

Marsascala

Planning Control Applications

PC Number: PC 55/18

Proposal: To establish the zoning, building height and road alignment of the rationalization exercise site (2006) (17.5m height limitations)

Location: Zonqor, Triq l-Ghaguza c/w Triq l-Ghawwiema and Triq il-Bajda u s-Sewda, Marsascale

Architect: Mr. Colin Zammit

Applicant: Mr Anton Camilleri

Date of Endorsement: 14th January 2021

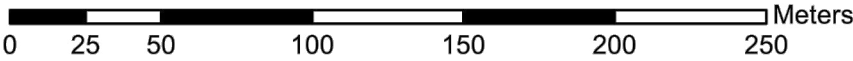
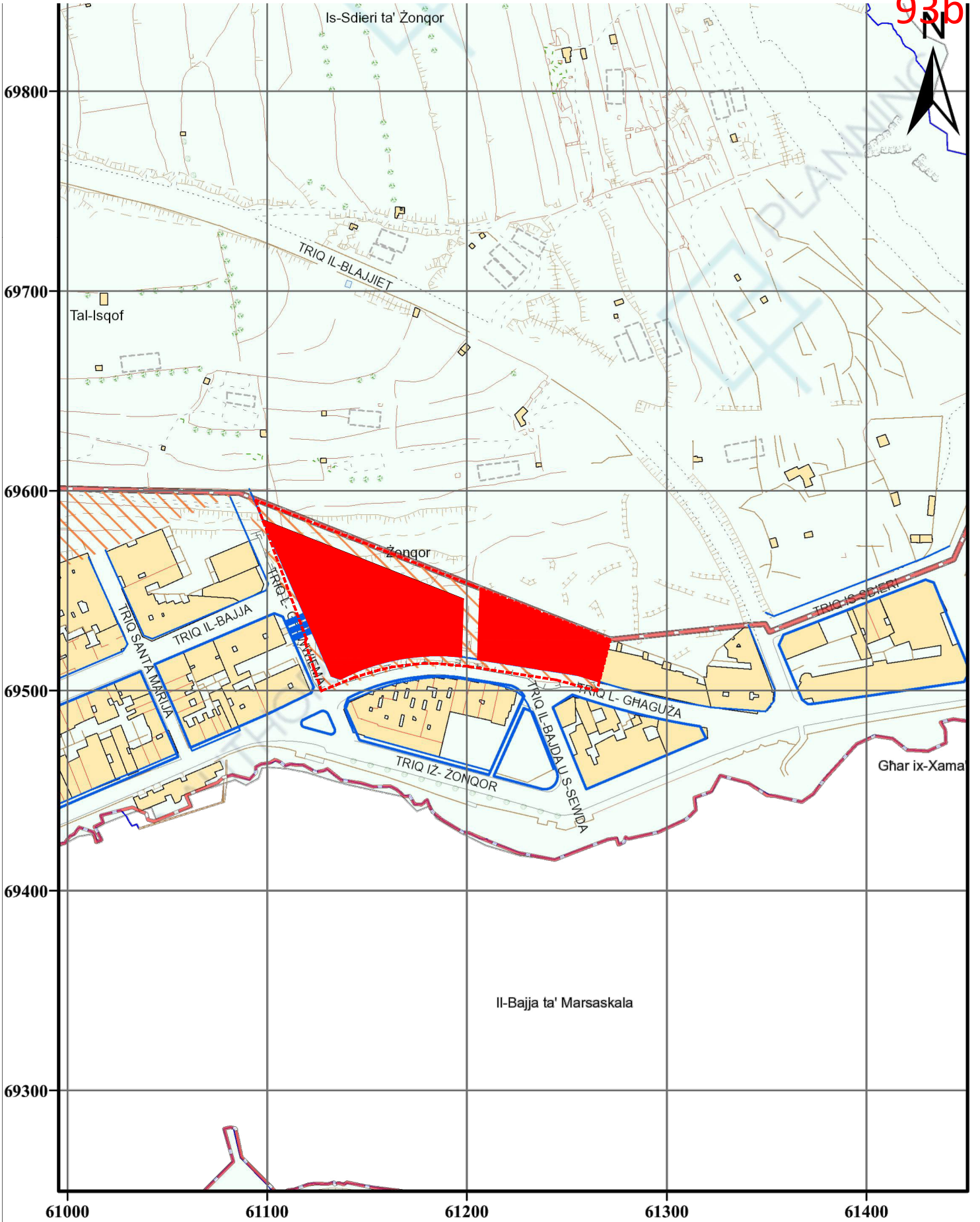
Drawing Numbers: PC 55/18/93B/208B.

