

Għaxaq

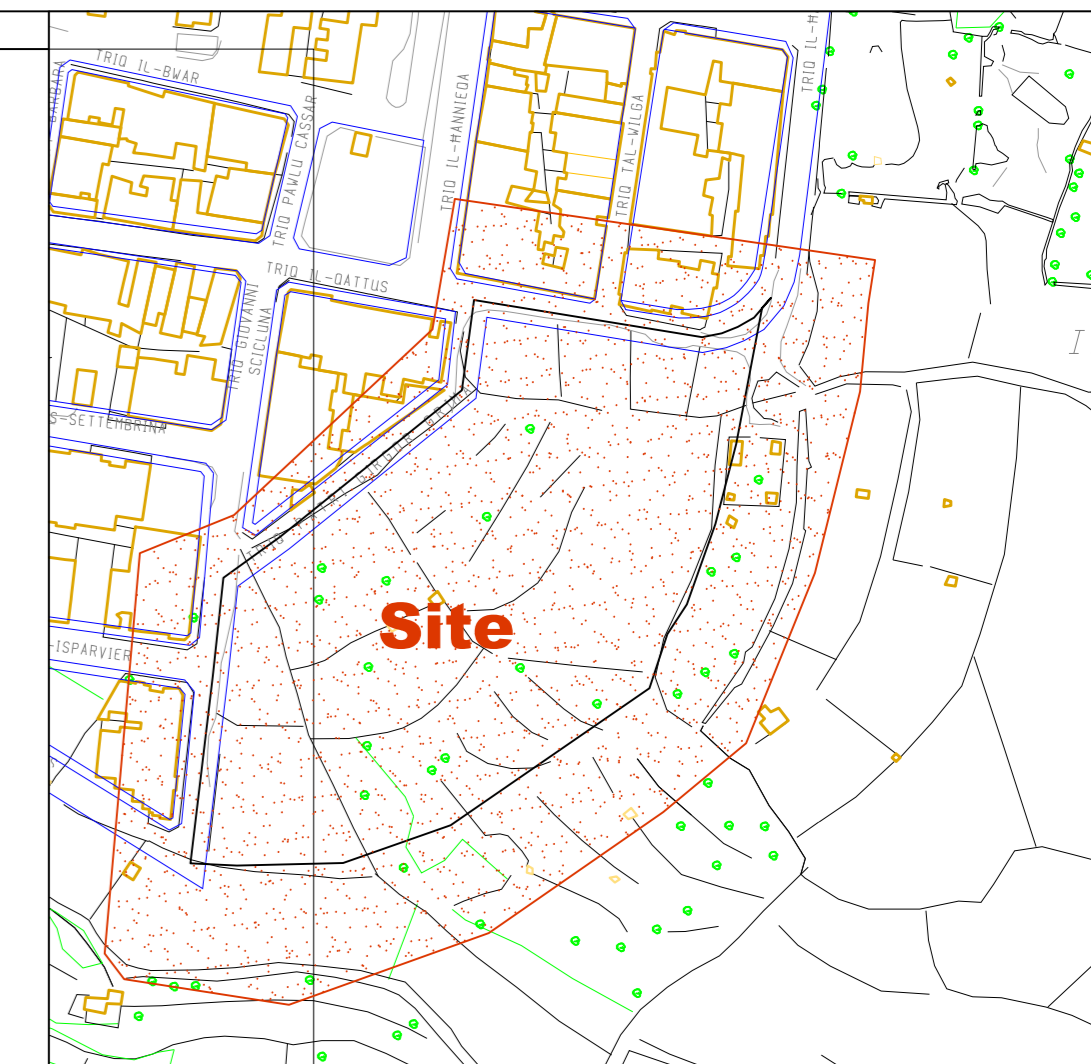
Planning Control Applications

PC Number:	PC 0035/12
Proposal:	To establish the zoning, building height and road alignment of the Rationalisation Site (2006). (Change in height limitation).
Location:	Site at Tal-Giarda/Tal-Qattus, Triq Patri Girgor Grima, Triq Giovanni Scicluna, Ghaxaq.
Architect:	Mr. Mario Axisa A&CE
Applicant:	Mr. Carmelo Vassallo et al
Date of Endorsement:	5th October 2017
Drawing Numbers:	PC 35/12/1AB/74B.

