

Mgarr & Zebbiegh

Planning Control Applications

PC Number: PC 98/18

Proposal: To identify scheme layout. Zone to be designated as residential. Maximum building heights to be set at 16.3 metres.

Location: Site between, Triq San Filippu & Triq San Pawl, Mgarr, Malta

Architect: Sebastian Grima

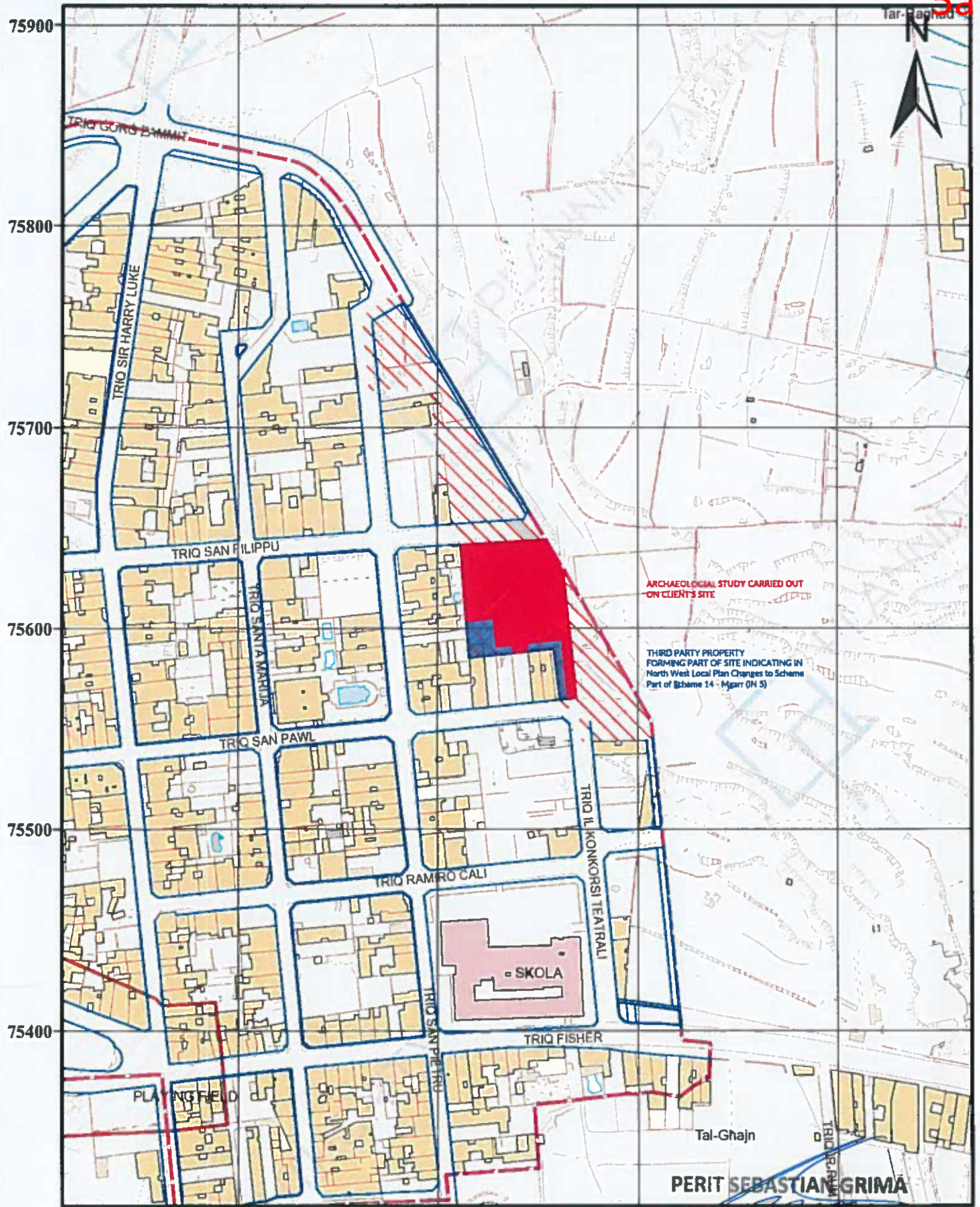
Applicant: Nazzareno Vella

Date of Endorsement: 25th March 2020

Drawing Numbers: PC 98/18/5A/82B.

Conditions:

1. Land is zoned for residential land use following policy NWUS 03 of the NWLP (2006).
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 98/18/82B.
3. A 2-metre public pedestrian footpath completely within the Development Zone is required along the frontages facing ODZ.
4. A 1.2m boundary walls on the 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 (sejjiegħ), avoiding ashlar walls and walls faced/clad in rubble.
5. Any development on segment X which does not include frontage on public road shall still provide parking with access from either Triq San Filippu or Triq San Pawl.
6. Special attention shall be given to the design of building elevations on the pedestrian footpath. The elevation design must consider the scale, balance and character of the entire elevation overlooking the ODZ.
7. An underground storm drain water easement and all necessary services shall be constructed under the pedestrian passageway at the expense of the developer.
8. Site shall not be subject to Floor Area Ratio Planning considerations.
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 at the Development Planning Application (DPA) stage.



