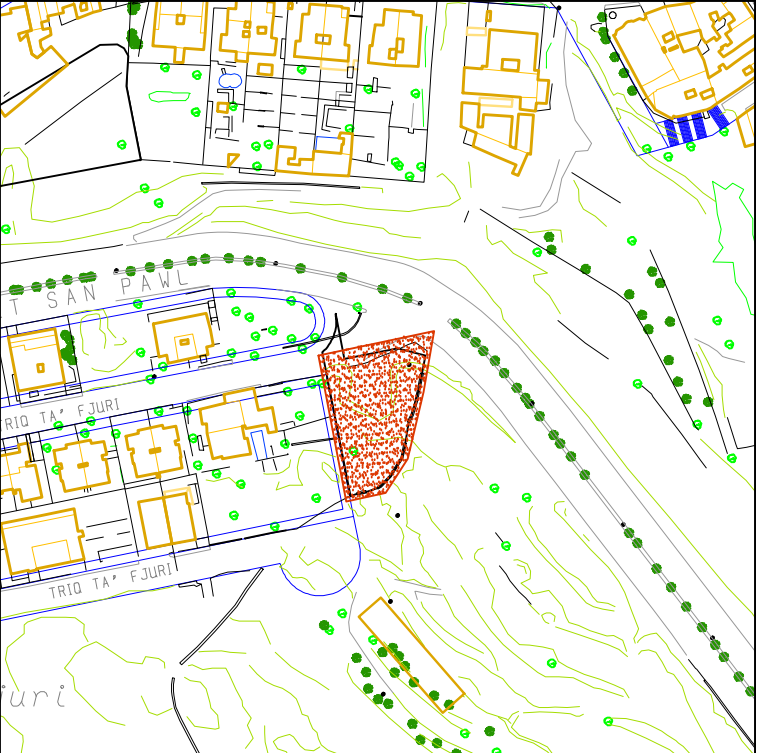
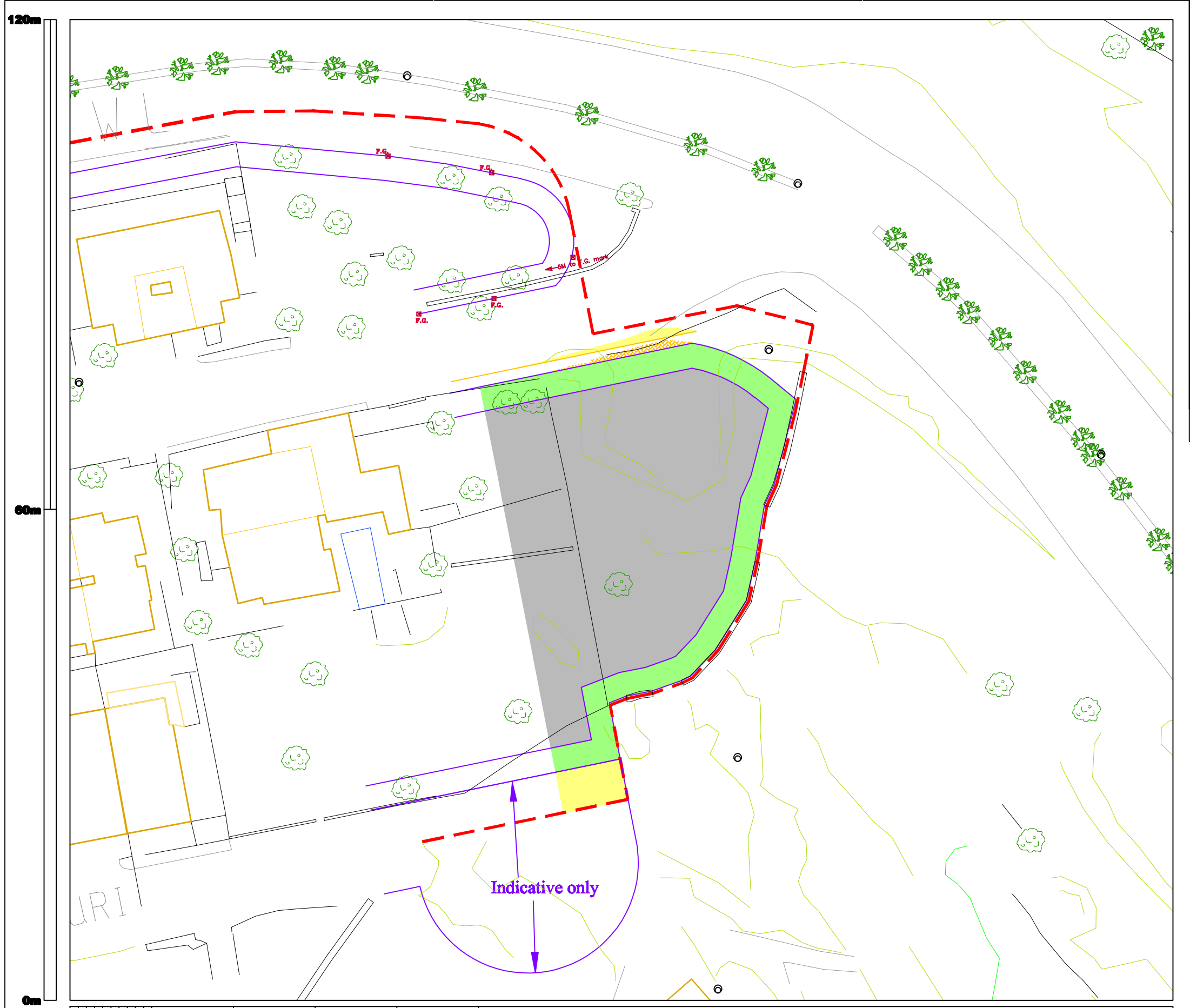
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Site Plan, Scale 1:2500

Printed on: Thursday, September 20, 2012

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S.S. No. 4478 Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

St. Paul's Bay

Plan Reference Number:

PC 0096/07/6b

Survey No.:	856E2/4478/08	Survey Works Order Form No.:	856E1/07
Survey Checked By:	M. Azzopardi (LSU)	Survey Completion Date:	30/11/07
Alignment / Scheme Checked By:	V. Borg F. (TPU)	Zoning Checked By:	I. Galea (TPU)
Digital Drawing Ref. No.:	Spb0856E2/08	Plan Completion Date:	01/10/08

Map as approved by Minister in PC 096/07 on the 5th February 2013

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

0m 50m 100m 150m

Grid System:	Combined scale factor:	Min Easting:	Max Easting:	Legend:	Spot level	Building alignment	Pavement	Villas (Residential Priority Area)
U.T.M.	0.999632	44850	44985	Existing field walls	+46.200	Front garden alignment	Scheme Road	Building Height 2 Floors + 3 Courses Basement as measured from the highest site frontage.
Scale:	Level datum:	Min Northing:	Max Northing:	Existing building	20.00	Limit to Development	Front/Side Garden	
1:500	M.S.L.	78100	78220	Vegetation	E.P.O.	Street Furniture		

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