

Paola

Planning Control Applications

PC Number: PC 0076/07

Proposal: To establish building height at 3 floors plus 3 courses basement for residential development and 14m for warehousing.

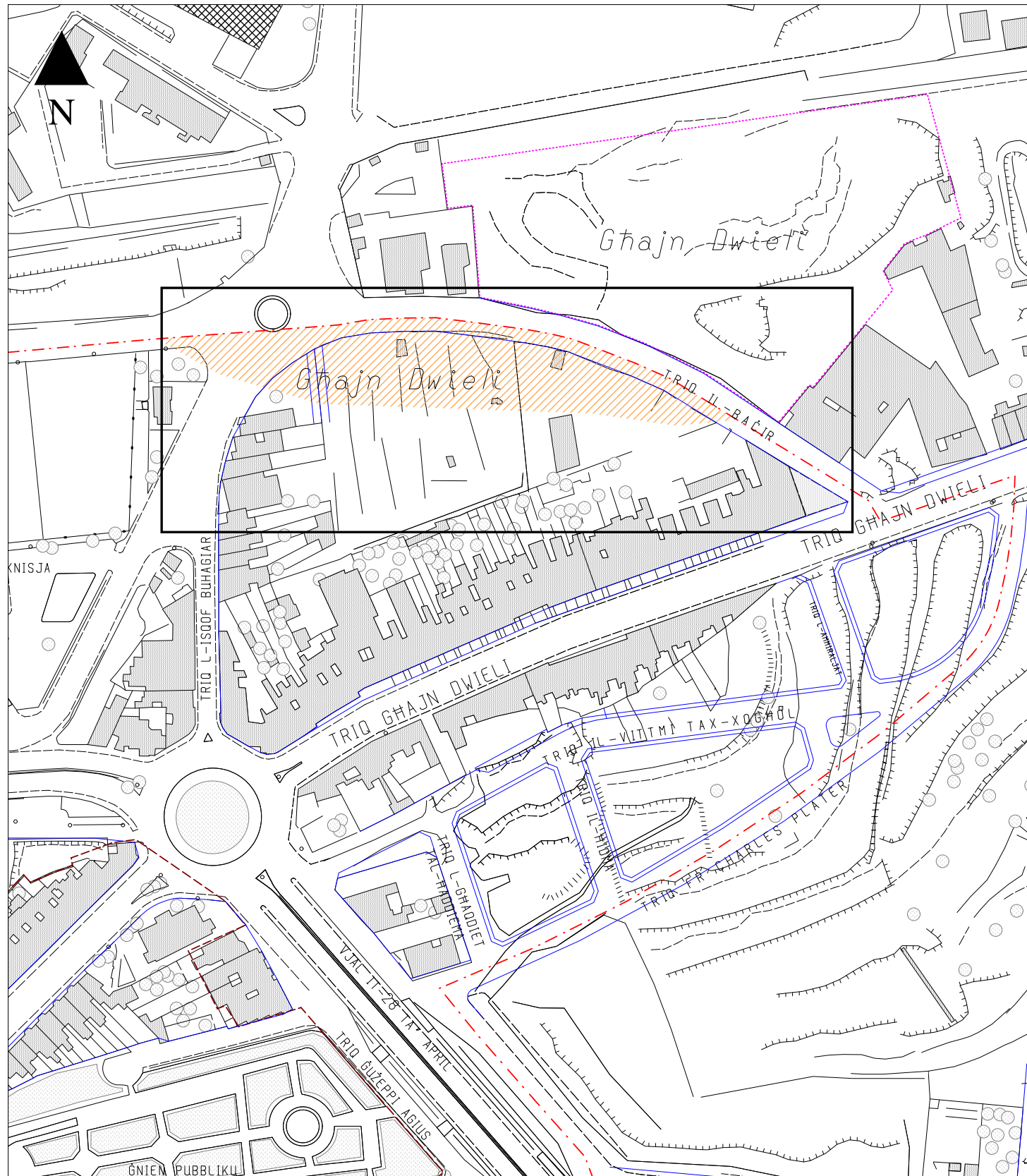
Location: Site at Triq il-Bacir, Paola

Architect: MEPA

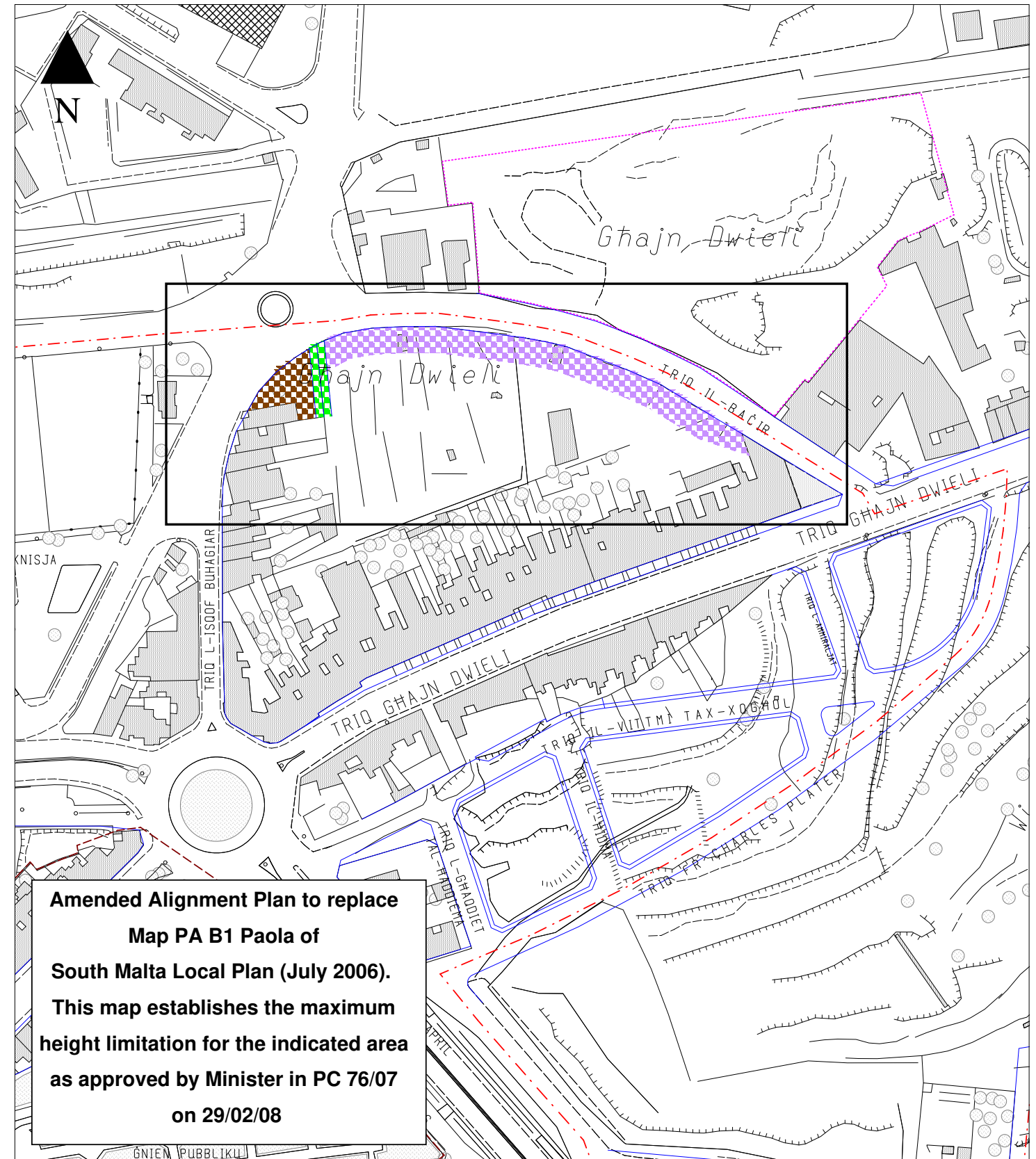
Applicant: MEPA

Date of Endorsement: 29th February, 2008.

Conditions: N/A



Former Scheme Layout



**Amended Alignment Plan to replace
Map PA B1 Paola of
South Malta Local Plan (July 2006).
This map establishes the maximum
height limitation for the indicated area
as approved by Minister in PC 76/07
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 | Location of Amendment | Projected Road | Front / Side Garden |
| Urban Conservation Area | Easement | Shared Area | Villas |
| Industrial Area Boundary | Kerb Alignment | Pedestrian Area | Terraced Development (Residential)
(Building Height 3 Floors + 3 courses basement) |
| Projected HOS | Road Markings | Open Space | Warehouseing
(Building Height 14m) |
| Alignment | DZ Rationalisation Site | Private Garden | |

**Changes to Scheme 54, Paola
PC 0076/07**

Scale : 1:2000	Date : January 2008	Figure : PA B1
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		

Partial Local Plan Reviews

**2015 Revisions to the
South Malta Local Plan of 2006 (Paola)**

Redevelopment of Pace Grasso Site

APPROVED

July 2015

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MALTA ENVIRONMENT AND PLANNING AUTHORITY

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1.0 Introduction

1.1 This report describes the 2015 partial review of the South Malta Local Plan (SMLP) for Pace Grasso site in Paola approved in 2006 which is necessary to take into account Government's vision and objectives for the locality.

1.2 The objective of the review is:

to facilitate the development of a community centre in the core of the urban area with a priority for green public open spaces, the provision of facilities for health services and for persons with special needs together with supporting ancillary development.