Conditions:

1. The area is zoned as a Residential Area in terms of policy SMHO 02 of the South Malta Local Plan (2006), and any other subsequent amendment.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 55/18/208B. The height limitation is to be measured from the public roads.
3. A Construction Method Statement has to be submitted as part of first planning application development submitted within the PC site boundary. The Method Statement shall provide for:
 - a) the remediation and mitigation of the rock face along the northern part of the site, along the Limits to Development;
 - b) road design to cater for adequate water culverts along the proposed streets to reduce the storm water surface runoff;
 - c) measures to control the emission of dust and dirt during construction, including wheel washing;
 - d) a scheme for recycling/disposing of waste resulting from demolition and construction works.
4. All development within the area covered by this PC is 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.
5. No vehicular access is allowed on the private open space indicated on Map PC 55/18/208B. This same area is to include soft landscaping.

6. Any blank party walls are to be treated.
7. A nature permit is required for the uprooting of trees.
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.

93b

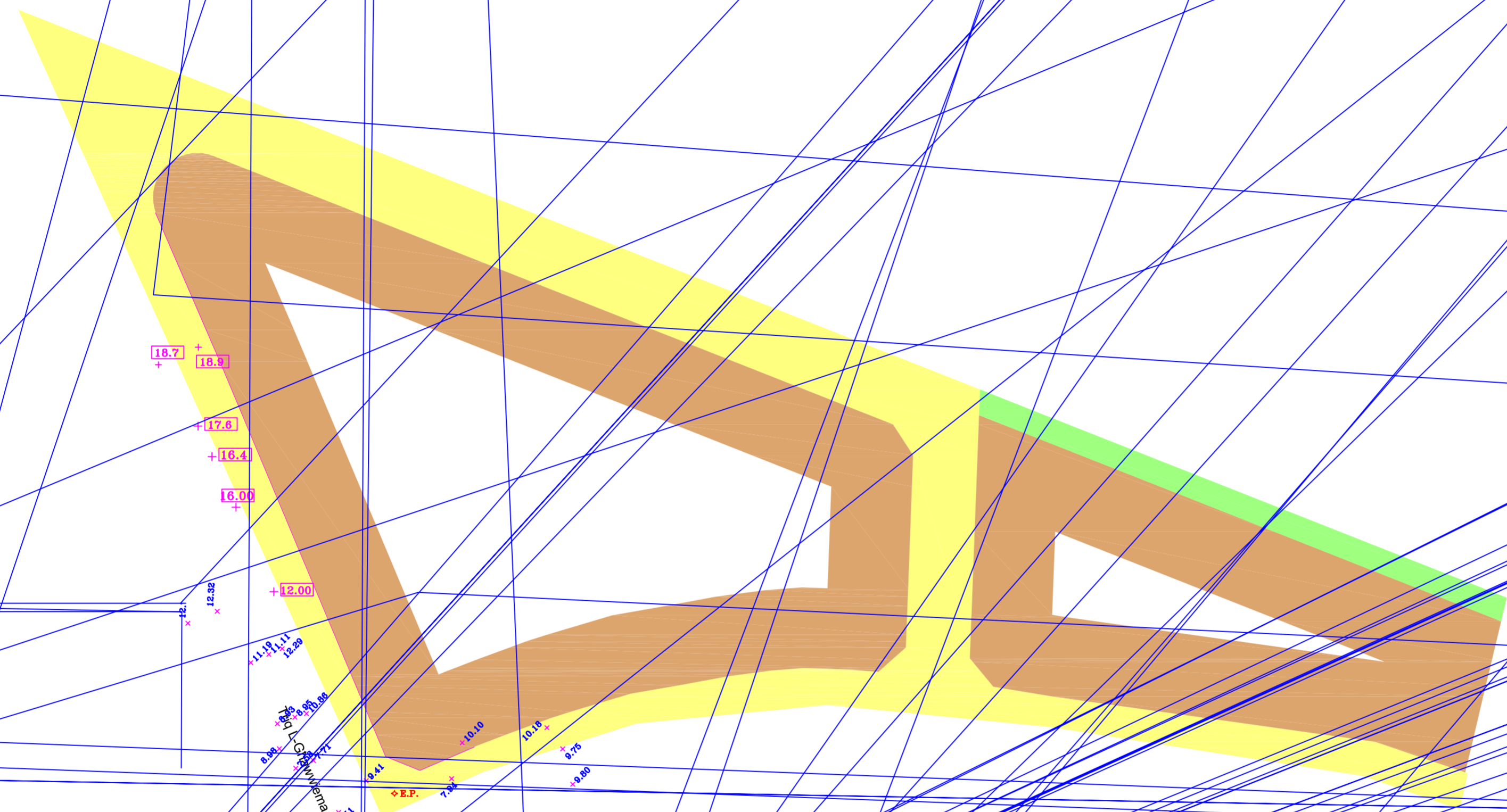
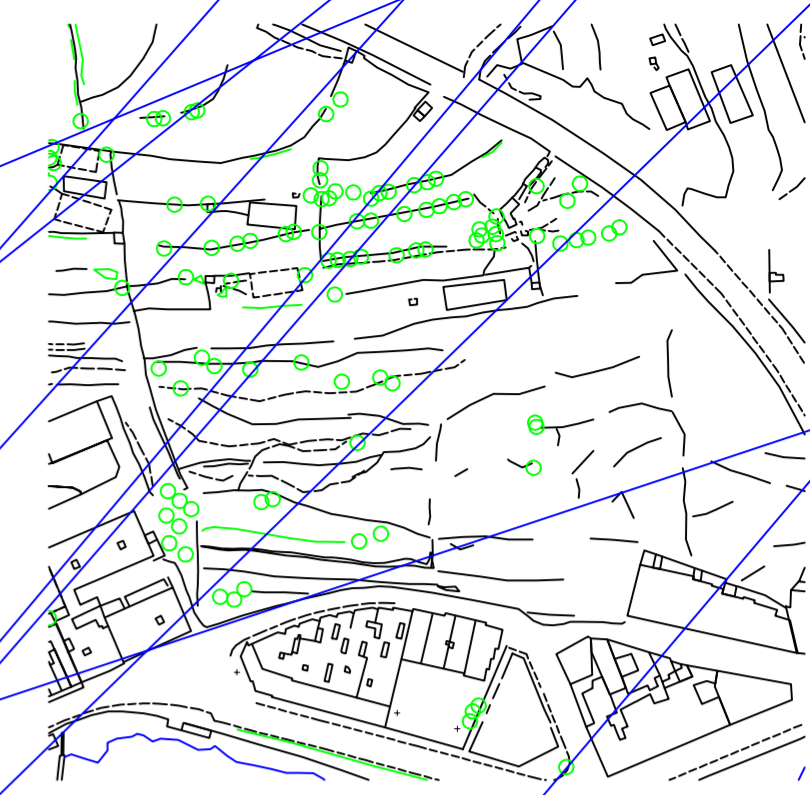


1:2,500 Date Printed: 16/04/2018

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 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments

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+18.7

+17.8

+16.4

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R.P.

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+7.85

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PC Number: PC 0074/07

Proposal: To establish building height at 4 floors plus semi-basement.

