

Žurrieq

Planning Control Applications

PC Number: PC 10/18

Proposal: To propose a new public road in the area known as 'Nigret' and to propose a pedestrian link to Triq il-Passju. To plan site in line with South Malta Local Policy SMZU 01.

Location: Area known as 'Nigret', Triq Fra Gammari Zammit / Triq Gdida Fi Triq Fra Luca Zurki, Zurrieq.

Architect: Perit Keith Schembri

Applicant: Mr. Silvan Fenech

Date of Endorsement: 20th March 2023

Drawing Numbers: PC 10/18/1A/187B

Conditions:

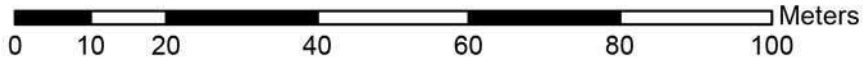
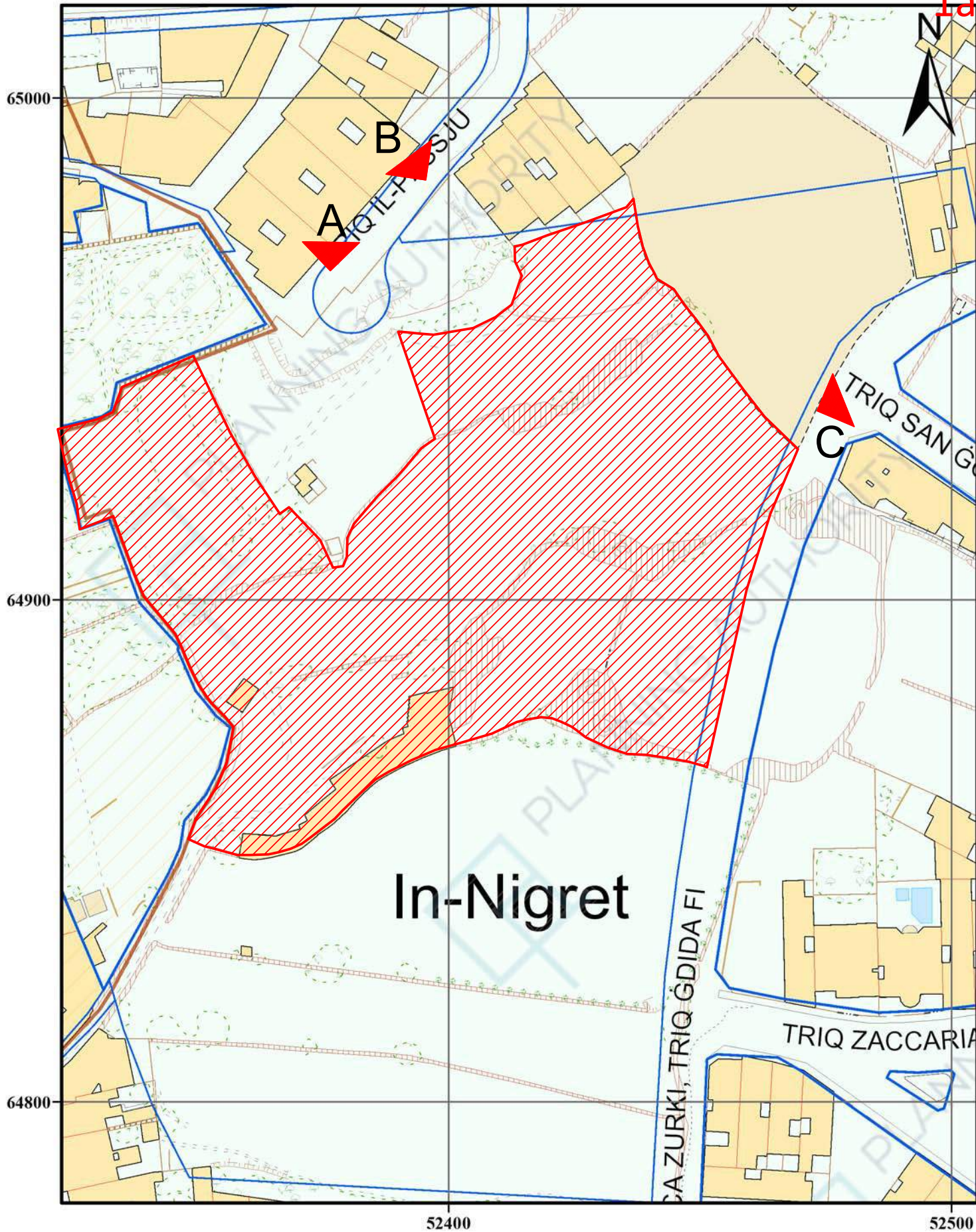
1. Land zoned for residential Development and Local Convenience Shops as indicated on Map PC10/18/187B shall follow South Malta Local Plan Policy SMHO 02.
2. Land zoned for Social & Community Facilities as indicated on Map PC 10/18/187B shall be limited to the uses listed under Category B - Social Uses (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 an overall height of Three Floors and semi-basement in accordance with Local Plan Policy SMZU 01 subject that the buildings located on the western side of the area subject to this PC application, facing the UCA boundary, shall provide adequate transition both in terms of building height and design in order to safeguard the characteristics of the UCA zoning.
4. No part of the site shall be released for development prior to the completion of a comprehensive archaeological survey which certifies that; the building and road alignments indicated on Map PC10/18/187B, will not have an unacceptable adverse impact on any features or cultural heritage importance.
5. Full development applications shall be submitted as follows:
 - a) Covering Block C and its surrounding public open space;
 - b) Covering Block E and its adjacent private open space and the remaining public open space as shown on map PC10/18/187B.