This objective was published on the 31st of March 2015 and representations were invited from the public until the 14th of April 2015. One submission was received by the closing date of the public consultation exercise. This submission was taken into account in the drafting of the new policy.

1.3 The revisions were published for consultation on the 28th of April 2015 and a period of six weeks, up to the 12th of June 2015, was allowed for the submission of representations from the public. Thirteen submissions were received by the closing date of this second stage consultation and one submission was received late. A description of these submissions with MEPA responses is included as appendix A with this report.

1.4 The proposed revisions will affect the following maps in the SMLP:

(i) Map PA1 – Paola North Policy Map

Policies SMSO01 and SMPA08 in the South Malta Local Plan of 2006 have been revised to guide the development of the Pace Grass site in Paola. The draft revised policies are included in the following paragraphs and are highlighted in bold text followed by the supporting justification. A policy map (Map A) is also attached with this report, the contents of which shall replace those in the map quoted above. All other parts of the 2006 SMLP as further revised, (text and maps) are proposed to remain unchanged.

2.0 Proposed Revisions to the South Malta Local Plan of 2006.

2.1 The first paragraph of policy SMSO01 is proposed to be revised to remove the reference to the comprehensive development of the site of Pace Grasso and shall read as follows:

SMSO 01 – Health Facilities

Mepa will favourably consider proposals for the relocation of the Paola Health Centre to Pace Grasso site as indicated in Policy SMPA 08.

2.2 Policy SMPA 08 shall be replaced by the following policy and supporting justification:

SMPA 08 - PACE GRASSO COMMUNITY CENTRE

The Pace Grasso site is designated as a community centre to promote and support the development of high quality facilities for the regional and local communities.

Land uses, development densities and height of buildings

The site shall be developed into four distinct zones as shown on Map A, under the following parameters:

Zone A: Health (Priority Regional Health Centre)

Site Area: 3,000sqm
Floorspace: 12,000sqm
Building Height: 4 floors (17.75m)

Zone B: Social Services (Priority Centre for persons with special needs)

Site Area: 4,200sqm
Floorspace: 16,000sqm
Building Height: 4 floors (17.75m)

Zone C: Commercial (Priority Retail, including supermarket)

Site Area: 3,000sqm
Floorspace: 6,000sqm
Building Height: 2/3 floors (10.5m/14.0m)

Zone D: Public Open Space (Priority landscaped areas and sports)

Site Area: 8,700sqm

Specific requirements for Zone B

Zone B (Social Services) may include a centre for persons with special needs accommodating residential units, respites, multipurpose halls, day centres and learning hubs. The buildings shall be overlooking the garden and make full use of it. Part of the garden /open space is to be integrated within projected activities / uses.

Specific requirements for Zone D

Within Zone D, there shall be an underground public car park of at least 350 car spaces and allocation for the possible development of a link to the planned mass transit system.

The existing bocci pitch and clubhouse shall be integrated as part of the design of Zone D at the expense of the developer.

Minor encroachments onto the public open space allocated on Zone D may be included in the design of sites A (Health) and B (Social Services) provided these are necessary and justified and shall, in no case, include roofed over structures or buildings.

The design and landscaping of the public open space shall take into full account the layout and designs of the buildings to the north (priority regional health centre) and to the south (priority centre for persons with special needs) which may have their main elevations facing the open space. The design and landscaping of the public open space must also ensure that the outlook of the buildings is not prejudiced and consider the integration of uses and activities which are part of the centre for persons with special needs.

Traffic and Parking

The road alignments shown on Map A shall be strictly followed by the developer, including the alignments of the new proposed road separating Zones A and D from Zone C. Any traffic related improvements identified through the appropriate studies shall be funded by the developer. Underground space shall accommodate the development of the parking requirements for each development zone A, B and C on each respective site.

Sustainable Urban Design

The Floor Area Ratio mechanism (FAR) may be applied to the three development zones A, B and C provided the overall height does not exceed twice the dimension established by this policy for each of the zones.

All buildings shall adopt high sustainability standards and include measures for energy and water conservation, energy generation from renewable sources and waste management.

Submission Requirements

In addition to the submission requirements normally associated with an application of this scale and complexity, each application shall be supported by a design statement, with emphasis on graphic presentation, describing the architectural and urban design philosophy, within the context of the location of the site in an Urban Conservation Area.

20.4.22 The Government owned Pace Grasso site, with an area of around 20,000sqm, currently consists of a garden, bocci pitch, club house and a full sized, redundant, football pitch and nowadays it is occasionally used for parking. The high boundary walls around the site create a considerable adverse visual impact on the immediate residential area.