ARCHAEOLOGICAL STUDY CARRIED OUT ON CLIENT'S SITE

THIRD PARTY PROPERTY FORMING PART OF SITE INDICATING IN North West Local Plan Changes to Scheme Part of Scheme 14 - Mpart (N 5)

PERIT SEBASTIAN GRIMA
 B.E. & A. (Engrs) A. & I.C.E.
 60/3 Melita Str, Valletta VLT 1122
 Tel. 21232750
1:2,500 Date Printed: 20/06/2018

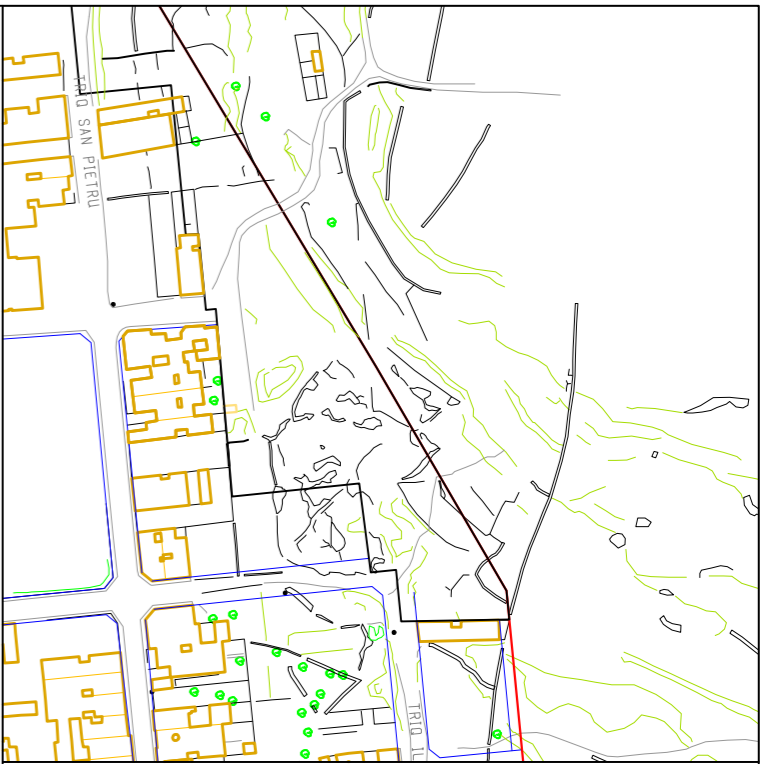
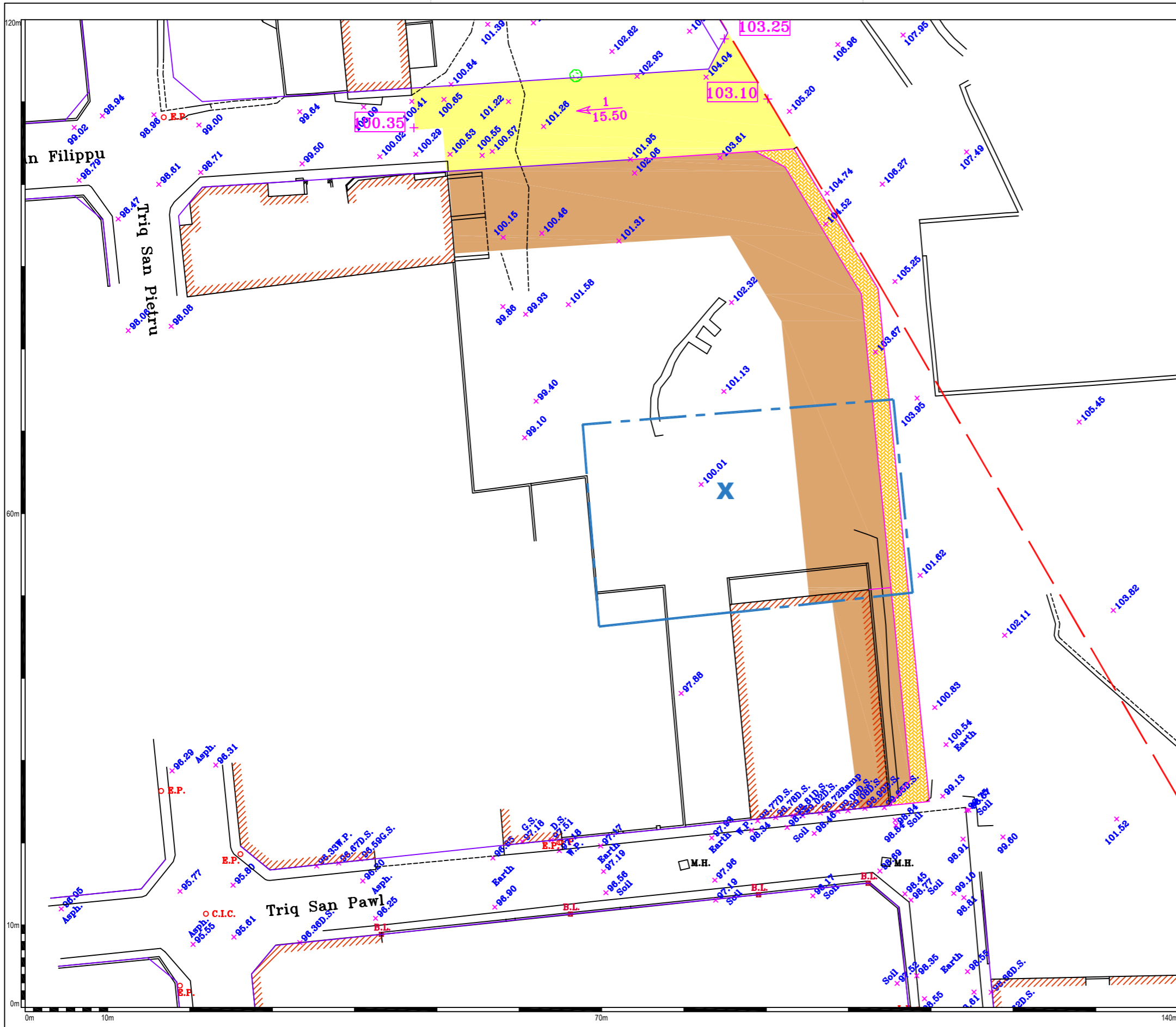


Public Geoserver

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 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2m vertical interval. Not to be used for interpretation or scaling of scheme alignments
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S.S. No.: 4275

Scale: 1:2500

Subsidiary Plan Minor Modification

Locality:

Mgarr

Plan Reference Number:

PC 98/18/82B

Scale:

1:500

Survey No.:

Mgr1851e2-08

Grid System:

U.T.M.

Scale Factor:

0.999632

Min. Coordinates:

43060|75540

Level datum:

M.S.L.