The remaining blocks may be covered by full development applications independent of points (a) and (b) above.

6. The Public Open Space identified in Map PC10/18/187B shall be made accessible to the public and shall be constructed, implemented and maintained at the expense of the developers.

The Public Open Space shall include:

- a) a footpath at the west side of the site, in line with Access For All requirements linking: the schemed road, to the open space approved under PA 837/05 and PA 6531/06, to the cul-de-sac at Triq il-Passju;
 - b) facilities such as a public garden or a playing field or the provision of other recreational/sports facilities; and
 - c) underground water catchment facilities whose capacity shall take into account the waterrunoff of the schemed road as well as the private and public open spaces.
7. Any site having a frontage on the Public Open Space should have vehicular access from a public schemed road to ensure parking provision within the respective sites.
 8. The width of the entrance/exit serving the comprehensive parking level for Block C shall be kept within the minimum applicable dimensions required by the respective Policies and Standards to ensure the least take-up of public open space surrounding Block C.
 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.

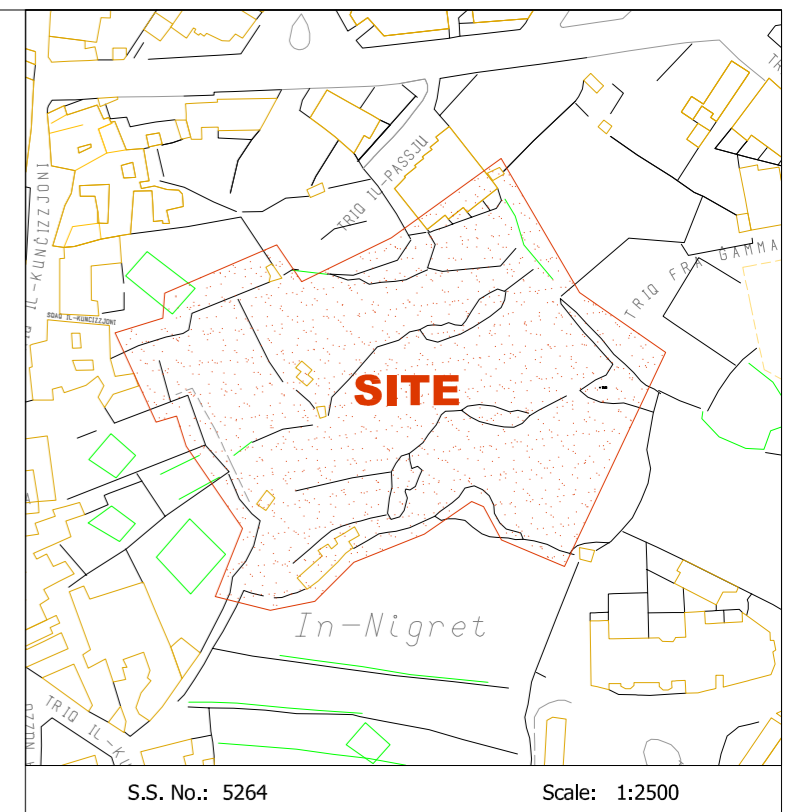
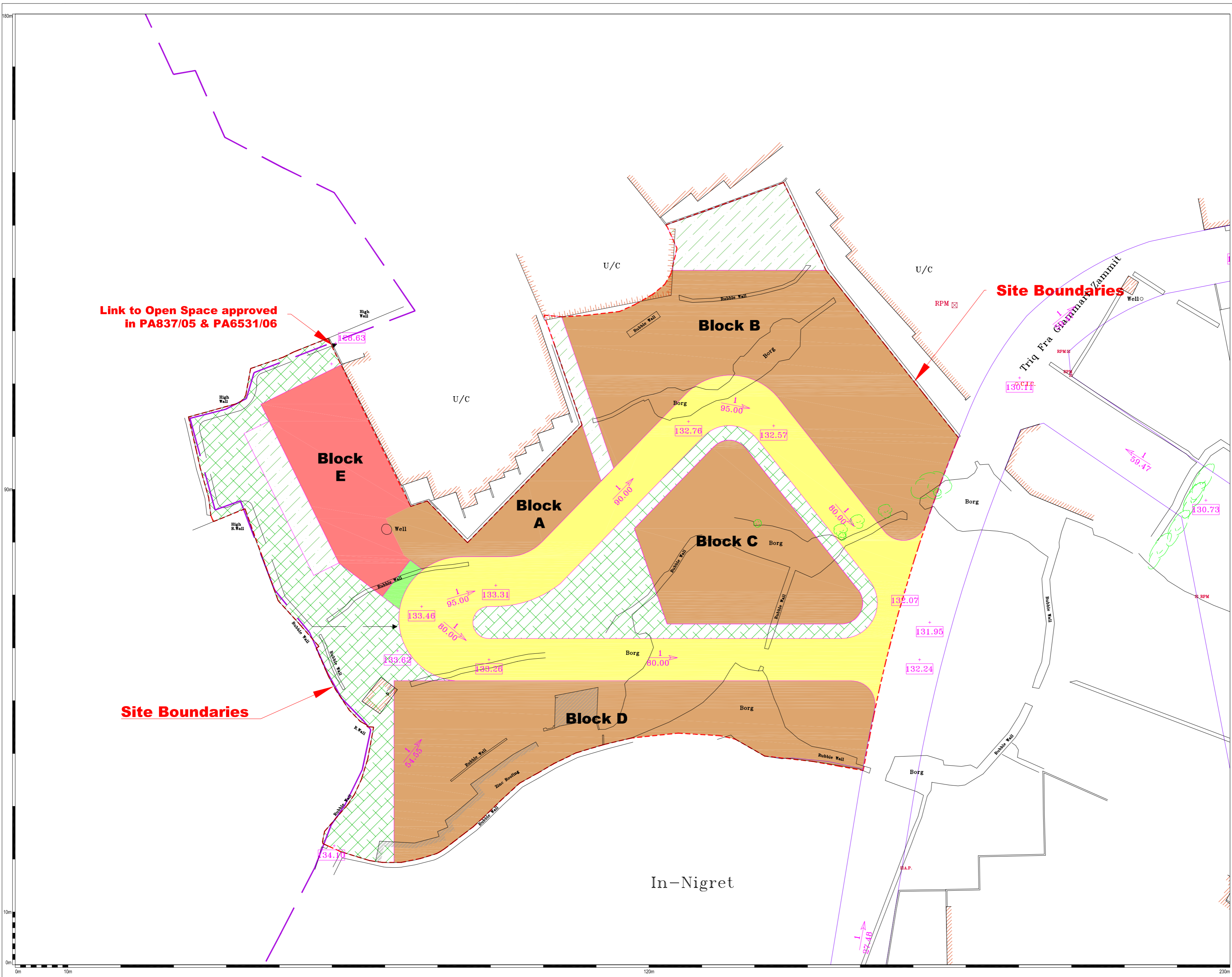


1:1,000 Date Printed: 02/06/2017