At EC meeting held on 3rd July 2017, EC approved PC 35/12/74B subject to the following conditions;

1. The area is zoned as a Residential Area in terms of policy SMHO 02 of the South Malta Local Plan (2006), or any other subsequent amendment.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 35/12/74B.
3. The public open space indicated as B3 on Map PC 35/12/74B shall only be used for landscaping purposes.
4. The design and implementation of the public open space indicated as B3 on Map PC 35/12/74B shall be included as part of the first development application submitted on the comprehensive sites; B1 and/or B2.
5. The public open space B3 should include 50% soft landscaping.
6. Particular attention must be given to the design of buildings abutting onto the designated public open spaces so as to ensure that no adverse visual impacts are created especially through the creation of blank party walls. No direct access shall be permitted on designated public open spaces.
7. Boundary walls along the road at edge of scheme should be constructed in traditional random rubble (sejjiegħ), avoiding ashlar walls and walls faced/clad in rubble.
8. A method statement describing the method of construction of the embankment wall, including measures to offset further overspill, and providing a representative sections through the site and surrounding indicating the method of construction of the boundary wall shall be included as part of first planning application development submitted within the PC site boundary.

9. All new development within the rationalisation site are to include a reservoir with a capacity of 20% in excess of the minimum requirement of Part II of L.N. 227 of 2016 – Development Planning (Health and Sanitary) Regulations, 2016.
10. Details of the construction of the street are to be submitted within six months of the date of issue of approval of this application.
11. Site shall not be subject to Floor Area Ratio Planning considerations.
12. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
13. 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.



S.S. No.: 5666-7 Scale: 1:2500



PLANNING AUTHORITY



Note: B1 and B2 to be comprehensively developed.

**Subsidiary Plan
Minor Modification**

Ghaxaq

PC 35/12/74B

Scale: 1:500	Survey No.: 2119e1-13
Grid System: U.T.M.	Scale Factor: 0.999632
Min. Coordinates: 56470/66850	Level datum: M.S.L.
Survey Completion Date: 9/04/08	Plan Completion Date: 01/09/2016
Survey Checked By: M. Azzopardo (LSU)	Plan Checked By: M. Galea

**Map as approved by Minister
on the 5th October 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 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.

PC Number: PC 0001/14

Proposal: To amend condition regulating height limitation of site, established in PC 0071/07, by eliminating the following conditions:

- a) No penthouses are allowed on the site,
- b) No washrooms are allowed.

Location: Site at Triq Ħal Millieri, Triq in-Nigem, Triq il-Ħabb il-Qamħ and Triq il-Lellux, Ghaxaq

Architect: MEPA

Applicant: MEPA

Date of Endorsement: 13th August, 2014.

Conditions:

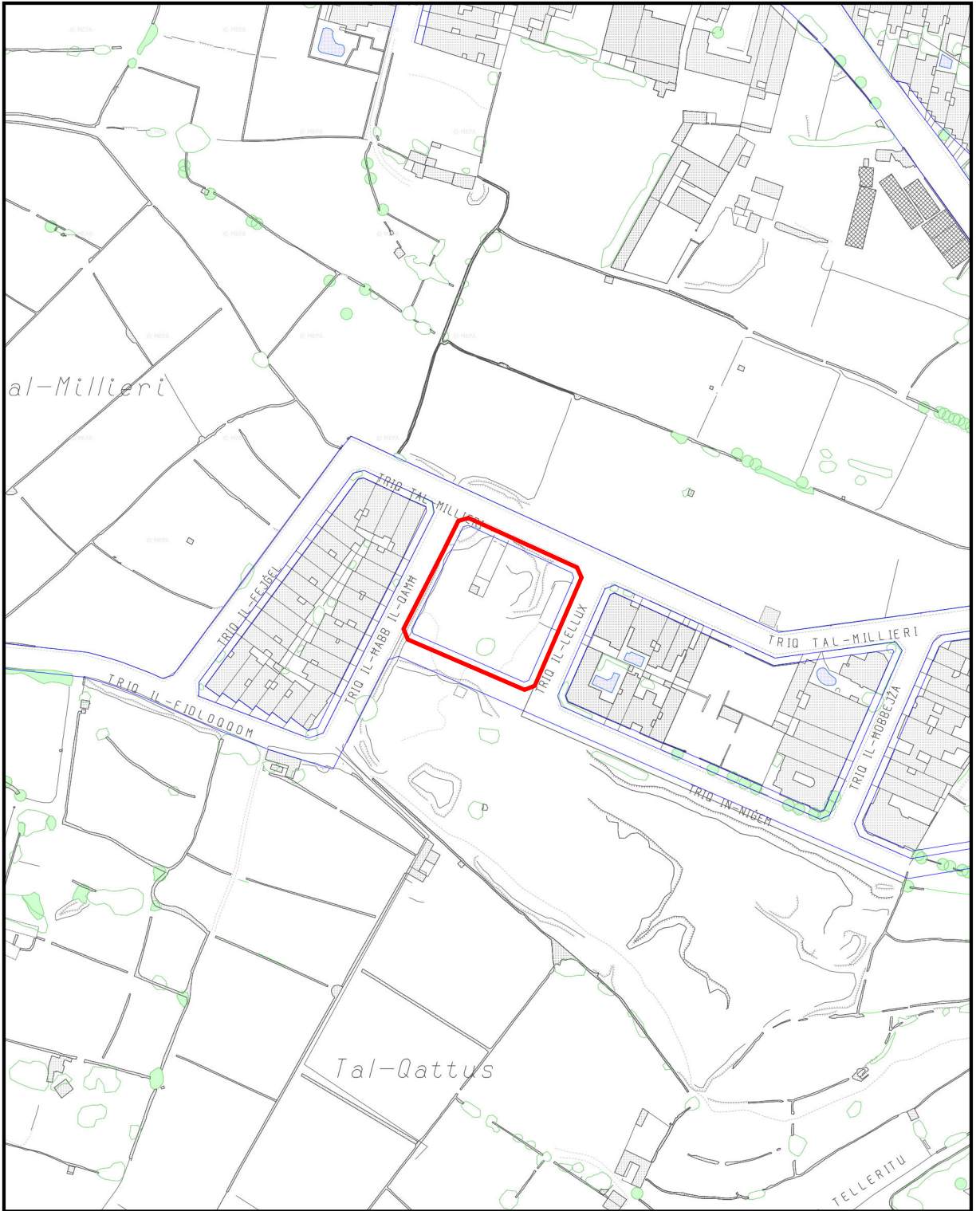
The condition regulating building height limitation of site, established by PC 0071/07 is being amended, by eliminating the following conditions:

- ~~• No penthouses are allowed on the site, and~~
- ~~• No washrooms are allowed.~~

Consequently, the amended condition defining the maximum height limitation on site shall read:

Building Height: 3 Floors with Basement. No Semi-Basement allowed, as per Map PC01/14/12.

500m



0m

Min Easting 55723.06, Min Northing 67058.04, Max Easting 56123.06, Max Northing 67558.04

