

Xaghjra

Planning Control Applications

PC Number: PC0077/08

Proposal: To establish road layout and zoning.

Location: Area in Continuation of Triq L-Ispnott (formerly Triq Ix-Xatt), Xghajra.

Architect: Mr Anthony Fenech Vella A&CE

Applicant: Mr Mark Micallef et al

Date of Endorsement: 24th April, 2017.

Conditions:

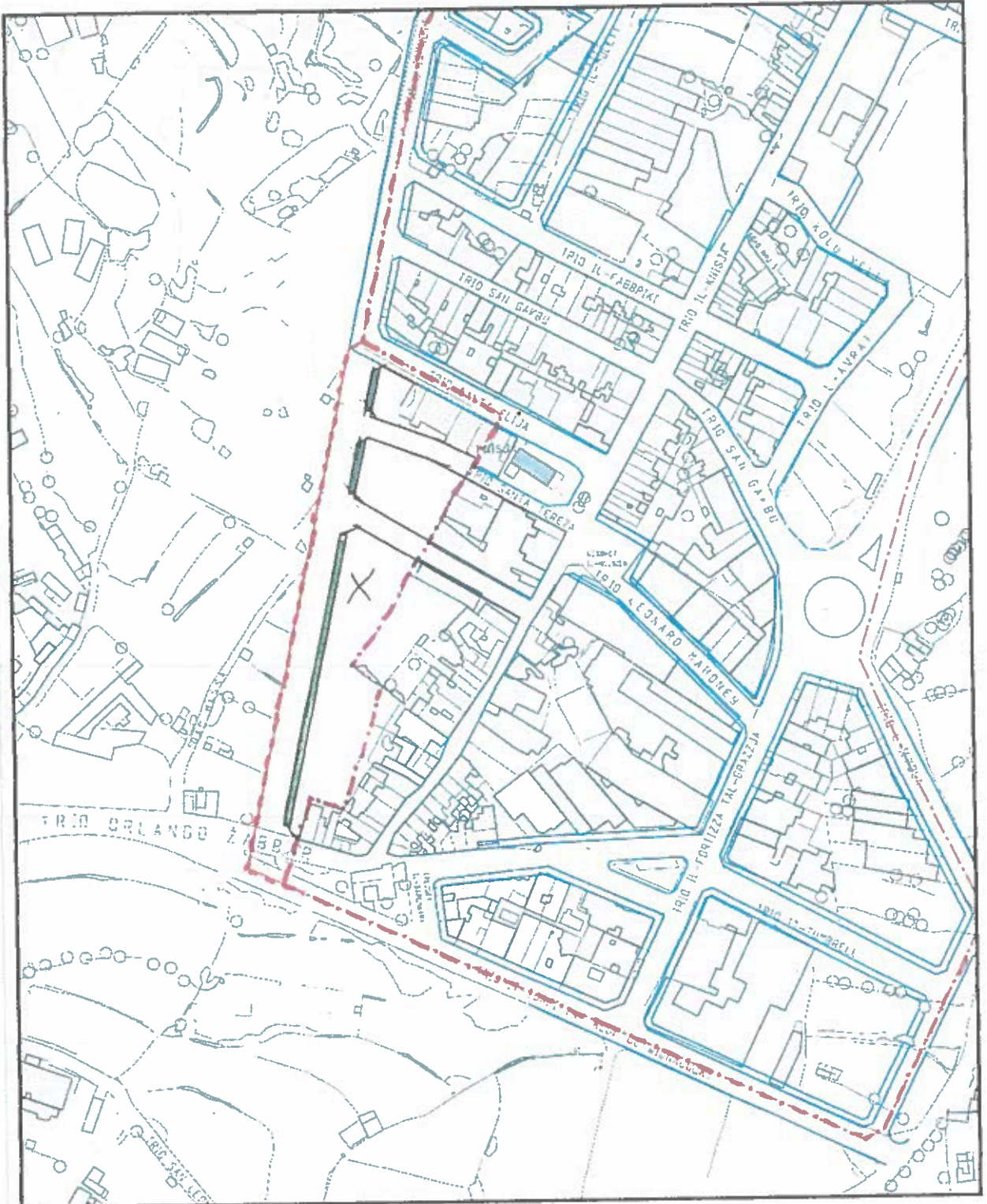
The proposal on drawing PC 77/08/32B was **Approved** with the following conditions:

1. Land is zoned for residential land and community facility uses following policies SMHO2, SMSE 04 and SMSO 04 of the South Malta Local Plan (2006) as indicated on map PC77/08/32B.
2. The building height limitation should not exceed 15.40 metres.
3. A 3m front garden is required along the sites fronting the ODZ as per map PC 77/08/32B.
4. Site shall not be subject to Floor Area Ratio Planning considerations.
5. Detailed development proposals shall be subject to any legal third party access rights through or to the site.
6. A plan which includes details of the whole street, in terms of proposed levels, storm water management and treatment of the area abutting the development boundary shall be included as part of first planning application development submitted within the PC site boundary.
7. All works and their ancillary requirements (including construction-phase manoeuvring, parking, storage) are to be strictly confined to the site as per map PC 77/08/32B, and no overflows or encroachment onto the surrounding rural land located beyond the development zone boundary shall be allowed. Appropriate containment measures to prevent such overflows and encroachment shall be put in place accordingly, prior to the commencement of works on the outer alignment of the road hereby approved.
8. Boundary walls along the outer edge of the road which will constitute the development zone boundary should be constructed in traditional random rubble (sejjieġħ), and its height shall be limited to not more than 0.8 metres above the finished street level. Any exposed foundations facing the surrounding rural land shall be faced in random rubble (sejjieġħ).
9. Road/pavement should incorporate facilities whereby all services including electricity and telecommunications, are located underground without overhead wiring, poles, etc.

10. Street lighting (if any) should be installed only on the inner side of the road.

11. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.

500m



0m

Min Easting 58873.95, Min Northing 71308.23, Max Easting 59273.95, Max Northing 71808.23

0m

400m

MEPA - www.mepa.org.mt

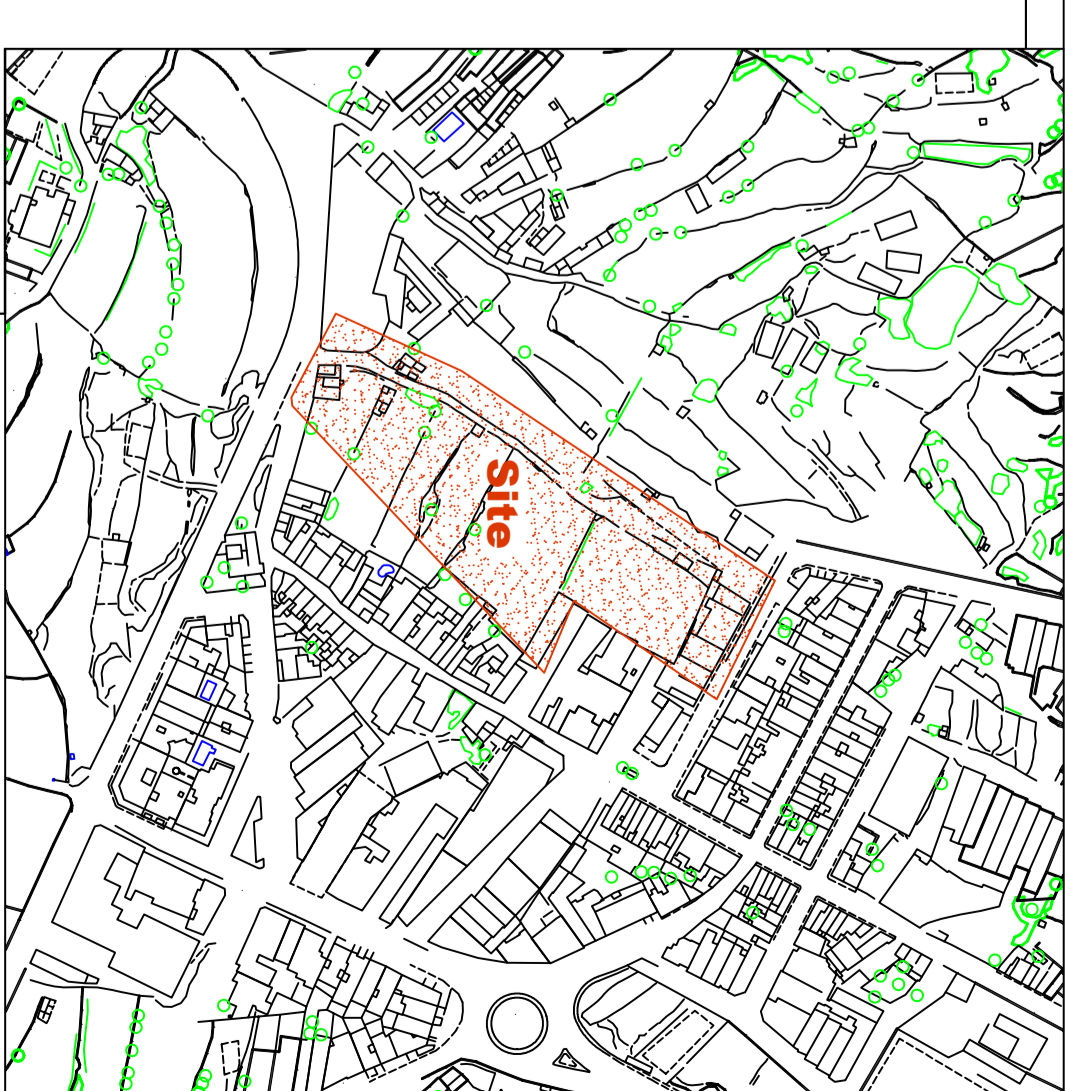
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Site Plan, Scale 1:2500
 Printed on: Wednesday, March 11, 2015