Survey Completion Date:

01/09/08

Plan Completion Date:

16/10/2019

Survey Checked By:

M. Azzopardi (LSU)

Plan Checked By:

J. Gauci

Map as approved by Minister on
the 25th March 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.

Legend:

- Existing Field Walls
- Existing Building
- Existing Vegetation
- Street Furniture
- Spot Level
- Formation Level
- Limit to Development
- Urban Conservation Area
- Side Garden
- Scheme Road
- Public Open Space
- Pedestrian footpath
- Terraced Development (Residential)
- Maximum Building Height - 16.30 metres
- Alignment
- Proposed Alignment

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 0031/16
Proposal:	To identify scheme layout. Zone to be designated as residential. Maximum building heights to be set at 16.3 metres.
Location:	Site at Tar-Raghad, Triq San Filippu, Triq San Pietru, Triq Il-Konkors Teatrali, Mgarr, Malta
Architect:	Dr. Robert Musumeci, A&CE
Applicant:	Mr. Bernard Vella
Date of Endorsement:	21st February 2018

Conditions:

Following EC meeting held 24th July 2017, PC 31/16/116B is recommended for approval subject to the following conditions;

1. Land is zoned for residential land use following policy NWUS 03 of the NWLP (2006).
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 31/16/116B.
3. A 2 metre public pedestrian passageway located totally within the development zone is required along the frontages facing ODZ.
4. A 1.2m Boundary walls at edge of scheme should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
5. The façades overlooking the pedestrian passage access should be compatible with the overall building design and treated architecturally to avoid blank walls and monotonous elevation design.
6. An underground storm drain water easement and all necessary services shall be constructed under the pedestrian passageway at the expense of the developer.
7. Site shall not be subject to Floor Area Ratio Planning considerations.
8. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
9. PC Zoning Application Fees are to be settled by applicants as per LN356/10 as amended at the Development Planning Application (DPA) stage.



Min Easting 42915.91, Min Northing 75378.62, Max Easting 43315.91, Max Northing 75878.62

0m

400m

MEPA - www.mepa.org.mt

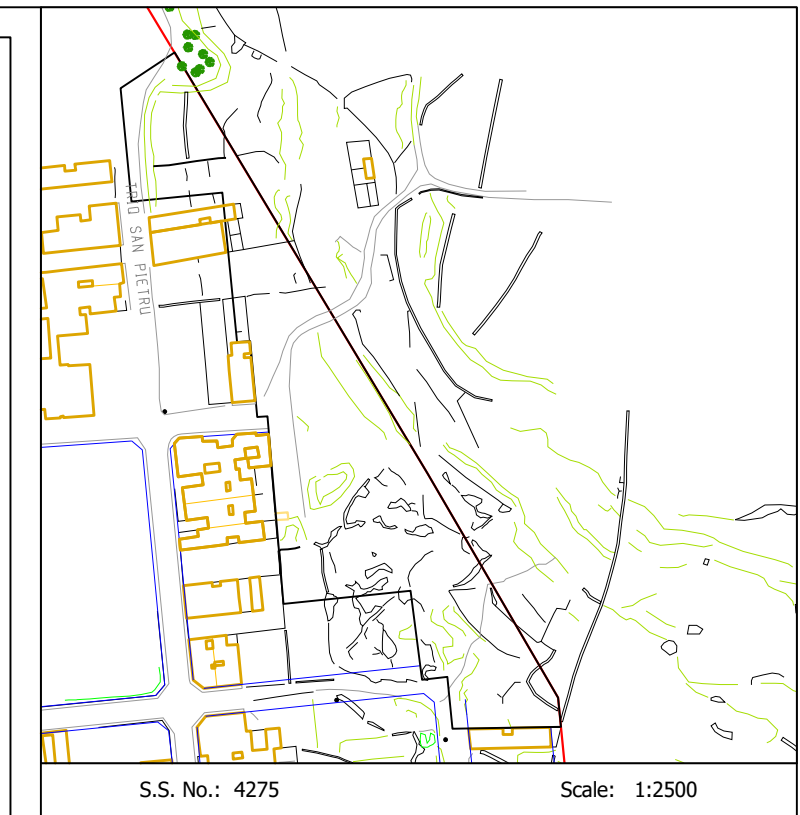
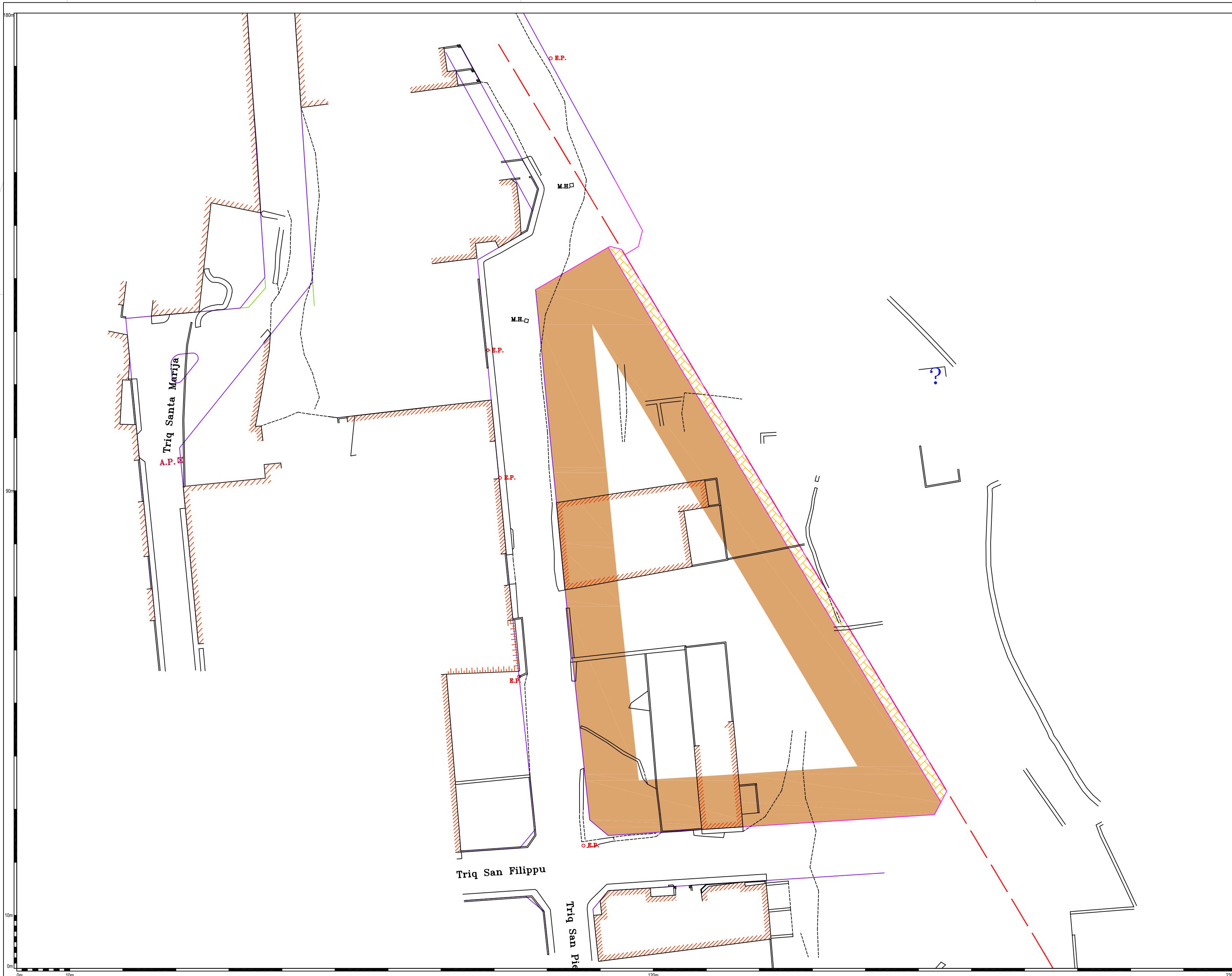
St. Francis Ravelin
Floriana FRN 1230, Malta
PO Box 200, Marsa MRS 1000, Malta
Tel: +356 2290 0000 Fax: +356 22902295