0m

400m

MEPA - www.mepa.org.mt

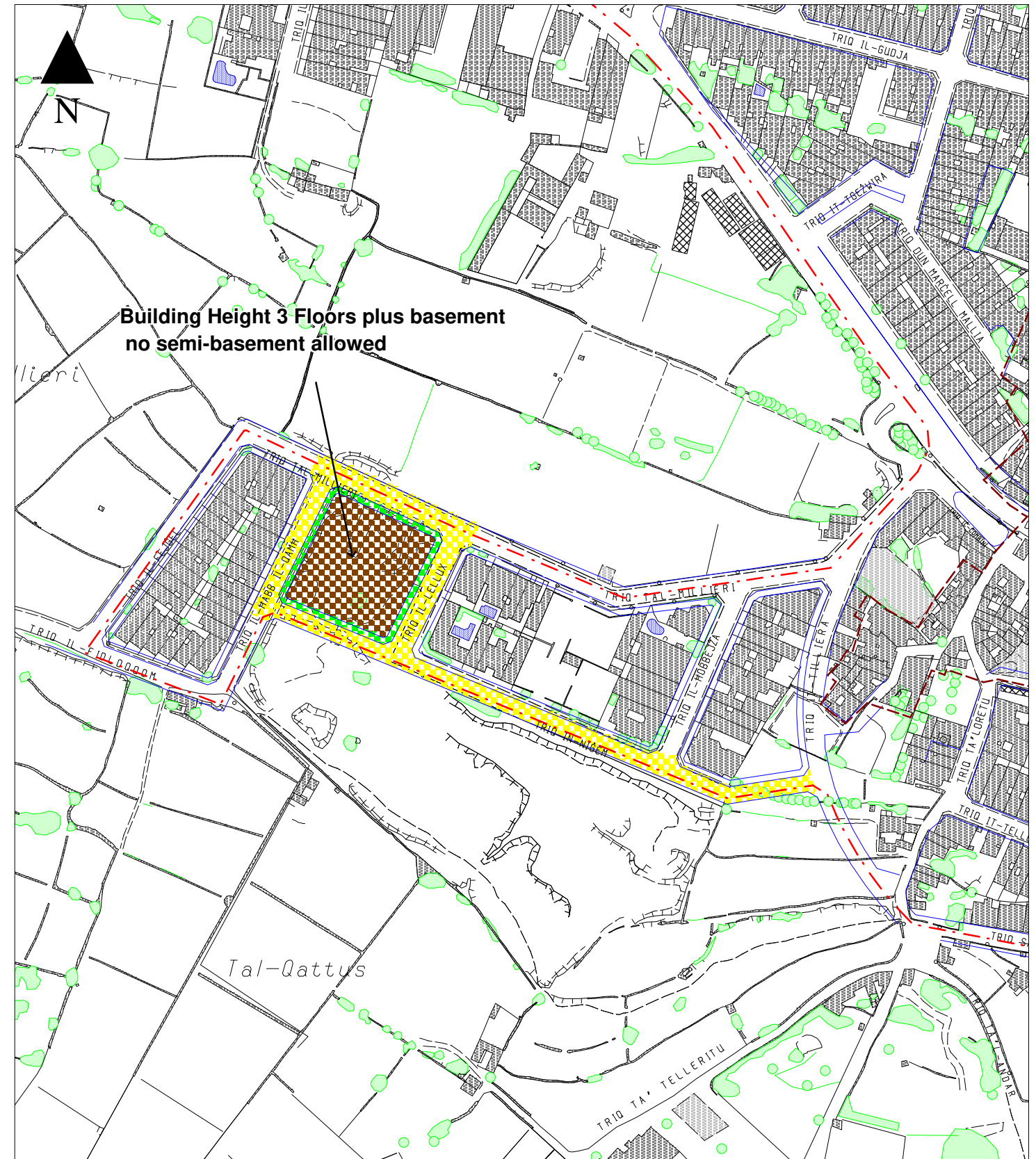
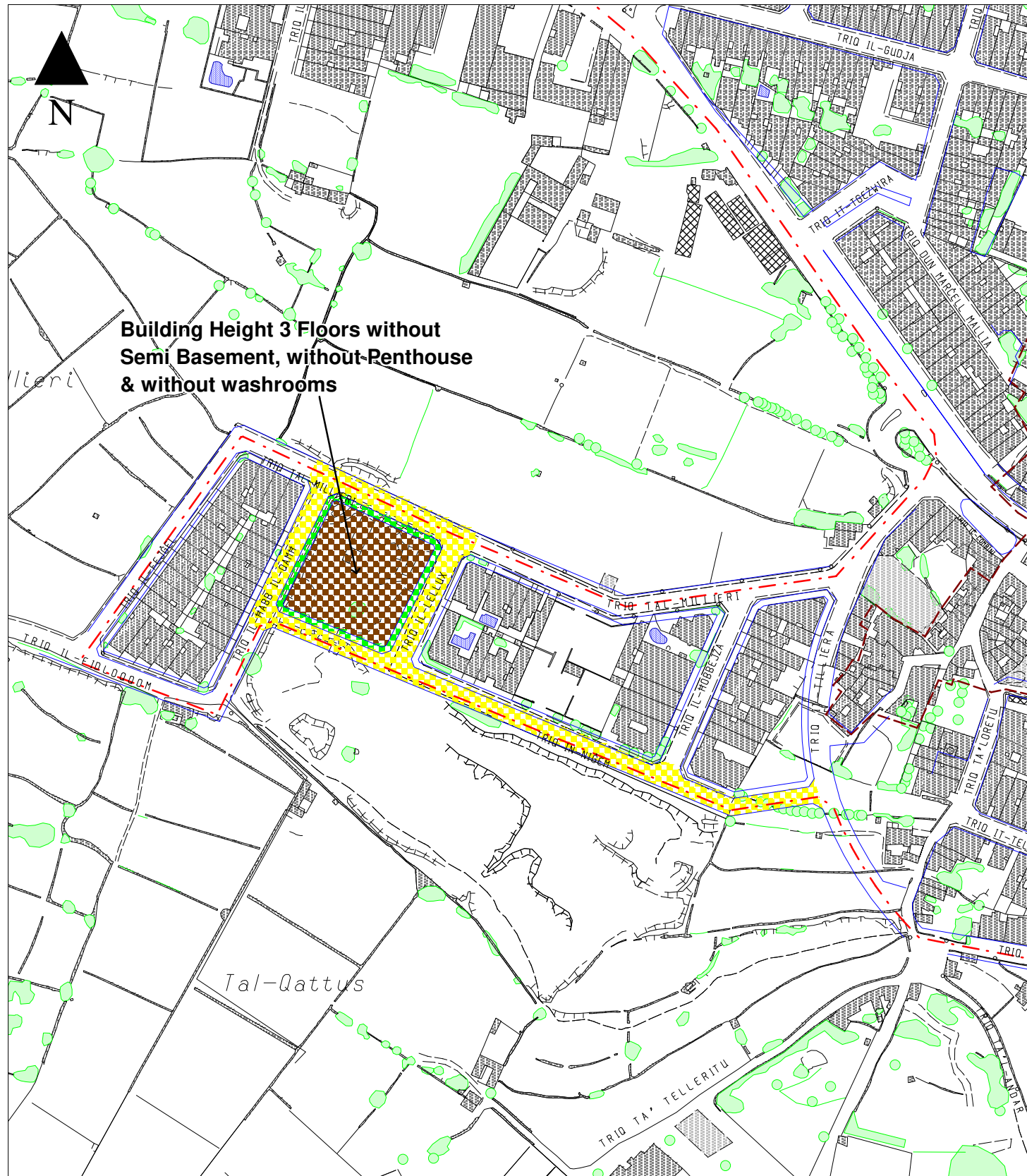
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Site Plan, Scale 1:2500