X - SITE OF PC 77/08

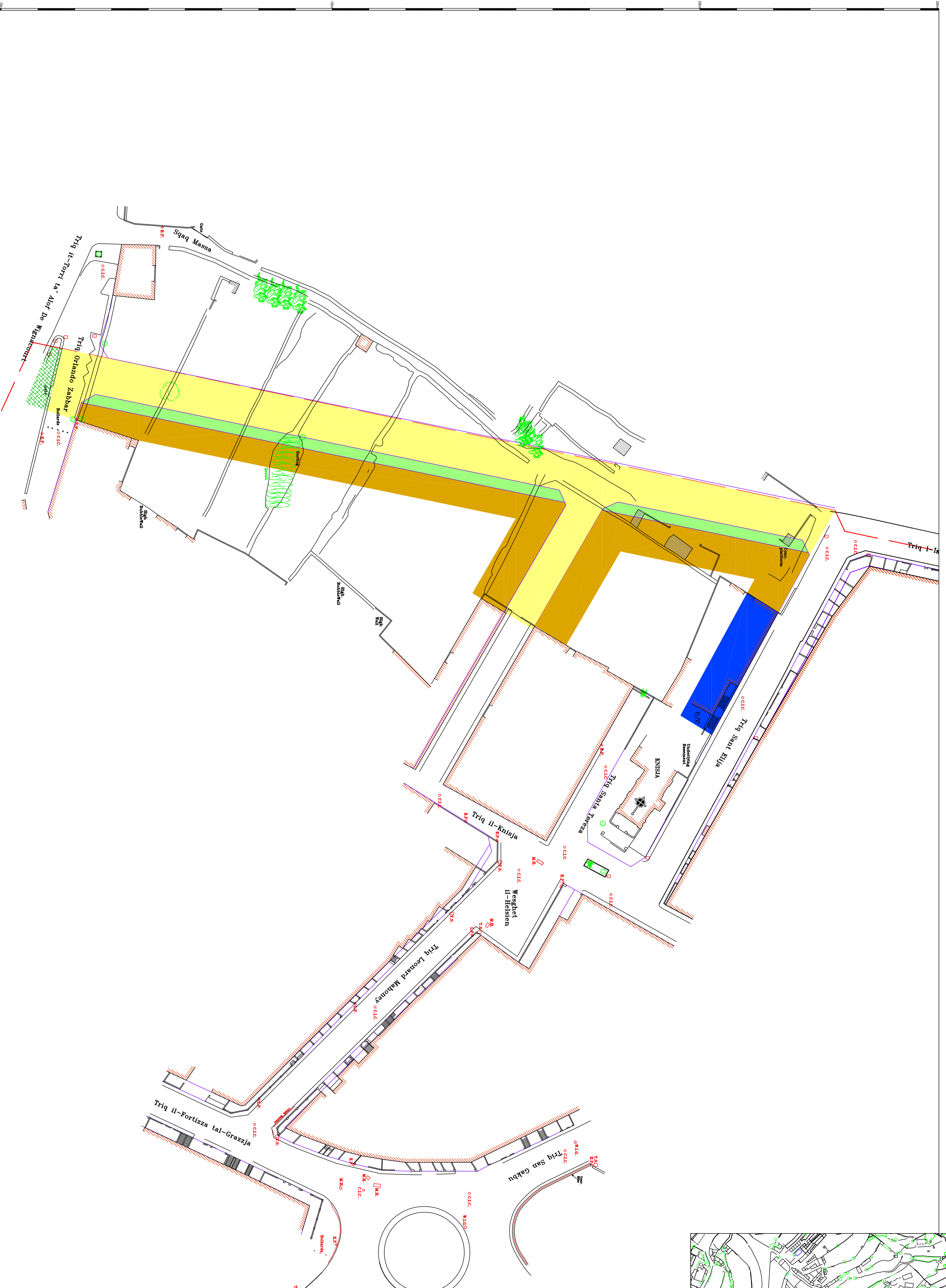




S.S. No. 3071 Scale: 1:2500



PLANNING AUTHORITY



- Existing Field Walls
- Existing Building
- Existing Vegetation
- Spot Level
- Formation Level
- Limit to Development
- Urban Conservation Area
- Front/Side Garden
- Scheme Road
- Public Open Space
- Pedestrian Area
- Terraced Development (Residential)
- Building Height - 15.40 metres
- Community/Facilities - S.M.S.O 04
- Building Height - 15.40 metres
- Alignment
- Proposed Alignment

**Subsidiary Plan
Minor Modification**

Xgħajra

PC 77/08/32B

Scale	1:500	Survey No.	22786-1-11
Site Name	Xgħajra	Site Code	SS880/1430
UTM Easting	0399632	UTM Northing	588071430
Drawn/Checked By	16/02/2009	Prepared/Checked By	20/07/2016
Drawn/Checked By	M. Azzopardo (ESD)	Prepared/Checked By	L. Spiterre

**Map as approved by Minister
on the 24th April 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.

The information on this plan has been created checked for accuracy at the time of survey. However the Planning Authority does not accept any liability for any errors or omissions in the plan or any damage or loss resulting from the use of the information on this plan.