Site Plan, Scale 1:2500

Printed on: Thursday, December 18, 2014

Robert Musumeci
Robert Musumeci
 L.B. Dip. Not. Pub. B.E.&A.(Hons)
 M.Sc. (Conservation Tech.) Eur. Ing. Perit





**Subsidiary Plan
Minor Modification**

Locality:
Mgarr

Plan Reference Number:
PC 031/16/116B

Scale:	1:500	Survey No.:	Mgr1851e2-08
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	42970175625
		Level datum:	M.S.L.
Survey Completion Date:	01/09/08	Plan Completion Date:	07/11/2017
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	M. Galea

**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 27th February 2007.

Disclaimer:
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- Legend:
- Existing Field Walls
 - Spot Level
 - Terraced Development (Residential) - Building Height - 16.30 metres.
 - Existing Building
 - Formation Level
 - Pedestrian Passageway
 - Existing Vegetation
 - Limit to Development
 - Alignment
 - Street Furniture
 - Urban Conservation Area
 - Proposed Alignment

PC Number: PC 0009/08

Proposal: To identify scheme - 3 floors and a penthouse

Location: Site at Triq Ras Il-Gebel, Mgarr Malta.

Architect: Dr. Perit Robert Musumeci A&CE

Applicant: Mr. Philip Vella

Date of Endorsement: 24th April, 2017.

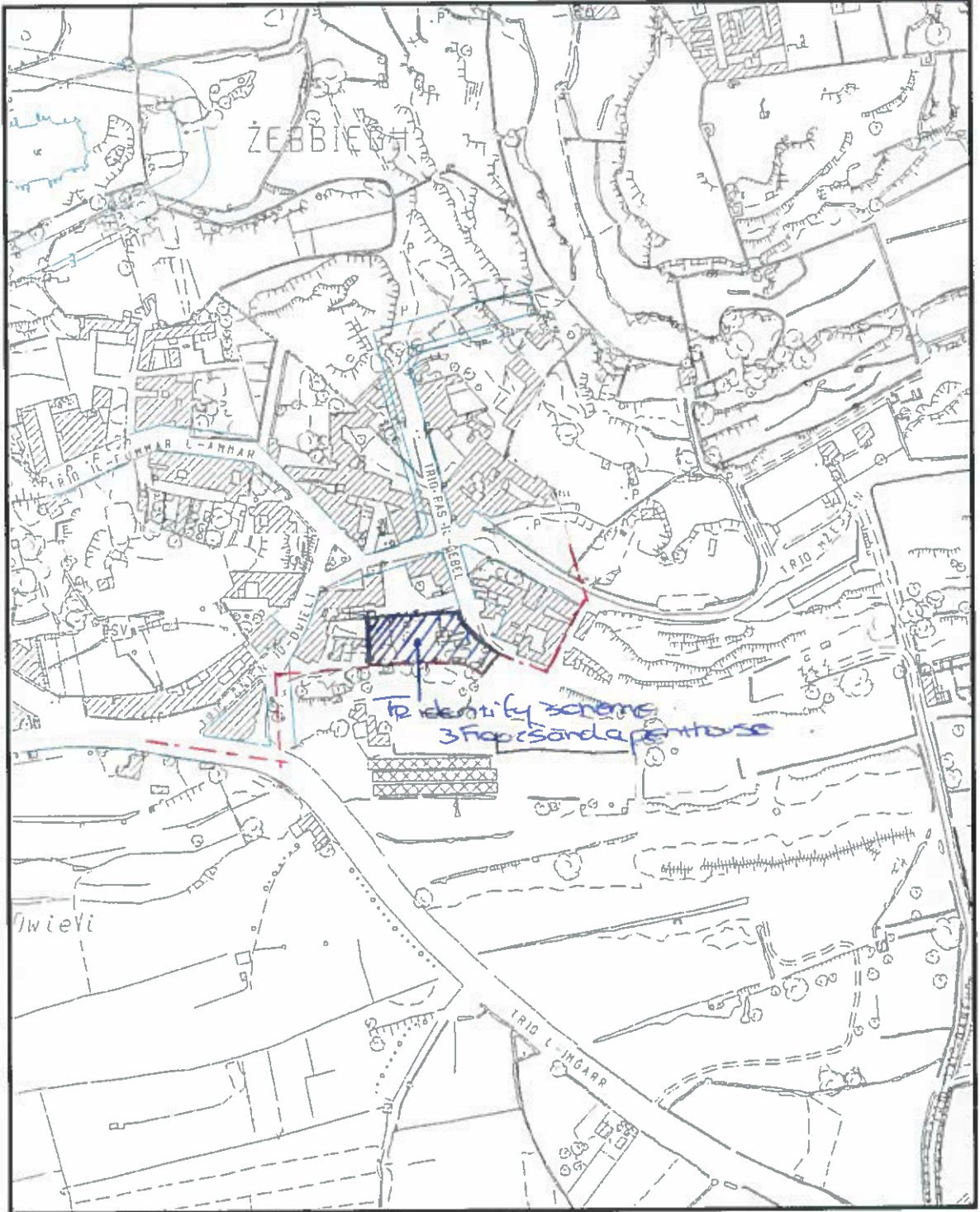
Conditions:

The proposal on drawing PC 09/08/66B was Approved with the following conditions:

1. Land is zoned for residential land use following policy NWUS 03 of the NWLP (2006).
2. The building height limitation for plot A should not exceed 12.30 metres and a receded floor as per drawing PC 09/08/66B.
3. The building height limitation for plot B should not exceed 16.30 metres and a receded floor as per drawing PC 09/08/66B.
4. Site shall not be subject to Floor Area Ratio Planning considerations.
5. The south facing facade shall be treated architecturally to avoid blank walls.
6. The side garden shall be soft landscaped to provide a more visually appealing development.
7. No vehicular access shall be allowed on the side garden.
8. An underground storm drain water easement linking Triq il-Gebel with Triq il-Gnien id-Dwieli shall be constructed at the expense of the developer. The easement shall be constructed under the side garden, following the existing passage way.
9. No works or development shall take place until the easement is in place.
10. Any Boundary walls which will constitute the development zone boundary should be constructed in traditional random rubble (sejjiiegħ), and its height shall be limited to not more than 0.8 metres above the finished street level. Any exposed foundations facing the surrounding rural land shall be faced in random rubble (sejjiiegħ).
11. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.

SA

500m



0m

Min Easting = 44144.47, Min Northing = 75124.87, Max Easting = 44544.47, Max Northing = 75625.36

0m

400m

MEPA

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www.mepa.org.mt

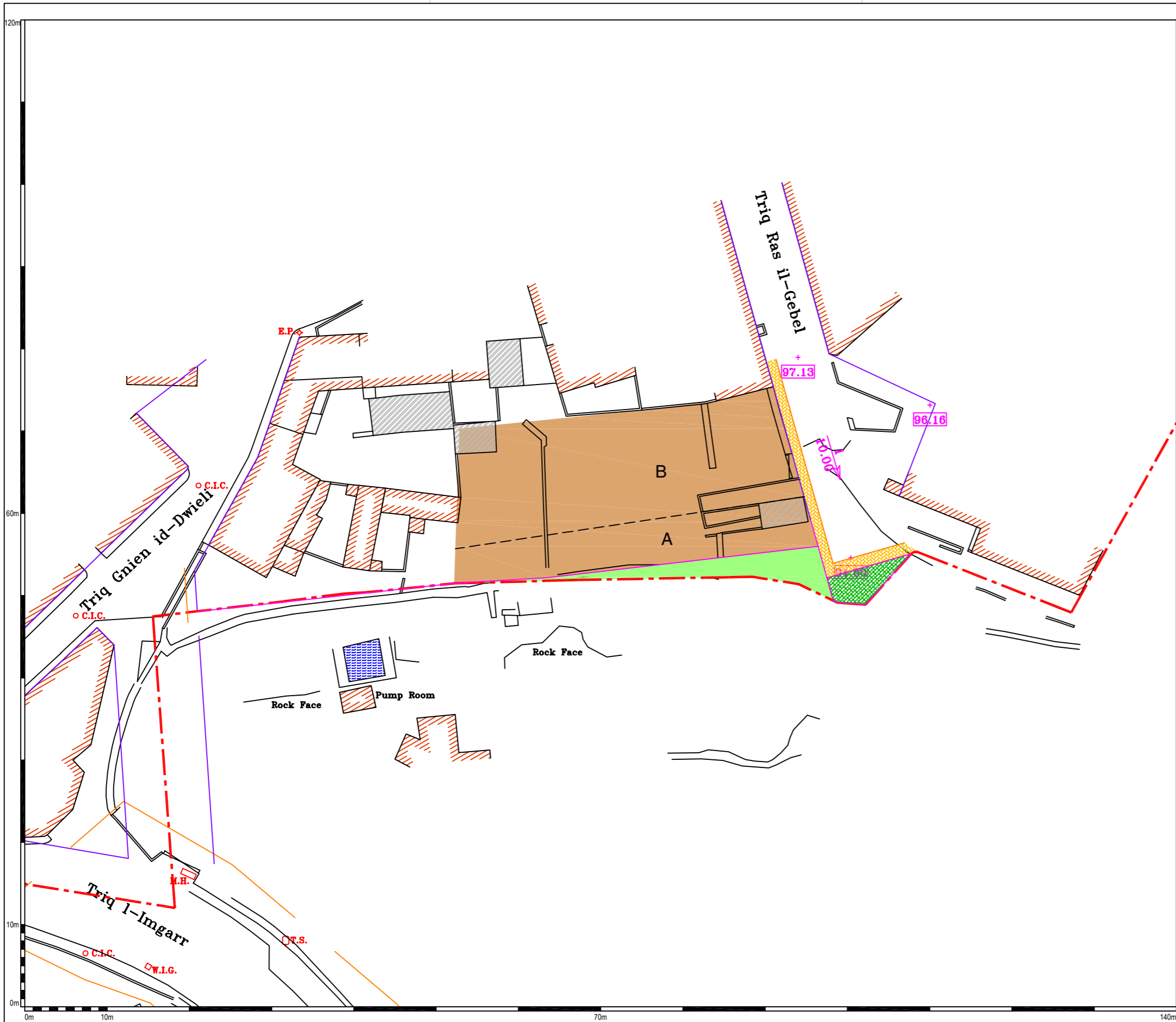
Zebbiegh

Site Plan, Scale 1:2500 Printed on: Monday, May 07, 2007

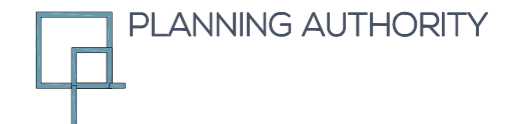
Not to be used for interpretation or scaling of scheme alignments