Printed on: Friday, January 17, 2014

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Former Scheme Layout (PC71/07)

Revised Scheme Layout

SOUTH MALTA 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
- Alignment
- Location of Amendment
- Projected Road
- Front / Side Garden
- Terraced Development (Residential)
(Building Height 3 Floors + basement
no semi-basement allowed)

**Map as approved by the Honorable Prime Minister
in his capacity as Minister responsible for planning
on the 13th August 2014**

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.

Changes to Scheme Ghaxaq
PC 0001/14

Scale :	Date :	Map:
1:2500	April 2014	PC01/14/12
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PC Number: PC 0086/07

Proposal: To establish building height at 2 floors plus 3 courses basement for sites B and E, road alignment for site A and Site E in line with former scheme layout. Establish zoning conditions for site E as Terraced Development (Residential Area).

Location: Site at Triq Tal-Barrani, Triq iz-Zejtun, Wesgha ta' Bir id-Deheb and Triq il-Gistakor, Ghaxaq.

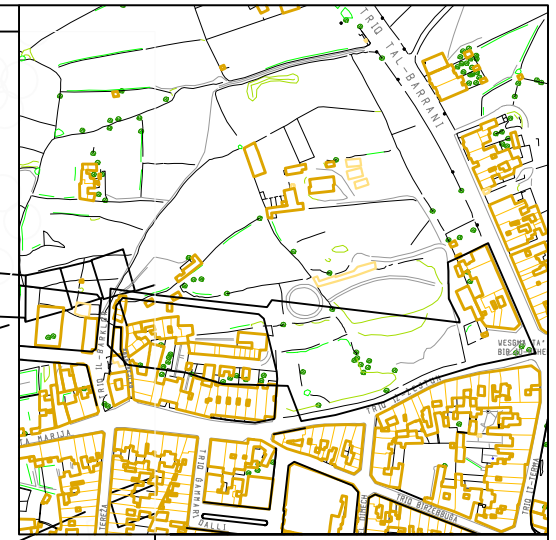
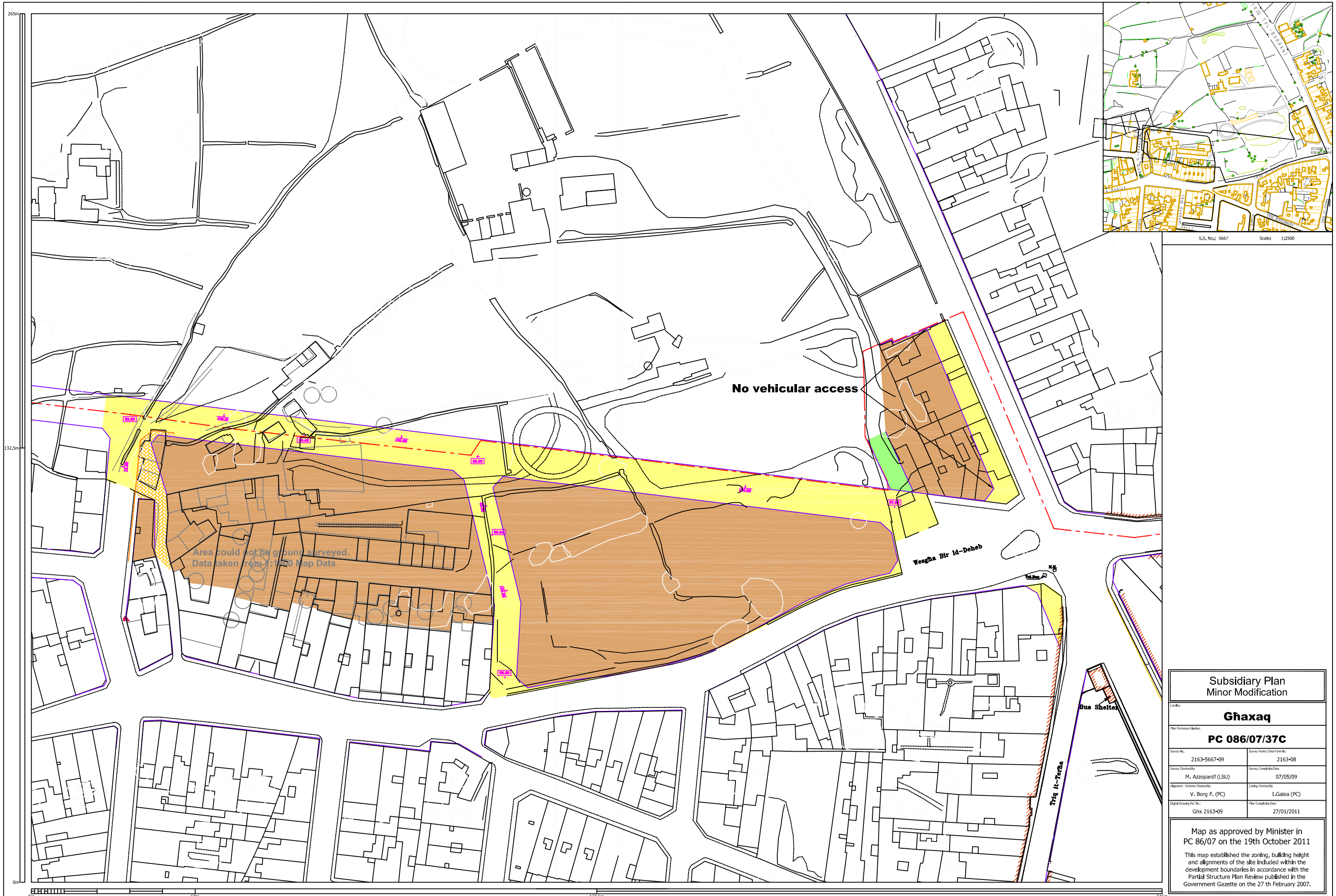
Architect: MEPA

Applicant: MEPA

Date of Endorsement: 19th October, 2011.

Conditions:

1. Site is zoned for terraced residential development subject to SMLP Policy SMHO 02
2. Maximum height limitation is 2 floors + 3 courses basement.
3. No semi-basements are allowed on this site.
4. No vehicular access is allowed onto Triq tal-Barrani.
5. Site shall not be subject to Floor Area Ratio (FAR) planning considerations.
6. Detailed development proposals shall be subject to legal third party rights, including those related to access through or to the site.



S.S. No: 5667 Scale: 1:2500

Subsidiary Plan Minor Modification	
Ghaxaq	
PC 086/07/37C	
Plan Reference Number:	
Survey No:	Survey Works Order Form No:
2163-5667-09	2163-08
Survey Checked By:	Survey Completion Date:
M. Azzopardi (LSU)	07/05/09
Approved / Scheme Checked By:	Design Checked By:
V. Borg F. (PC)	I. Galea (PC)
Digital Drawing File No.:	Plan Completion Date:
Ghx 2163-09	27/01/2011

Map as approved by Minister in
PC 86/07 on the 19th October 2011

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.

