

Safi

Planning Control Applications

PC Number: PC 36/12

Proposal: To establish the zoning, building heights and road alignment of the Rationalisation Site (2006).

Location: Site at Triq Iz-Zurrieq c/w Triq Barcellona, Safi

Architect: Mr. Edwin Mintoff

Applicant: Mr. John Formosa

Date of Endorsement: 21st October 2022

Drawing Numbers: PC 36/12/1N/197B.

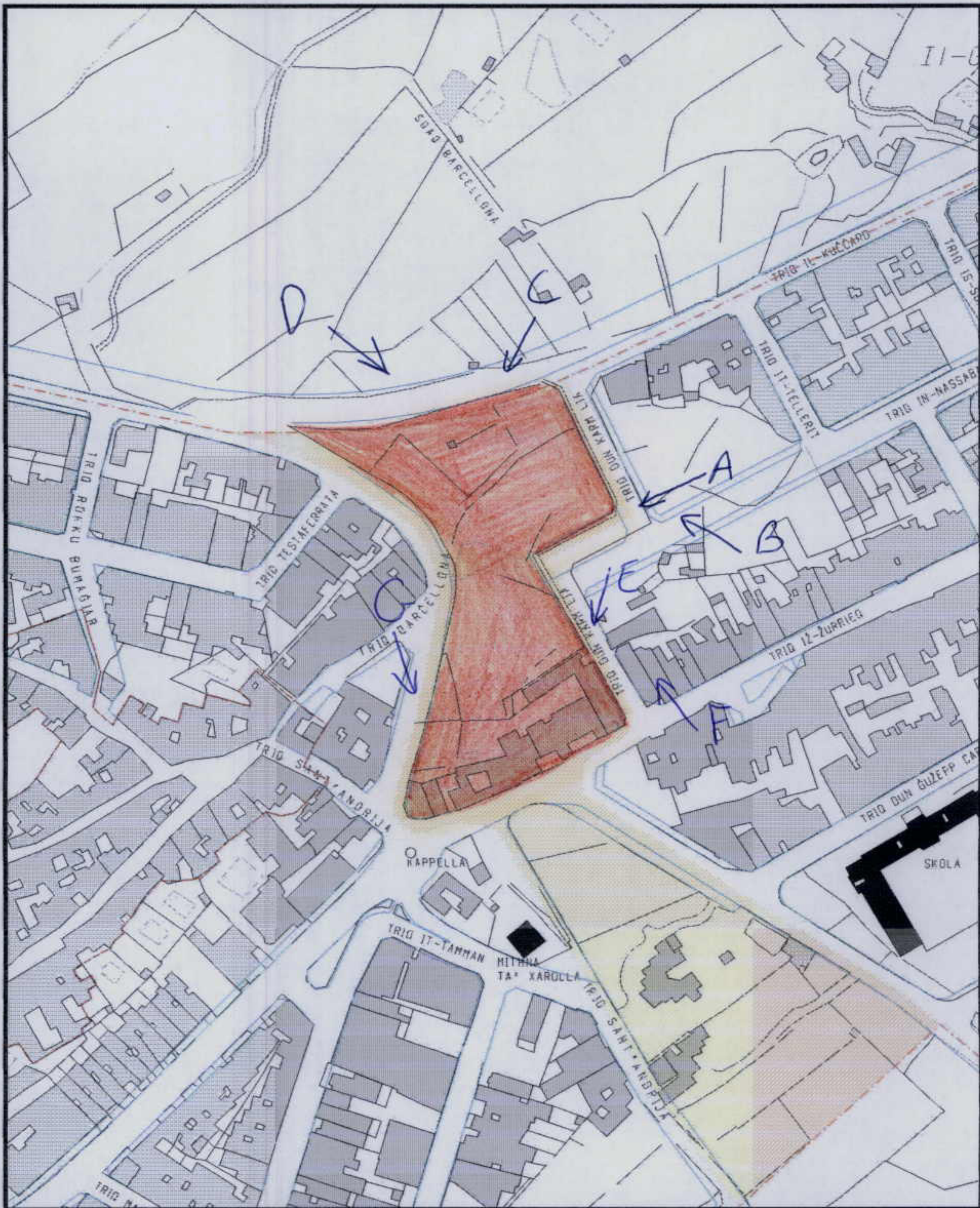
Conditions:

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. Parts of the site are designated as a public open space as per Map SA 1 and Policy SMSE 04 of the South Malta Local Plan.
2. The building heights for the area shall not exceed the maximum limits indicated on Map PC 36/12/197B.
3. No rock-cutting shall be permitted within the area indicated as (i) in drawing PC36/12/197B. The type, design and location of all ground works including foundations and the access elements; such as columns and lifts, stairwell etc. to provide access to the upper floors, shall be subject to the approval of the Superintendence for Cultural heritage. The ground level shall remain 'open' to enable visual and physical access to the cultural heritage within the site.
4. No rock-cutting shall be permitted within the area indicated as (ii) in drawing PC36/12/197B, except for limited trimming/levelling for foundations on existing rock level following a method statement approved by the Superintendence for Cultural Heritage and archaeological monitoring.
5. No rock-cutting shall be permitted within the areas indicated as (iii) in drawing PC36/12/197B, except for limited trimming/levelling for foundations on existing rock level following a method statement approved by the Superintendence for Cultural Heritage and archaeological monitoring. A buffer zone within and around catacomb remains and access shall be retained in accordance with approval of the Superintendence for Cultural Heritage.
6. No rock-cutting shall be permitted within the area indicated as (iv) in drawing PC36/12/197B, except for limited trimming/levelling for foundations on existing rock level following a method statement approved by the Superintendence for Cultural Heritage and archaeological monitoring. The ground level shall remain 'open' to enable visual and physical access to the cultural heritage within the site, except for the construction of access elements, such as columns and lifts, stairwell etc. to provide access to the upper floors.

7. The area marked as (v) in Map 36/12/197B shall not be released for any type of intervention, prior to further investigation and clearance by the Superintendence for Cultural Heritage.
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.

004614

500m



0m

Min Easting = 52936.02, Min Northing = 65503.38, Max Easting = 53336.02, Max Northing = 66003.87