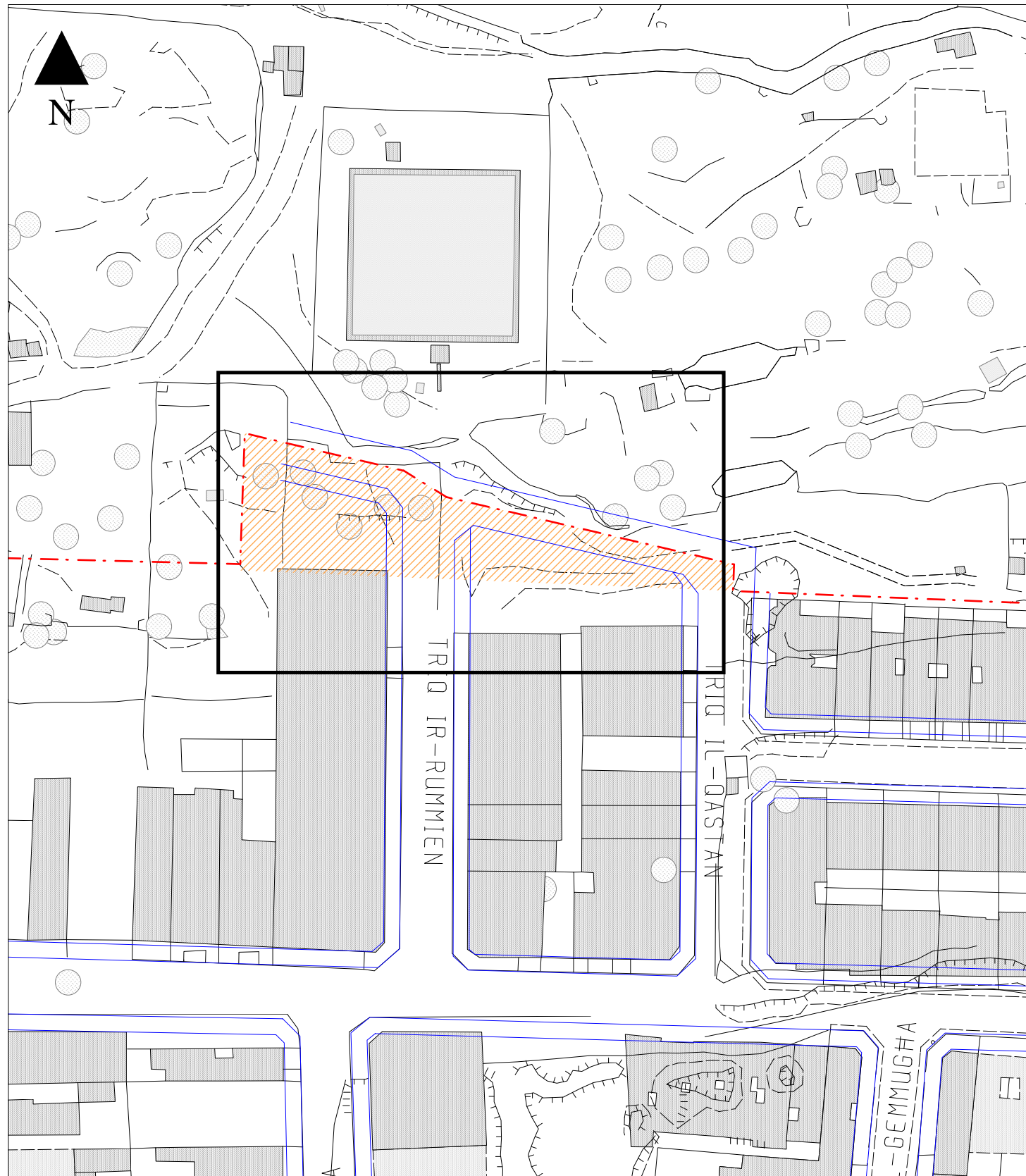
Location: Site at Triq Il-Qastan and Triq Ir-Rummien, Marsascala