Grid System:	Coordinate code system:	North Easting:	North Northing:	Legend:	Existing field walls	Street Furniture	Spot level	Building alignment	Limit to Development	Scheme Road	Public Open Space	Terraced Development (Residential) (Main height restriction: 2 Store + 1 Covered Basement, Subject to S.M.U.P. Public (S.M.H.O. 02))
U.T.M.	0.999632	56830	57175	Existing building	Vegetation	Formation level	Front garden alignment	Urban Conservation Area	Pedestrian Area	Side Garden		
Level datum:	Scale:	North Easting:	North Northing:									
A.T.B.M.	1:1000	67520	67785									

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PC Number: PC 0071/07

Proposal: To establish building height at 3 floors.

Location: Site at Triq Hal-Millieri, Triq in-Nigem, Triq il-Habb il-Qamh and Triq il-Lellux;
Ghaxaq

Architect: MEPA

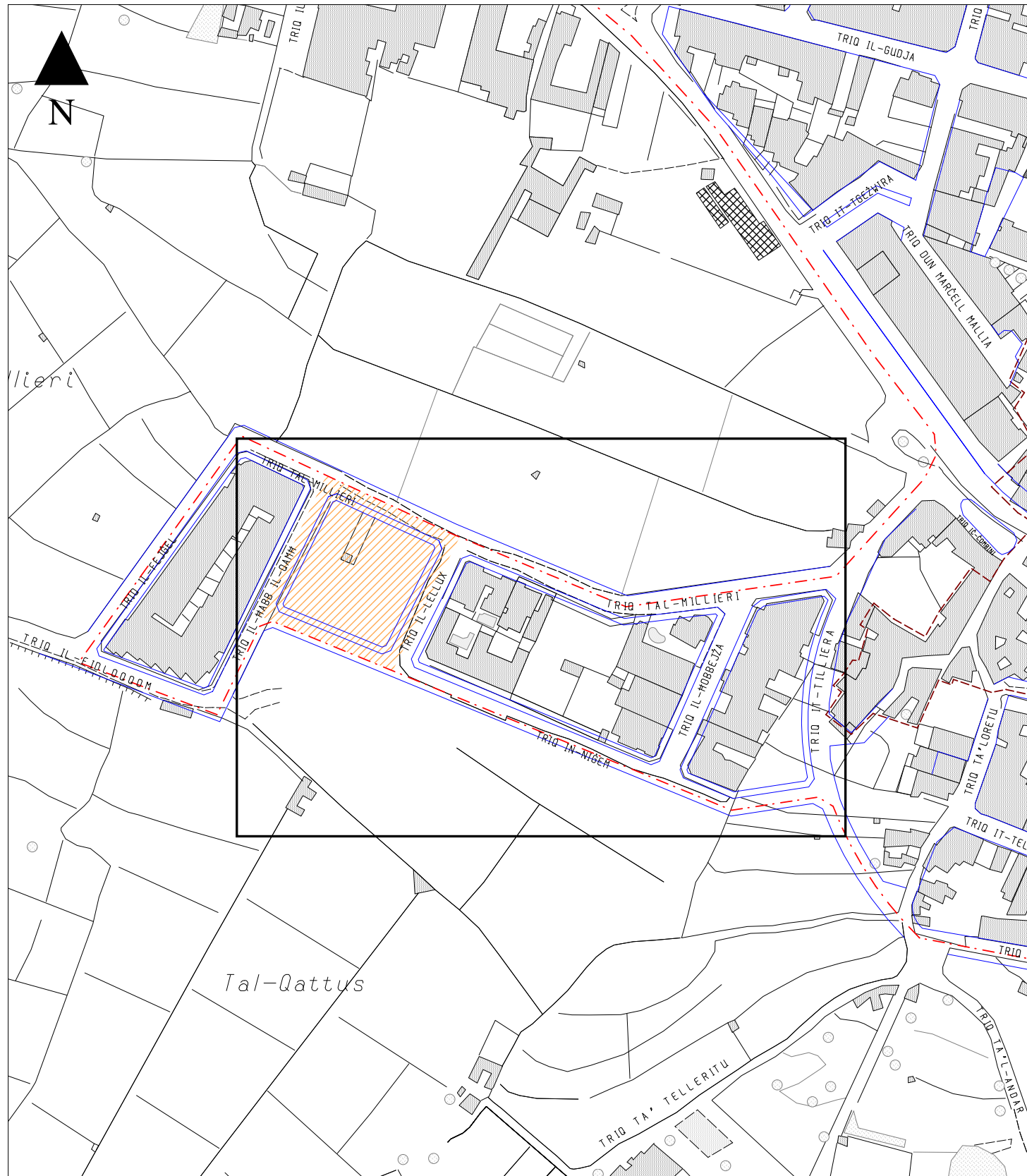
Applicant: MEPA

Date of Endorsement: 16th March, 2009.