20.4.23 The site is underutilized and the amenity of the area will be extensively improved as a result of the proposed development and would provide for additional facilities to be enjoyed by the local and wider communities. The dominant land-use in this proposal is the public open space which will provide a strategic green lung in this densely built-up area and will also be the integrating feature in the whole scheme. Health facilities will greatly improve the range and quality of health services and the centre for persons with special needs will also go a long way in implementing Government's strategy in this sector.

20.4.24 Additional development of a commercial nature may also be considered as indicated in this policy. There is also an opportunity to provide additional parking over and above those needed to serve the proposed development and to allocate space for the longer term mass transit system.

3.0 Conclusion

- 3.1 The MEPA Board discussed the revisions to the South Malta Local Plan of 2006 during its meeting of the 9th July 2015 and decided to approve this document and forward it to the responsible Minister for his final endorsement.

Appendix A

**South Malta Local Plan 2006
(Revisions 2015)**

**Public Submissions on
Revisions**

Ref	Respondent	Date	Summary of Comments Received	MEPA Response
SMPG/15/1	Anthony Neil Pace	29.04.15	<p>I'm writing to submit my views on the above proposal.</p> <p>While it is a fantastic opportunity to turn the Pace Grasso ground into a green lung for Paola, (it is desperately needed), I would like to bring to your attention the extreme importance of catering for parking for the commercial districts, namely Antoine De Paule Square and the surrounding areas.</p> <p>This can be done underground while still being able to create a green lung as is done in many other European Cities. (example of which is Place De La Republique in Metz, France) http://tout-metz.com/parkings-de-metz/republique</p> <p>The Parking should be available to residents and workers in the area, as during the day, parking in the surrounding streets is completely full up with these people, i.e. Workers and Shoppers. This includes large amount of traffic that passes through the arterial roads around Antoine De Paule</p>	<p>The issue of additional traffic generation and parking requirements is recognized by the policy and specific provisions have been included to ensure that all parking requirements are met on site in underground spaces.</p> <p>Furthermore, a public carpark of at least 350 spaces is envisaged beneath the public open space.</p>

			<p>Square - A P+R is also really badly needed (maybe this can be done in Kordin?)</p> <p>On a separate subject, near Triq Bormla there is a garden (Opposite Wied Blandun) which is in a state of neglect, if this is taken care of and upgraded, Paola will have an additional Green lung in the nearest vicinity of the Pace Grasso Ground, while still being far enough to make a difference in another area.</p> <p>I hope that this message is seen to, and that the end result of the Pace Grasso proposal is positive for the Residents and the Workers in the Area.</p>	
SMPG/15/2	Clinton Caruana	29.04.15	<p>I wish to submit my feedback regarding the Redevelopment of Pace Grasso site.</p> <p>Paola has a major lack of open space. Hence I suggest that the whole Pace Grasso ground remains an open space and in that sense it should remain devoid of development. It could be refurbished to become a public open space rather than in today's derelict state. I agree that the high boundary walls around the site create a considerable adverse visual impact on the immediate residential</p>	<p>This site offers a unique opportunity to address both the needs to provide a green lung in this dense urban area and also provide for the needs of other important community facilities such as a regional health centre and facilities for persons with special needs.</p> <p>The policy also includes the requirement for waste management facilities as suggested in</p>

			<p>area. Hence these should be removed and replaced by walls which integrate with the local environment.</p> <p>Otherwise, the ground enjoys a relatively wide view of the surrounding up to Mdina in the west and Dingli in the SW up to the sea on the eastern side. Perhaps an elevated area (such as the current stairs on the side) should be considered and further uplifted for photography purposes.</p> <p>An area for bring-in site should be considered in the plans especially since these were removed from the Schreiber area in contrary with current trend that waste separation should be encouraged. Furthermore, the whole area could be monitored through CCTV cameras for security purposes.</p>	<p>this submission.</p>
SMPG/15/3	John Micallef Hawkes	29.04.15	<p>We residents of Paola greet this proposed project overwhelmingly.</p> <p>My suggestion is that as Paola's residents are mostly elderly, we would very much appreciate it if a DAY CENTRE would be included in the project.</p>	<p>The policy allocates zone B for the provision of social services. Government has indicated that the priority is for a centre for person with special needs but there would be no objection to the provision of the suggested</p>