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architect & civil engineer
 Joseph Bondin B.S.&A (Hons).A&C.E
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 Tel/Fax: 21412671, 21430066
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S.S. No.: 4475 Scale: 1:2500



Survey of Land and Scheme Interpretation

Locality: **Mgarr**

Plan Reference Number: **PC 09/08/66B**

Scale:	1:500	Survey No.:	Mgr0859e4-10
Grid System:	Scale Factor:	Min. Coordinates:	Level datum:
U.T.M.	0.999632	44240 75300	M.S.L.
Survey Completion Date:	14/12/2007	Plan Completion Date:	15/11/2016
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	M. Galea

Map as approved by Minister
on the 25th April 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.

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<p>Legend:</p> <ul style="list-style-type: none"> Existing Field Walls Existing Building Existing Vegetation Street Furniture 	<ul style="list-style-type: none"> Spot Level Formation Level Limit to Development Urban Conservation Area 	<ul style="list-style-type: none"> A - Terraced Development (Residential), Maximum Height of 12.30 meters and a receded floor. B - Terraced Development (Residential), Maximum Height of 16.30 meters and a receded floor. Alignment Proposed Alignment 	<ul style="list-style-type: none"> Front/Side Garden Scheme Road Public Open Space Pedestrian Area
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PC Number: PC 0094/07

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

Location: Site at Triq il-Papa Piju XII, Mgarr, Malta.

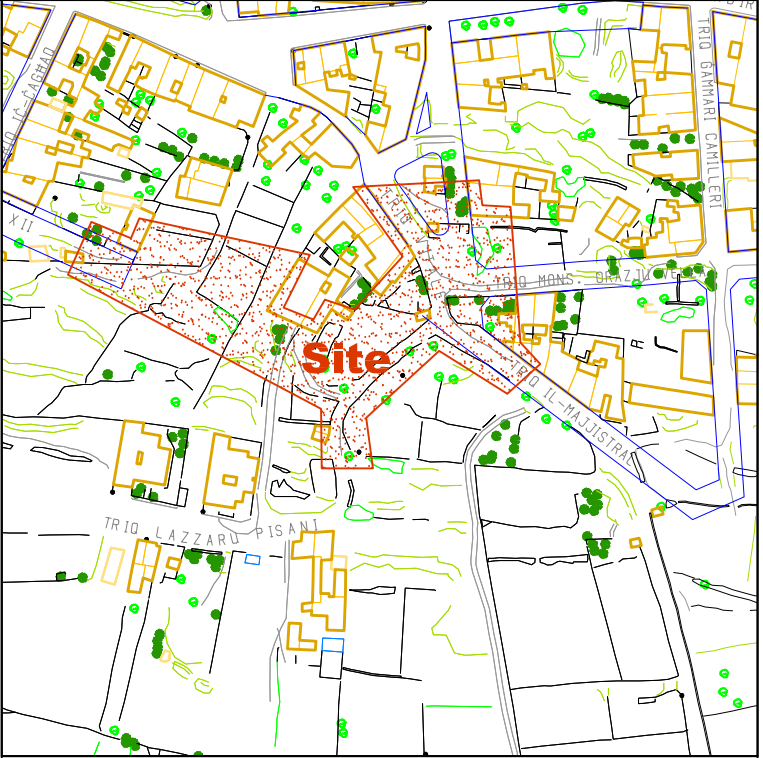
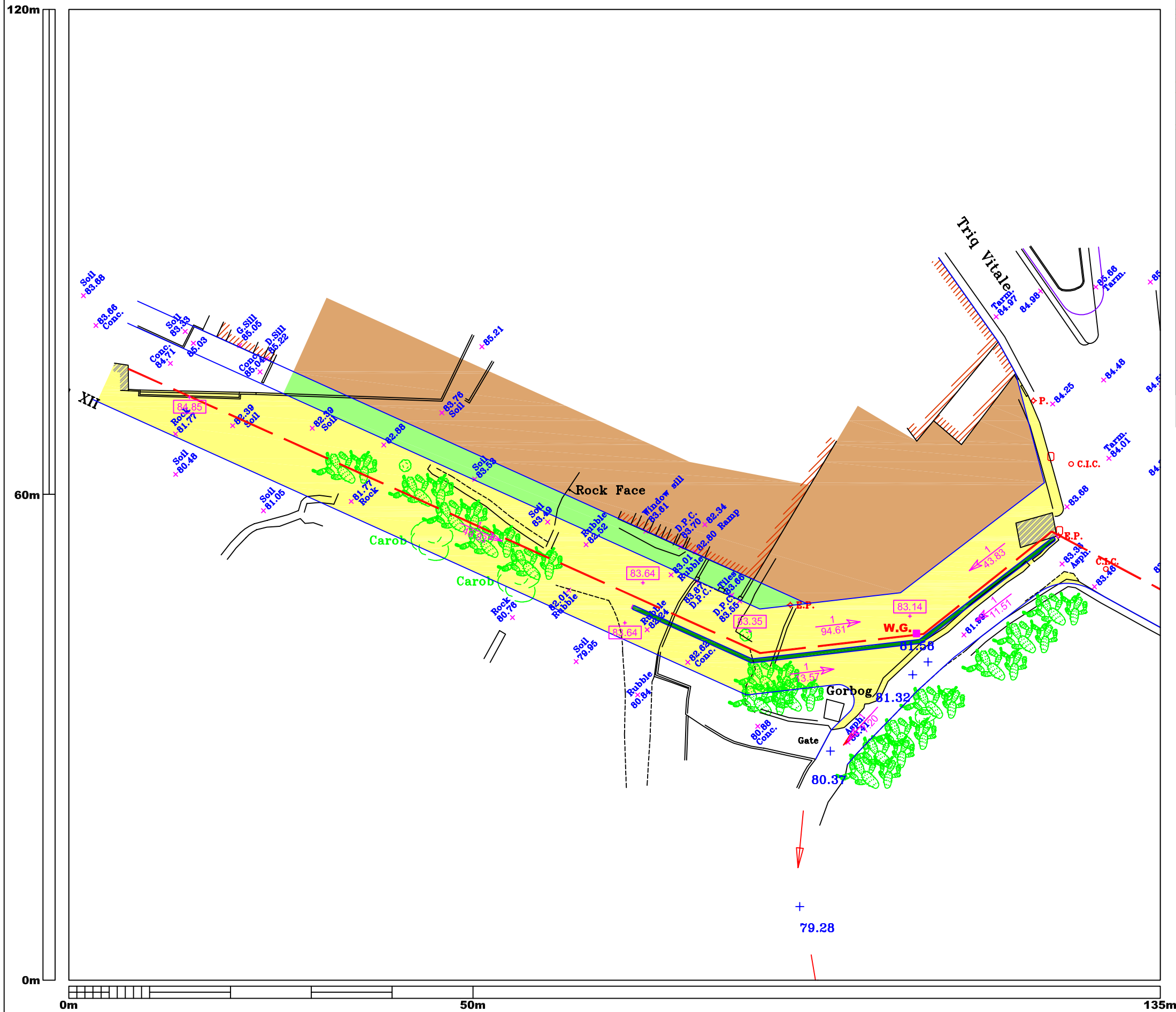
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 21st October, 2011.