0m

400m

MEPA

www.mepa.org.mt

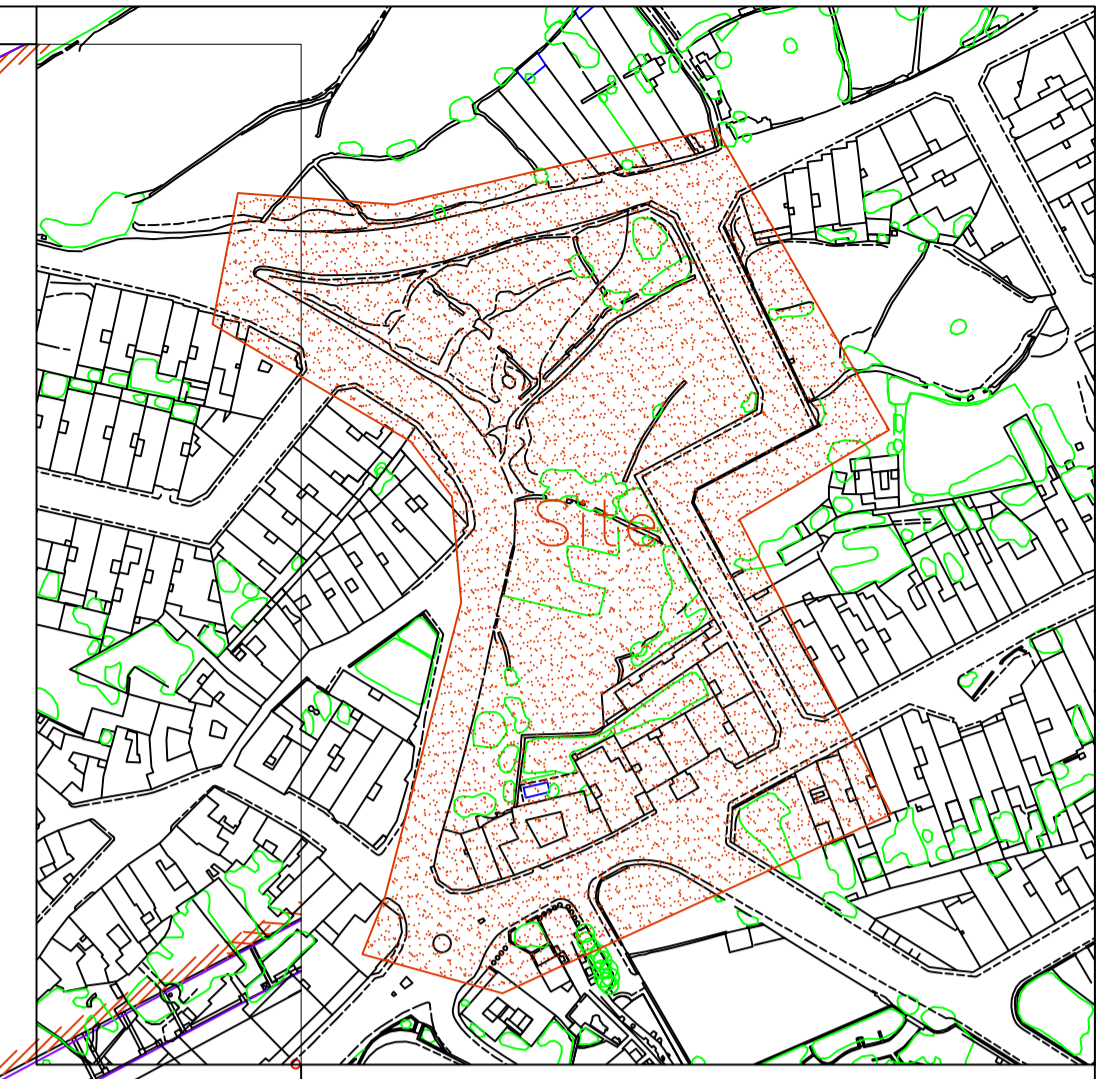
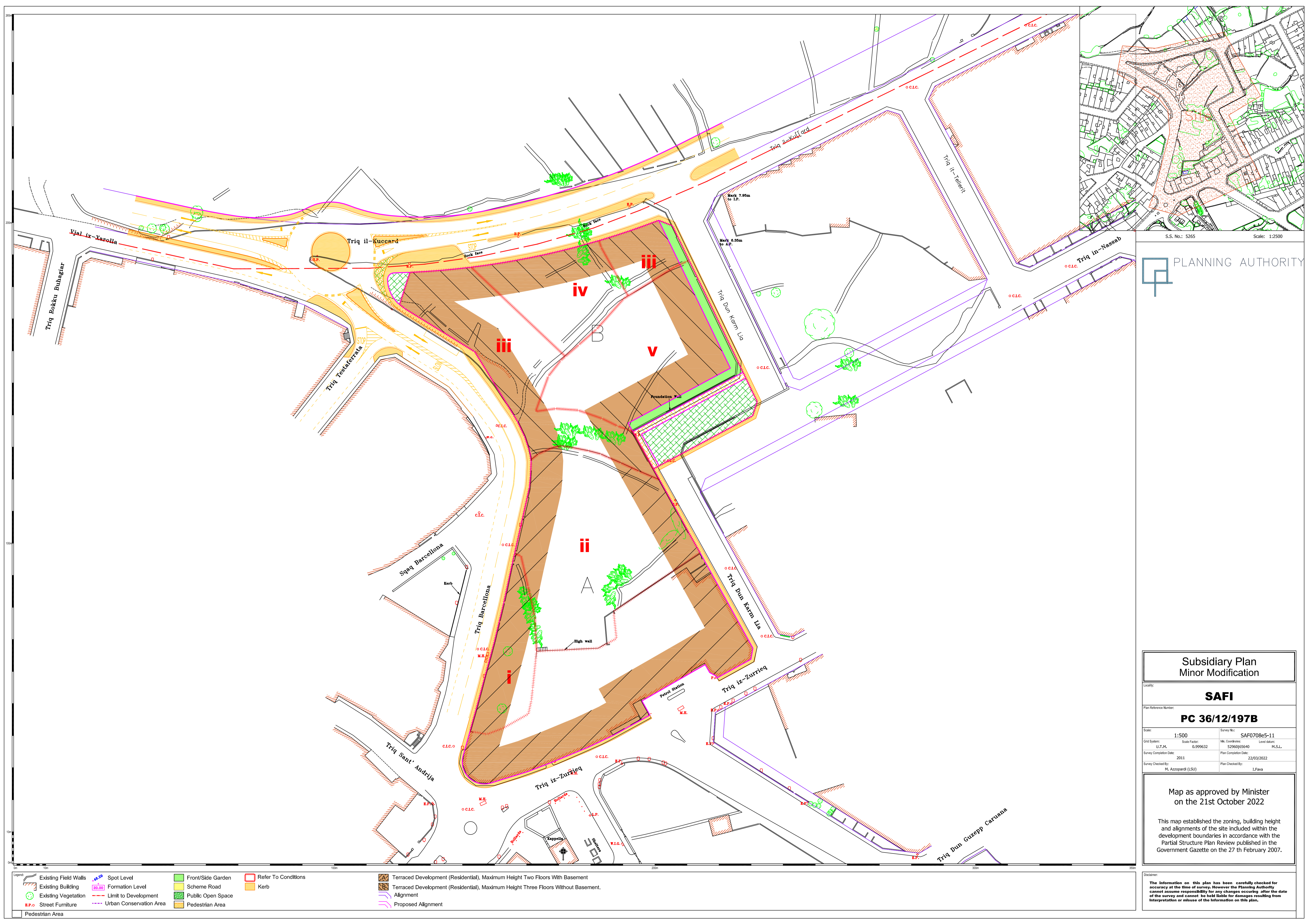
St. Francis Ravelin
Floriana
PO Box 200, Valletta. Malta
Tel: +356 240976 Fax: +356 224846

Site Plan, Scale 1:2500 Printed on: Tuesday, August 05, 2008

Not to be used for interpretation or scaling of scheme alignments

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(Handwritten signature)
 Dr. EDWIN MINTOFF
 B.E. & A. (Mons.) Ph.D. (Newcastle), A. & C.E.
 PERIT
 12/25, Vincenti Bldgs., Strait Street,
 Valletta VLT 08 Tel: 237401
 Fax: 230766 099 8029



S.S. No.: 5265 Scale: 1:2500



Subsidiary Plan Minor Modification			
SAFI			
Plan Reference Number: PC 36/12/197B			
Scale: 1:500	Survey No: SAF0708e5-11		
Grid System: U.T.M.	Scale Factor: 0.999632	Nrk. Coordinate: 52960(65640)	Level datum: M.S.L.
Survey Completion Date: 2011	Plan Completion Date: 22/03/2022		
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: J.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.