			I sincerely hope my suggestion will be considered. May I suggest incorporating also an 'OLD PEOPLES HOME' in the project please?	facilities on zone B.
SMPG/15/4	Michael Zammit	30/04/15	<p>I would like to suggests that the roads around the suggested area are widened especially Sisters Str to obtain more road side parking spaces, and create more space for mass transit vehicles to maneuver easily.</p> <p>I would also like to suggest that other sports facilities be included in area D, basketball, or small skate park.</p> <p>Water reservoirs in all four site should be excavated to collect rainwater and solar panels be installed on each building as well to provide green energy to the area.</p>	<p>Allocating land space for on street parking may not be the most efficient use of land and the policy requires full provision of car parking in underground space.</p> <p>Zone D is allocated for landscaped areas and sports facilities.</p> <p>Water conservation measures and energy generation from renewable sources are requirements of the policy.</p>
SMPG/15/5	Thomas Briffa	01/05/15	<p>My proposal is that the Local Council premises be removed from the present site and integrated into the Pace Grasso site.</p> <p>This is in light to return the site to its previous state that is a playing field.</p> <p>Surely, the person who dreamt of building</p>	The provision of office space for the Local Council did not form part of the strategic direction for this site which has focused on social facilities and public open space.

			the council premises in the middle of a playing field was not environmentally minded.	
SMPG/15/6	Judith Schembri	04/05/15	<p>While I do understand the need that development needs to be made, I cannot understand why Pace Grasso has to be turned into what has been stated.</p> <p>For one, that is like a wartime cemetery. I have been told that, that is wartime rubble brought over from the Three Cities.</p> <p>Secondly, have you seen the area from an aeroplane? Fgura, Paola and Tarxien are just one big town with no open space - nothing. The only space that can be found is, in reality, Pace Grasso. Can't it be left as it is - a parking space and one which can be left open open 24 hours? One cannot park there in the night because doors are closed at around 8pm. Do you know how difficult it is to park nowadays if you come after 8pm? Residents, and I am</p>	<p>This site offers a unique opportunity to address both the needs to provide a green lung in this dense urban area and also provide for the needs of other important community facilities such as a regional health centre and facilities for persons with special needs.</p> <p>This issue has already come to light during the process of the environmental impact assessment carried out for earlier proposal and mitigation measures for the management of waste will have to be introduced.</p> <p>Additional parking provision is a requirement of the policy.</p>

			<p>one of them, are finding problems to park.</p> <p>Thirdly - are you aware that you will be causing environmental problems, once digging and removal of rubble begin? Are you aware of the rats and other God-knows-what type of rodents will come out? And I am not talking about cats. Are you aware of the dust and dirt that will enter our houses once these works start? Are you aware that we have to keep all doors and windows closed and maybe cannot even hang our clothes out to dry? Are you aware that the sediment of dust can cause allergies and asthma problems to children and adults alike?</p> <p>Why don't you build next to the Kunsill Lokali? Or is too much to ask? One should consider all those who live around in the area...and this will cause great inconvenience to all, young and old!</p>	<p>A construction management plan shall form part of the development permission for the site which will seek to minimize the impacts during the construction phase.</p>
SMPG/15/7	Alistair Borg	04/05/15	<p>Reference is hereby being made to the consultation process presently underway concerning the project on the site presently occupied by the Pace Grasso stadium. As one of the Paola residents living in the vicinity of this site, I similar to a number of residents</p>	

		<p>living in the same area have a number of concerns.</p> <p>As has rightly been highlighted, the Paola/Fgura area where the Pace Grasso stadium is situated is a highly urbanised area, often traffic-congested without many open spaces that counteract the urbanisation and heavy traffic that passes through this area on a daily basis. As is rightly the case, this new development has been earmarked as an opportunity to provide a green lung to this area through the establishment of green open spaces.</p> <p>In view of such considerations, we certainly have concerns regarding the Zone C of the proposed project, namely the establishment of a supermarket, retail outlets etc. We think that the Paola/Fgura area has more than enough retail outlets in its main thoroughfares that adding to them is certainly unnecessary. In fact, especially Paola, already serves as the main commercial hub of the south of Malta, where many people, mostly from towns and villages in the south of the island come to satisfy their retail needs. More shops and retail outlets would</p>	<p>Noted.</p> <p>The argument that there is no “need” for more businesses in the area cannot be justified in economic terms.</p> <p>It has to be remarked that the scope of this new policy to provide more clarity and certainty for future developers who may be interested in developing the site. The proposal for commercial development has been established since 2006 when the Local Plan for Paola was approved. The original policy even permitted offices, restaurants, and large showrooms, together with a</p>
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		<p>certainly put an added unsustainable burden on this area mainly in terms of parking facilities for residents and traffic congestion. The project brief also denotes that an underground parking area for 350 vehicles is being planned as part of this project but this will certainly not serve the residents needs since firstly, people coming from outside Paola to make use of the retail outlets will firstly seek to park in the adjacent streets or streets in the vicinity prior to opting for the underground car-park and secondly an underground parking is certainly impractical for residents, especially residents with young kids or elders. In this regard, we realise that Zones A and B are useful social and health requirements that through sensitive planning may be accommodated in this project but Zone C is certainly unnecessary and can also serve as detriment to residents in the immediate vicinity.</p> <p>Another concern regarding this project relates to its actual construction and implementation. We are aware that the Pace Grasso stadium, being a dilapidated and abandoned site is infested with rats. We see rats, especially on the Fgura side of the</p>	<p>supermarket.</p> <p>The concerns about potential impacts from the commercial zone have been noted. The 350 space carpark included in the policy, is <u>over and above</u> the parking requirements of each zone. Therefore the parking requirements for Zone C have to be provided within Zone C. The policy also mentions that any traffic related improvements would need to be funded by the developer. For example, a controlled parking zone could be introduced to ensure that visitors do not take up on street car spaces.</p> <p>It is also Government's intention to attract involvement by the private sector to finance the considerable expense involved in developing and maintaining the large public open space proposed.</p> <p>A construction management plan shall form</p>
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			<p>stadium, on an enough frequent basis that makes us concerned that when its pulled down, a rats infestation may take place. In this regard, we kindly request that enough consideration is given to this issue since it after all concerns our health and wellbeing.</p> <p>Whilst thanking you for carrying out this consultation process on the Pace Grasso project, we hope that the highlighted concerns are seriously considered and the requested changes in plans effected.</p>	<p>part of the development permission for the site which will seek to minimize the impacts during the construction phase.</p>
SMPG/15/8	Tony Borg	04/05/15	<p>May I please refer to the Pacegrasso project that is due for consideration before being actually implemented. It is very wise that action is going to be taken so as to eliminate the continuous abuse of this area which lately has developed in stealing besides other serious drug offences; stealing include car number plates, cars, cars damages and house stealing during day and night !!</p> <p>Regarding the essential zones A and B which are being projected being Social and Health projects are definitely a necessity as those being served with in the Poala/Fgura area , are old, shabby and surely needs to be</p>	<p>Noted.</p> <p>Noted.</p>