Conditions:

- 1 Site is zoned for terraced residential development subject to conditions in NWUS 3 in the NWLP
- 2 Maximum height limitation is 3 floors + 3 courses basement.
- 3 No semi-basements are allowed on this site.
- 4 Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
- 5 Detailed development proposals shall be subject to legal third party rights, including those related to access through or to the site.



S.S. No.: 4275 Scale: 1:2500

Subsidiary Plan Minor Modification

Mgarr

Plan Reference Number:
PC 0094/07/10b

Survey No: 2152-09	Survey Works Order Form No: 2152-09
Survey Checked By: M. Azzopardi (LSU)	Survey Completion Date: 17/02/09
Alignment / Scheme Checked By: V. Borg F. (TPU)	Zoning Checked By: I. Galea (TPU)
Digital Drawing Ref. No.: Mgr 2152-09	Plan Completion Date: 28/04/09

Map as approved by Minister in PC 94/07 on the 21st October 2010

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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Grid System: U.T.M.	Combined scale factor: 0.99962	Min Easting: 42570	Max Easting: 42705	Legend: Existing field walls	Spot level +86.20	Building alignment	Wall	Terraced Development (Residential Area) Building Height 3 Floors + 3 Courses Basement
Scale: 1:500	Level datum: M.S.L.	Min Northing: 75290	Max Northing: 75410	Existing building	Formation level 20.00	Front garden alignment	Scheme Road	Rationalisation Exercise Site [as per Local Plans Rationalisation of Development Zone Boundaries - Approved Document by Parliament July 2006]
				Vegetation	E.P.O.	Limit to Development	Front/Side Garden	

PC Number: PC 0087/07

Proposal: To establish (a) road alignment following existing commitments and side gardens, (b) zoning conditions as Terraced Development (Residential Area), (c) building height at 2 floors.

