

Siggiewi

Planning Control Applications

PC Number: PC 99/18

Proposal: Proposed introduction of fg/building alignment, zoning of residential, social and community and building height of 3 floors & semi basement

Location: Site Known As Tal-Ghasfur-, Triq Nicolo Baldacchino c/w Triq in-Nirien, Siggiewi

Architect: Joseph Grech

Applicant: Rev. Carmel Attard Et

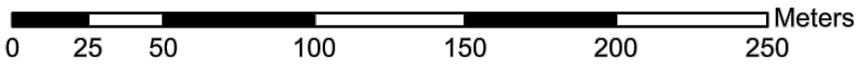
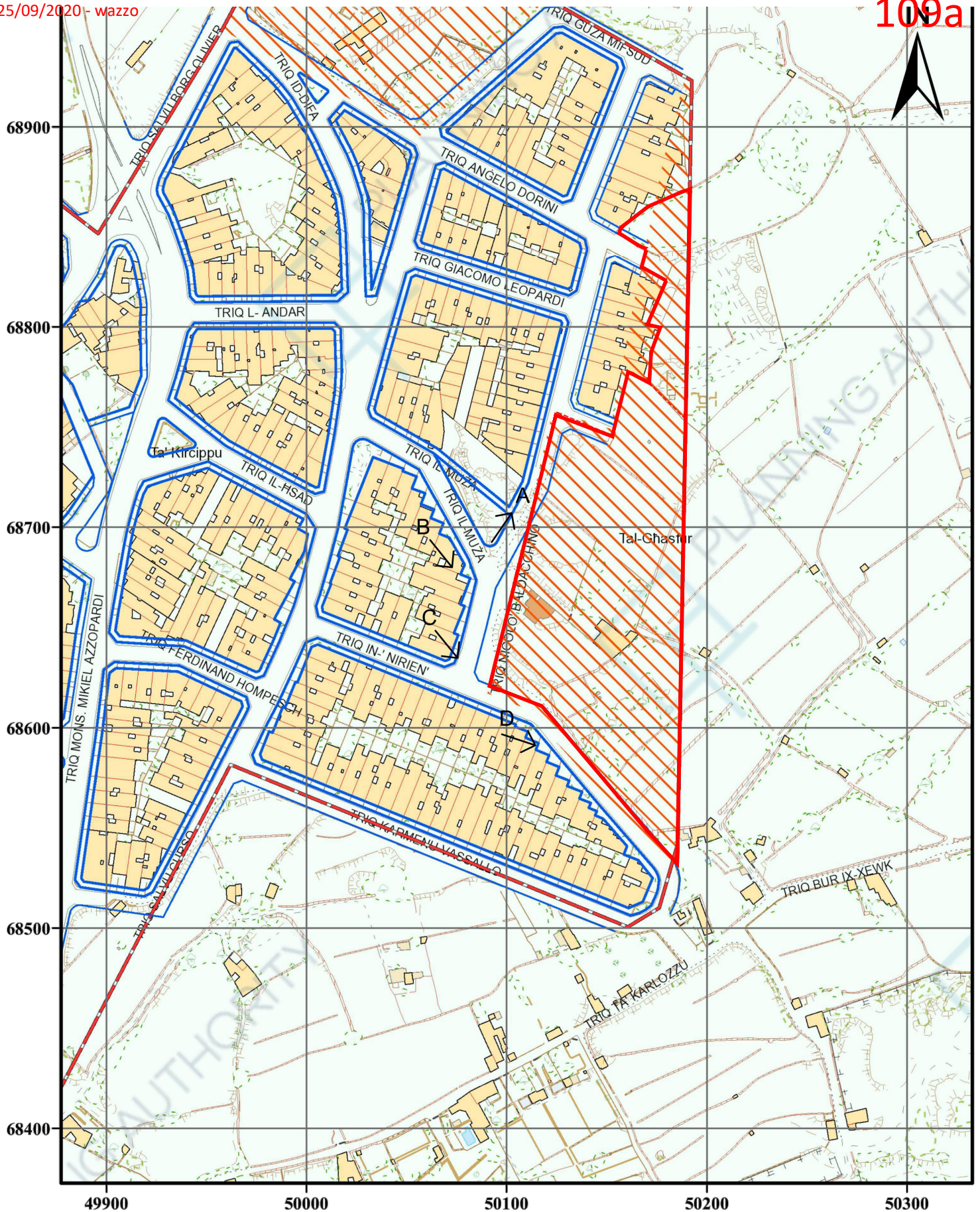
Date of Endorsement: 9th February 2022

Drawing Numbers: PC 99/18/109A/142B.

Conditions:

- (1) Land zoned for Terraced Development (residential) as indicated on Map PC 99/18/142B shall follow South Malta Local Plan Policy SMHO 02.
- (2) Land zoned for Social & Community Facilities as indicated on Map PC 99/18/142B shall be limited to the uses listed under Category B - Social Uses (Use Classes 2A, 2B and 2C) of the Development Planning (Use Classes) Order, 2014 - L.N. 74 of 2014.
- (3) The building height limitation should not exceed the height indicated on Map PC 99/18/142B (3 Floors Plus Semi-basement).
- (4) Boundary walls at the edge of the Development Zone should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble. The height of edge-of-scheme walls should not be visually dominant in the surrounding rural landscape.
- (5) The Public Open Space indicated on Map PC 99/18/142B shall include the provision of 25% Soft Landscaping Buffer along the Development Zone Edge.
- (6) The Public Open Space indicated on map PC 99/18/142B shall be designed and implemented in accordance with the official formation levels, either comprehensively or in segments, as part of the first development applications submitted on sites abutting the public open space. In case of a segmental approach, the first development application within each segment shall include the design of the whole stretch of public open space for the respective segment fronting the PA application site. The segments are identified on map PA 99/18/142B by letters A-B, B-C, C-D and D-E.

- (7) Development proposals which do not have adequate frontage on a schemed vehicular road to provide a suitable vehicular access shall not be permitted unless an agreement is reached whereby vehicular access for the provision of parking is provided for through an adjacent development having a vehicular access leading to a scheme road. Such an agreement shall be supported by a development permit showing the design of the vehicular parking layout and its access from the schemed road/s, and the internal connectivity to the adjacent sites.
- (8) Development proposals which prejudice the proper planning of other adjacent sites, particularly in terms of vehicular access, shall not be permitted.
- (9) The portion of land indicated as '*Comprehensive Development*' on map PC 99/18/142B shall be comprehensively developed unless condition '7' is satisfied.
- (10) Site shall not be subject to Floor Area Ratio Planning considerations.
- (11) Detailed development proposals shall be subject to any legal third party access rights through or to the site.
- (12) PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.



1:2,500 Date Printed: 19/06/2018

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