		<p>changed since these have been there for over forty years now late seventies.</p> <p>However Zone C which is a zone being allotted to commercial business is needless to say a zone uncalled for. Poala and Fgura are two villages which are more than rich with shopping outlets all over the two villages including quite a number of supermarkets, shopping arcades and renowned establishments known all over the island. The two main roads of these villages are heavily populated with shopping outlets of all kinds of genres. Shopping centers are also topped up with a market which is focused daily in Poala centre. In addition to these the number of food, restaurants and take-away outlets here in this zone is more than required by our population here. If this zone C is thus implemented as planned notwithstanding the above serious reasons (known to all) will increase our parking problems for us that we live here in front of this project zone. Here in this area we have been breathing all types of fumes both from Drydocks and Marsa Power Station and now to be completely hanged such a Zone C is going to be created to our health detriment after all these years that we</p>	<p>The argument that there is no “need” for more businesses in the area cannot be justified in economic terms.</p> <p>It has to be remarked that the scope of this new policy to provide more clarity and certainty for future developers who may be interested in developing the site. The proposal for commercial development has been established since 2006 when the Local Plan for Paola was approved. The original policy even permitted offices, restaurants, and large showrooms, together with a supermarket.</p> <p>The concerns about potential impacts from the commercial zone have been noted. The 350 space carpark included in the policy, is <u>over and above</u> the parking requirements of each zone. Therefore the parking requirements for Zone C have to be provided within Zone C. The policy also mentions that any traffic related improvements would need to be funded by the developer. For example, a controlled parking zone could be introduced</p>
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			<p>have been suffering and sweeping black dust from our yards and roofs.</p> <p>It would be highly solicited from your end so as to re consider this Zone C as definitely is not a need to us inhabitants and this will create a health hazard to all of us as these commercial businesses are not a need at all. We definitely need more green area to be allotted to our young ones who are deprived from this in these vicinities.</p> <p>We hope that our request is accepted for the benefit of all of us.</p>	<p>to ensure that visitors do not take up on street car spaces.</p> <p>It is also Government's intention to attract involvement by the private sector to finance the considerable expense involved in developing and maintaining the large public open space proposed.</p>
SMPG/15/9	Umberto Mule Stagno	05/05/15	<p>The Light Pollution Awareness Group recommends that MEPA impose a requirement for any installed exterior lighting to be full cutoff, and downward pointing. Floodlighting, and other illumination should be directed such that it does not spill above the horizontal.</p> <p>Improper exterior lighting has become a major eyesore at night in Malta and Gozo. The use of full cutoff lighting would alleviate these problems. Sky glow, or wasted light which ends up illuminating the night sky, may</p>	<p>This is a requirement normally associated with an application of this scale and complexity.</p> <p>It should also be added that this policy will form part of the South Malta Local Plan which already contains provisions regarding minimization of light pollution.</p>