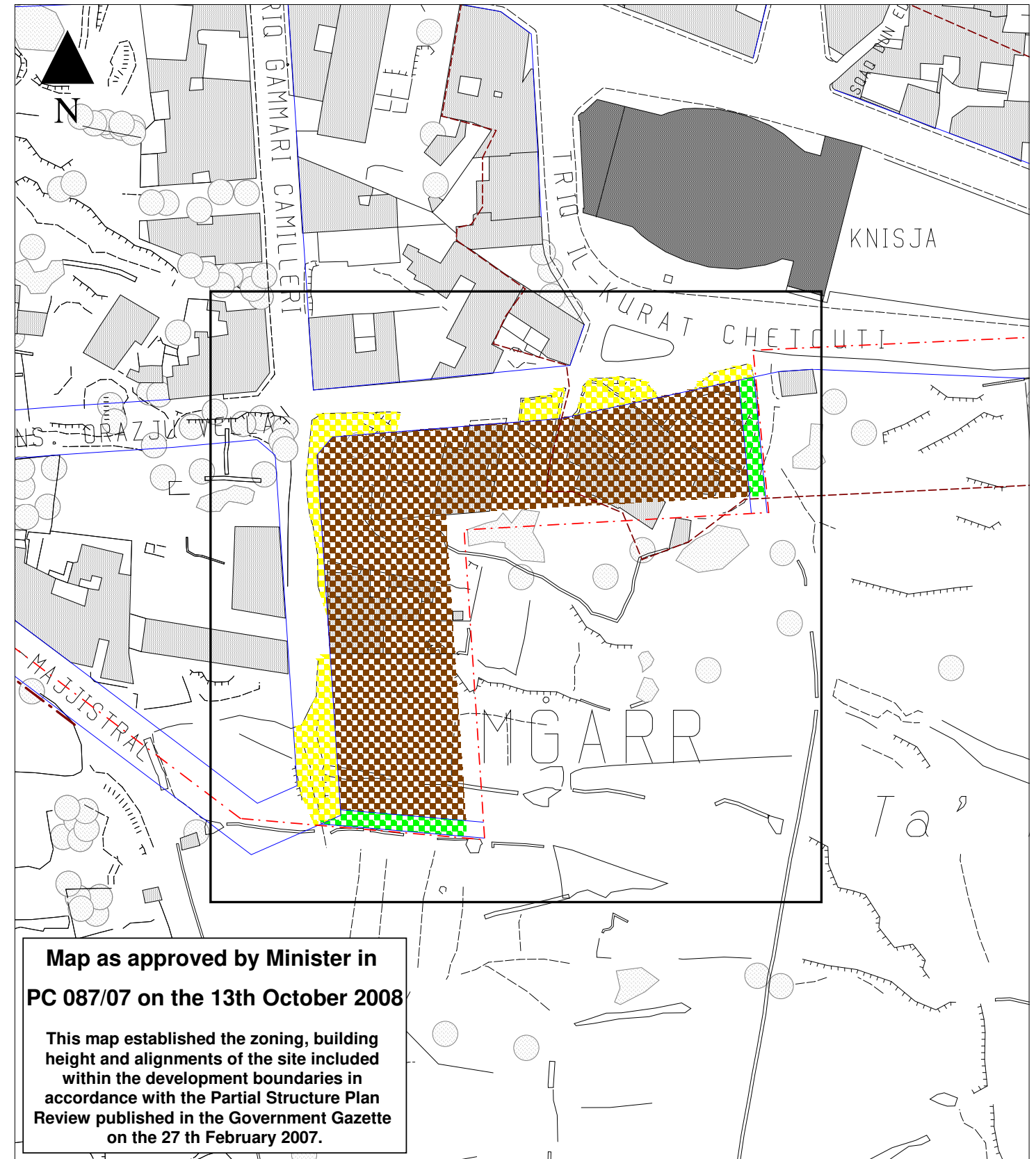
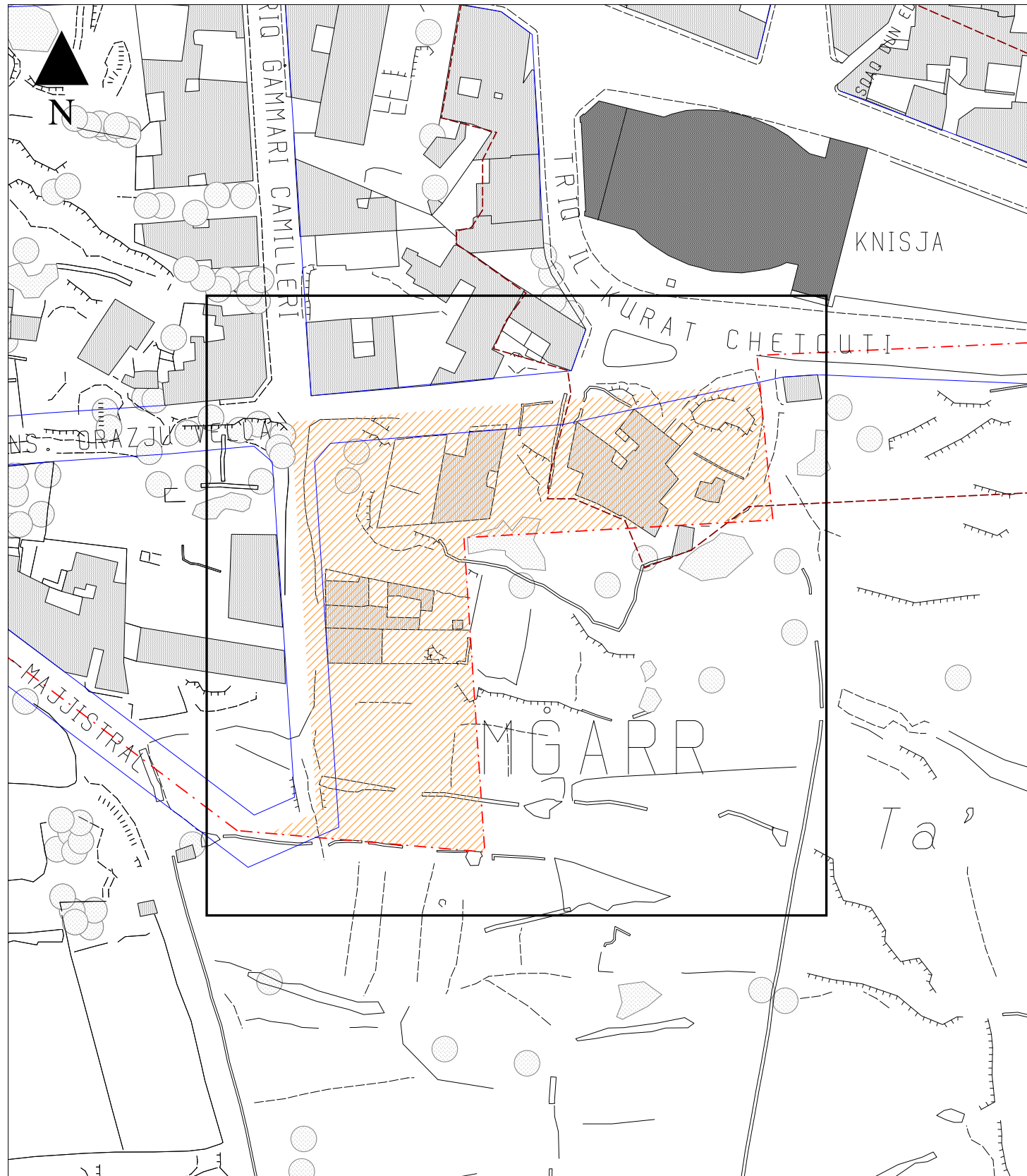
Location: Site at Triq Gammari Camilleri and Triq Mons Orazju Vella, Mgarr.

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 13th October, 2008.

Conditions: N/A



**Map as approved by Minister in
PC 087/07 on the 13th October 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 27 th February 2007.**

Former Scheme Layout

Revised 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 2 Floors)
- Community Facilities

**Changes to Scheme 14, Mgarr
PC 0087/07**

Scale : 1:1000	Date : January 2008	Figure : IN 12
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