Architect: MEPA

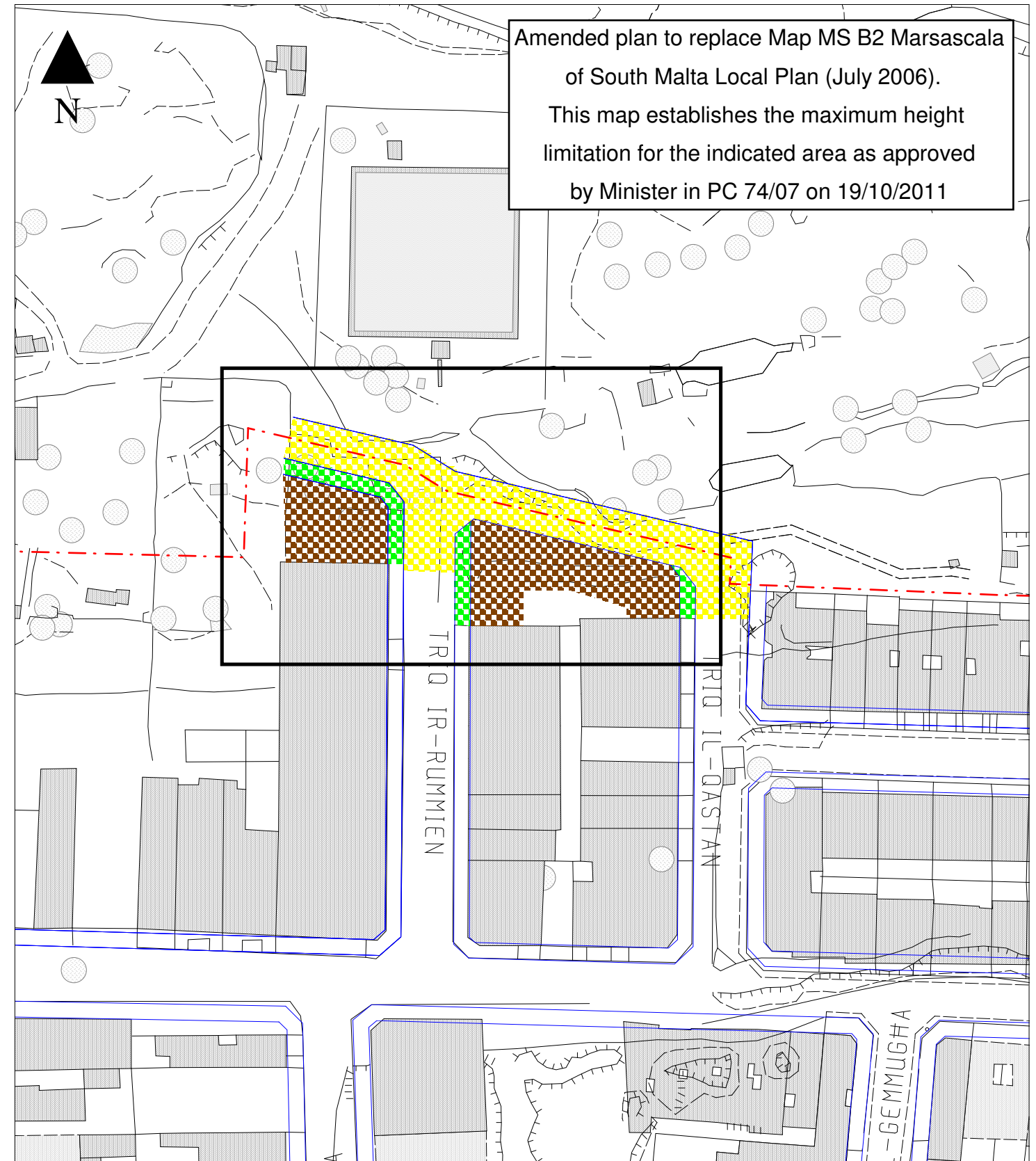
Applicant: MEPA

Date of Endorsement: 19th October, 2011.