		<p>be of disruption to the neighborhood.</p> <p>To this end we ask MEPA to add the following as one of the permit conditions:</p> <p>The development shall not be a source of light pollution at night. To this effect:</p> <p>a) any exterior lighting should be strictly limited to within the developed part of the site. No light shall trespass onto neighbouring properties.</p> <p>b) the development hereby being permitted shall not be considered as a justification for the lighting of the access roads, tracks and paths leading to the site or for other lighting going beyond the site boundary.</p> <p>c) the lighting has to be from any peripheral landscaping inward, so as to be screened as much as possible by the landscaping itself, and,</p> <p>d) all exterior lighting installed on site is to be of the downward-pointing, full cut-off type having 0% upward light output ratio. No luminaire globes or uplighters shall be accepted.</p> <p>Do not hesitate to contact us should you</p>	
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			<p>require any clarification and/or information. Further technical guidelines are available at http://www.maltastro.org/lpag</p>	
SMPG/15/10	Romina Borg	10/05/15	<p>Qed nirreferi għall-progett li huwa ppjanat li jsir fis-sit fejn fil-prezent hemm il-ground ta' Pace Grasso f'Rahal Gdid. Nahseb kulhadd jaqbel li dan huwa progett li huwa mehtieg hafna għal din iz-zona partikolari li hija ferma traffikuza u bi ftit spazji hodur għat-tgawdija tan-nies tan-dawn in-nahat u għan-nies tan-naha t'isfel ta' Malta b'mod generali.</p> <p>F'dan ir-rigward fil-waqt li nhoss li dan il-progett, kif qed jigi ppjanat hu wiehed li jahseb għal diversi bzonnijiet soċjali u ta' sahha, nemmen li l-inkluzjoni tal-hwienet u supermarket (Zona C) zgur li mhix mehtiega, l-aktar meta wiehed jinnota li l-erja ta' Rahal Gdid u l-Fgura diga hi mimlija hwienet u stabbilimenti ta' dan it-tip li minnhom infushom johlqu certu attivita, traffiku, pollution etc.</p> <p>Filwaqt li niringrazzjak tal-konsultazzjoni, nittamaw li dan il-progett isir mill-aktar fis possibli, pero b'kuxjenza għall-ambjent u minghajr l-entitajiet kummerċjali u l-hwienet</p>	<p>L-argument li fl-area ta' Raħal Ġdid u l-Fgura m'hemmx bzonn aktar hwienet mhux gustifikat f'termini ekonomiċi.</p>

			ippjanati.	
SMPG/15/11	Roderick Mizzi	18/05/15	<p>I would like to contribute for the public consultation for the proposed project on the site presently occupied by the Pace Grasso stadium.</p> <p>Firstly I would like to commend this initiative for this neglected site. Being significantly large site this area has been a concern for people living in the Paola, Tarxien and Fgura area. However any development that attracts further business to this highly urbanised and commercial area will have significant impact with regards to traffic on people living in Paola, Tarxien, Fgura, Zabbar, Xghajra and Marsascala.</p> <p>Between 7am and 8 pm traffic in Fgura and Paola junctions is excessive and extremely slow moving. With the new commercial zone, particularly the supermarket I'm afraid we're heading to a complete grid lock. From the proposed car parks one can acknowledge the increase in traffic that this project can generate during the time that these commercial outlets are open. Incidentally Paola centre is also a very sought commercial</p>	<p>The argument that there is no “need” for more businesses in the area cannot be justified in economic terms.</p> <p>It has to be remarked that the scope of this new policy to provide more clarity and certainty for future developers who may be interested in developing the site. The proposal for commercial development has been established since 2006 when the Local Plan for Paola was approved. The original policy even permitted offices, restaurants, and large showrooms, together with a supermarket.</p> <p>The concerns about potential impacts from the commercial zone have been noted. The 350 space carpark included in the policy, is <u>over and above</u> the parking requirements of each zone. Therefore the parking requirements for Zone C have to be provided within Zone C. The policy also mentions that any traffic related improvements would need to be funded by the developer. For example, a controlled parking zone could be introduced to ensure that visitors do not take up on</p>

			<p>hub in the South and when one considers that part of Paola square is being proposed to be pedestrian (a project that I fully support), I imagine traffic in the area slows even further and shifts further traffic and parking in the adjacent streets. I also question the need of a supermarket in zone C. Within a kilometre from this area I can identify three supermarkets so people in this area are more than served by supermarkets and thus businesses will seek further business from outside this area creating a multiplier effect on traffic.</p> <p>I propose more open spaces given that some years back the Paola Local Council decided to house their offices in the public garden behind the church. However we were never compensated for this loss of open public space.</p> <p>I hope that my suggestions can contribute for improving the social and economic aspects of the Paola, Tarxien and Fgura area.</p>	<p>street car spaces.</p> <p>It is also Government's intention to attract involvement by the private sector to finance the considerable expense involved in developing and maintaining the large public open space proposed.</p>
SMPG/15/12	Fiona Borg	02/06/15	In view of the above mentioned document, I would like to bring to your attention a number of issues concerning the proposed	The argument that there is no "need" for more businesses in the area cannot be justified in economic terms.