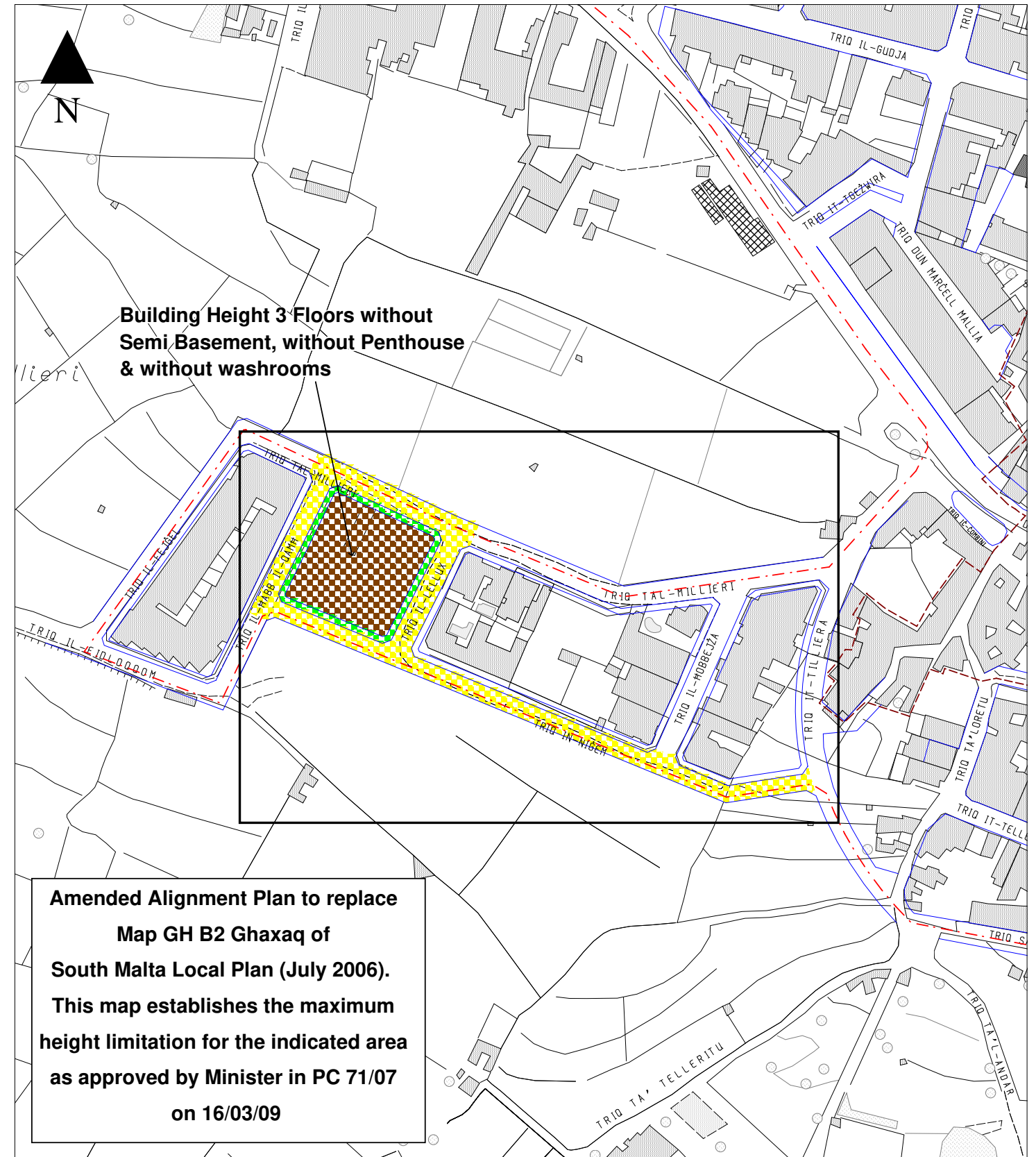
Conditions:

The proposal on drawing PC 0071/07/10A was **Approved** with the following conditions:

- No Semi Basements are allowed
- No Penthouses are allowed on the site
- No Washrooms are allowed



Former Scheme Layout



Revised Scheme Layout

SOUTH MALTA 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 3 Floors + basement)
- Community Facilities

Changes to Scheme 65, Ghaxaq PC 0071/07

Scale : 1:2500	Date : February 2009	Figure : GH B2
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