Conditions: N/A



Current Scheme Layout



Proposed Scheme Layout

Amended plan to replace Map MS B2 Marsascula of South Malta Local Plan (July 2006). This map establishes the maximum height limitation for the indicated area as approved by Minister in PC 74/07 on 19/10/2011

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
- Villas
- Terraced Development (Residential)
(Building Height 4 Floors + semi-basement)
- Community Facilities

Changes to Scheme 62, Marsascula
PC 0074/07

Scale : 1:1000	Date : October 2011	Figure : MS B2
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
Base Maps - 1988 Survey Sheets Copyright Mapping Unit, Malta Environment & Planning Authority		

PC Number: PC 0073/07

Proposal: To establish building height at 3 floors plus semi-basement.

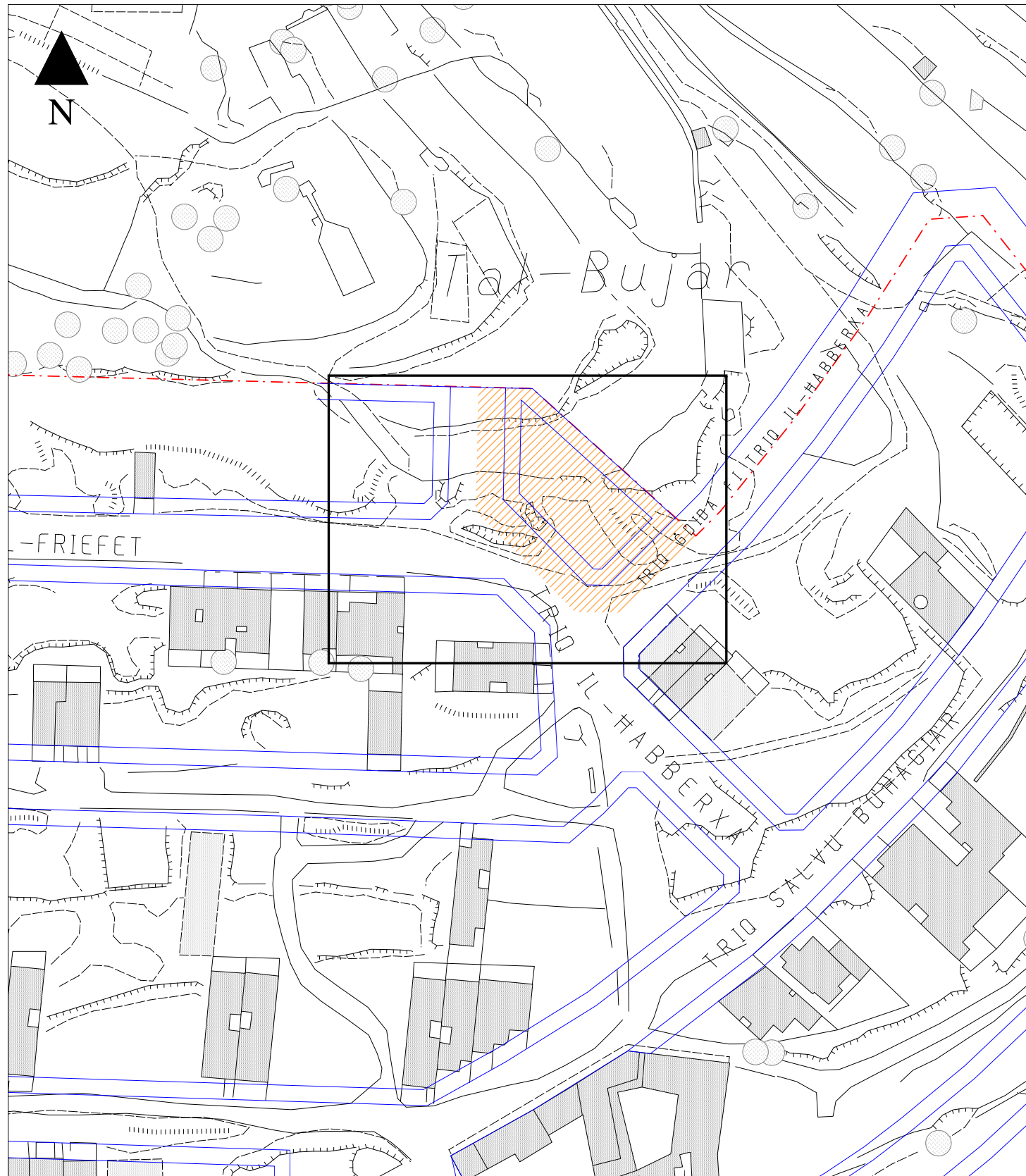
Location: Site at Triq Il-Habberxa, Marsascala