		<p>project.</p> <p>Whereas the open area is greatly appreciated and the inclusion of social services and health centre are a necessity and hence acceptable, the space for more retail outlets in Paola/ Fgura area is most worrying.</p> <p>Paola/Fgura area is presently full of retail outlets and being a dense commercial hub, parking in the area is particularly a problem especially during shop hours.</p> <p>The new project does include a large parking space below ground level but the obvious conclusion is that the underground spaces will only start being filled when parking spaces in the streets are full.</p> <p>This obviously causes great disturbance to residents in the vicinity of the Pace Grasso project who should not be forced to park their car in a parking area meant for retail outlets.</p> <p>Hence, in view of the above, more open space is suggested within the proposed project as Paola/ Fgura would certainly</p>	<p>It has to be remarked that the scope of this new policy to provide more clarity and certainty for future developers who may be interested in developing the site. The proposal for commercial development has been established since 2006 when the Local Plan for Paola was approved. The original policy even permitted offices, restaurants, and large showrooms, together with a supermarket.</p> <p>The concerns about potential impacts from the commercial zone have been noted. The 350 space carpark included in the policy, is <u>over and above</u> the parking requirements of each zone. Therefore the parking requirements for Zone C have to be provided within Zone C. The policy also mentions that any traffic related improvements would need to be funded by the developer. For example, a controlled parking zone could be introduced to ensure that visitors do not take up on street car spaces.</p> <p>It is also Government's intention to attract involvement by the private sector to finance the considerable expense involved in</p>
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			benefit more from open spaces rather than more retail outlets.	developing and maintaining the large public open space proposed.
SMPG/15/13	Dolerita Mifsud	12/06/15	<p>Can you kindly clarify what is this mass transit system, which is mentioned in the Public Consultation draft on page 4 and pg 6?</p> <p>Furthermore is there going to be access to zone D directly from Sister Street?</p> <p>In which street will it be located the main entrance of the health centre ?</p> <p>Thanks so much and waiting forward for your reply</p>	<p>The mass transit system is a long-term public project which is aimed at introducing another public transport service to complement the bus system.</p> <p>The area for public open space has a frontage, and hence a direct access onto Sisters Street.</p> <p>The policy does not make a specific requirement for the location of this access. This information will be available once the application for the health centre is validated by MEPA.</p>
SMPG/15/14	Marie Louise Bugeja	15/06/15	Parentcraft Services is a self-contained Unit, forming part of the Obstetric Department and situated on Level 1 at the Outpatient Department at Mater Dei Hospital (MDH). It presently caters for over 2800 expectant mothers per year, the majority of who attend with their partners, while a fair number attend more than one course. As expected, Evenings and Sundays are the most popular,	The policy allocates zones A and B for the provision of health and social services. Government has indicated that the priority is for a regional health centre and a centre for person with special needs but there would be no objection to the provision of the suggested facilities on zones A or B.

		<p>with 5 – 6 concurrent sessions on Sundays, two being held in the Parentcraft lecture rooms, while the rest in various Outpatient waiting areas.(kindly refer to attached documents for an overview of the services being offered by our Unit).</p> <p>In April 2013, talks were held with the Hon. Dr. Godfrey Farrugia, and an excellent venue was proposed for Parentcraft Services, away from MDH. The area identified was the ex-Psychiatric Short Term Unit at SLH, which is situated on ground floor and ideal for the pregnant women making use of our classes and services. Many talks were held, and all was in readiness for our move (proposed plans attached). Disappointedly, this move was aborted since at that time other plans appeared for SLH.</p> <p>My proposal is to include Parentcraft Services in the proposed development plan for Pace Grasso – either Zone A or Zone B. In the latter, we could introduce the concept of a Healthy Family Unit, with Parentcraft as the hub for Education and Support, while other professions and Units contributing towards the “Health Family” rather than “Families</p>	
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		<p>with Problems". These would include a branch of Ghozza (Teenage Pregnancy), Social Services (ready to help, perhaps linking with ETC/Homestart etc), Systemic Family Psychotherapy (Healthy Relationships), DSWS (Childcare Centres), Speech and Language Therapists, Audiologists (Screening), Dentists, Well Baby, Satellite of Breastfeeding Walk-in Clinic..... etc.</p> <p>The list could go on if this is considered, but it would truly be a gem in the South of Malta.</p> <p>We would be extremely grateful if our request is again given consideration, and I would be very willing to meet or forward you any information regarding this exciting project.</p> <p>I thank you, in advance, for your kind help and understanding.</p>	
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