Architect: MEPA

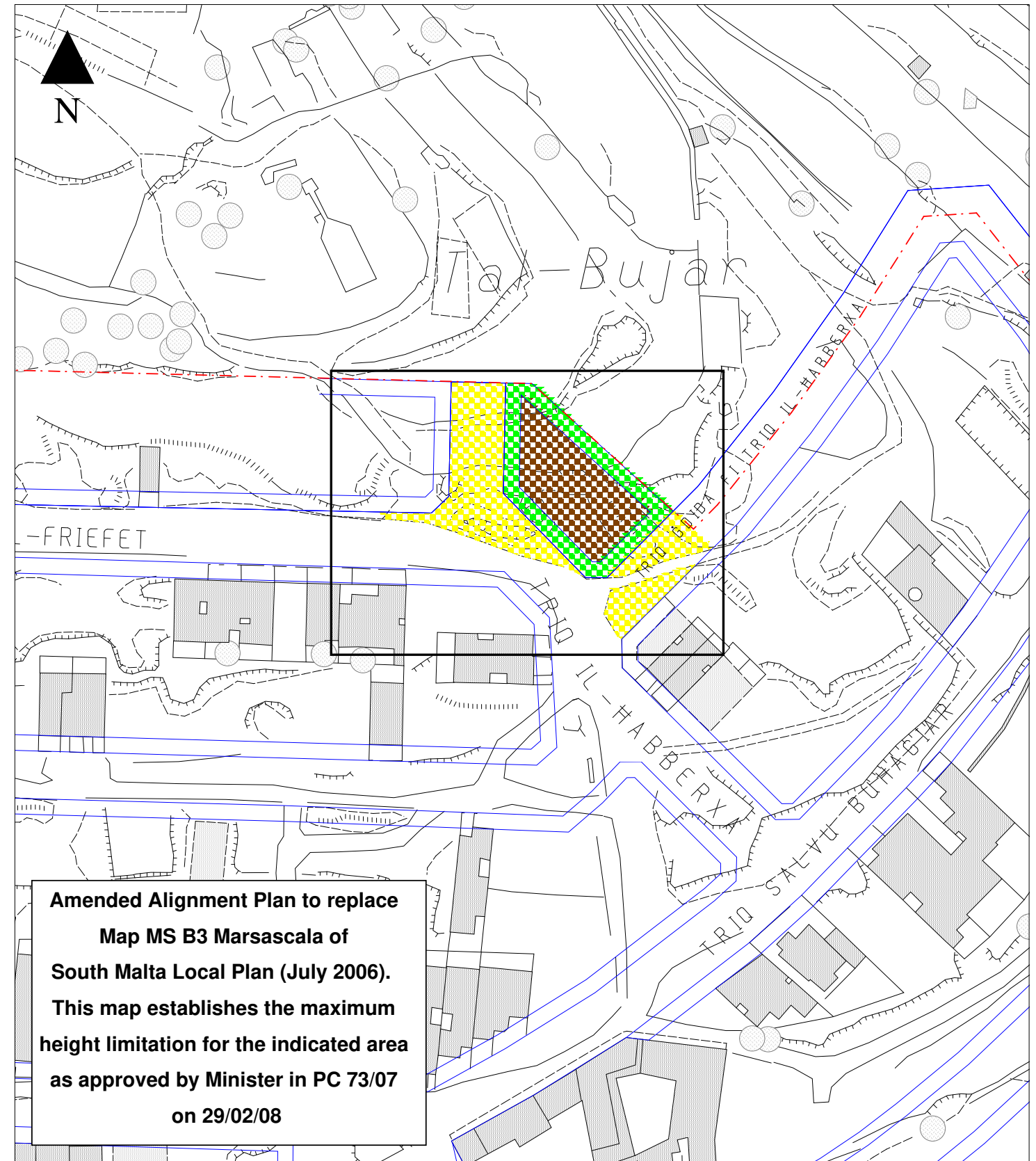
Applicant: MEPA

Date of Endorsement: 29th February, 2008.

Conditions: N/A



Former Scheme Layout



**Amended Alignment Plan to replace
Map MS B3 Marsascala of
South Malta Local Plan (July 2006).
This map establishes the maximum
height limitation for the indicated area
as approved by Minister in PC 73/07
on 29/02/08**

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 + semi-basement)
- Community Facilities

**Changes to Scheme 62, Marsascala
PC 0073/07**

Scale : 1:1000	Date : January 2008	Figure : MS B3
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
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PC Number: PC 0051/07

Proposal: Proposed zoning of site approved in Rationalisation process, proposed height limitations, road alignment and traffic flow

Location: Site at Tal-Barumbara, M'scala.

Architect: Mr. Tancred Mifsud

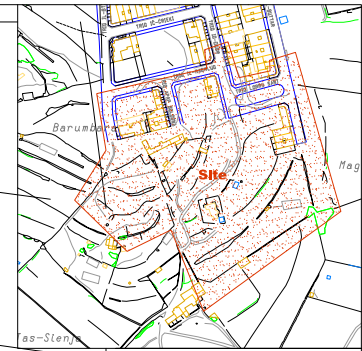
Applicant: Mr Emmanuel Mallia et

Date of Endorsement: 1st February, 2008.

Conditions:

This proposal has been approved subject to the following conditions:

1. Retention of the scheduled structures including the barumbara and command post structures;
2. Planning parameters for the plots occupied by the barumbara and command post are left as reserved matters and will be dealt with as part of the processing of the development planning application on this section of the area. Building height for the entire site is three floors and semi-basement, however, the section within the comprehensive development area fronting Triq Apap Bologna (Site A on map PC 51/07/22a) will be two floors and semi-basement. Within the comprehensive development section building heights may be reviewed following and assessment of the proposed development.
3. A reservoir is to be constructed below the green area at the Triq Apap Bologna and Triq il-Btieti junction.
4. Triq Apap Bologna is to be a one-way road.
5. A special ISC rate, to the satisfaction of ADT, will be applied to the site in view of the specific infrastructural works necessary.



S.S. No. 6068 Scale: 1:2500

Map as approved by Minister in PC 051/07 on the 1st Feb 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.



Marsascala

Topographic Survey Section Land Survey Unit	
Survey No. 1915-6068-07	Survey Commenced 11/7/07
Public Survey No. -	Private No. 1915-07
Planning Control Section Transport Planning Unit	
Misc 1915-07	No. Commenced 30/07/07
Issue No. Current	Rev. GF 37/03 , PC51/07

DISCLAIMER
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City Types	Comprehensives	City Type	Area Code	Legend
U.T.M.	099902	60180	60525	Existing 800 walls
M.S.L.	1500	68660	68925	Spot level
				Existing building
				Formwork level
				Utility alignment
				Front garden alignment
				Terraced House
				Proposed Road
				Open Space
				Comprehensives Planning Area
				Scheduled Property Boundary
				Area A
				Line Of Development
				Scheduled Building