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PLANNING AUTHORITY

**Subsidiary Plan
Minor Modification**

Localty:
Zurrieq

Plan Reference Number:
PC 10/18/187B

Scale: 1:500	Survey No.: 551E3-18
Grid System: U.T.M.	Scale Factor: 0.99962
Survey Completion Date: 18/10/2018	Min. Coordinates: 52290 64830
Survey Checked By: M. Azzopardi (LSU)	Level datum: M.S.L.
	Plan Completion Date: 21/06/2022
	Plan Checked By: I.Fava

**Map as approved by Minister
on the 20th March 2023**

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.

Existing Field Walls	Spot Level	Front/Side Garden	Residential Development and Local Convenience Shops - 3 Floors plus Semi-Basement (Blocks A-D)
Existing Building	Formation Level	Scheme Road	Social & Community Facilities - 3 Floors plus Semi-Basement (Block E)
Existing Vegetation	Limit to Development	Public Open Space	Private Open Space
E.P.O Street Furniture	Comprehensive planning area	Alignment	Indicative Location Of Footpath Linking: Schemed Road, To The Open Space Approved Under PA 837/05 And PA 6531/06, (to the cul-de-sac at Triq il- Passju)
		Proposed Alignment	
		Urban Conservation Area	

Disclaimer:
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PC Number: PC 102/19

Proposal: Extension of existing roads, formation of new road and zoning of resultant site within rationalisation area.

Location: Un-named Un-numbered, Site at Bubaqra, Zurrieq

Architect: X,Y,Z Architecture & Design

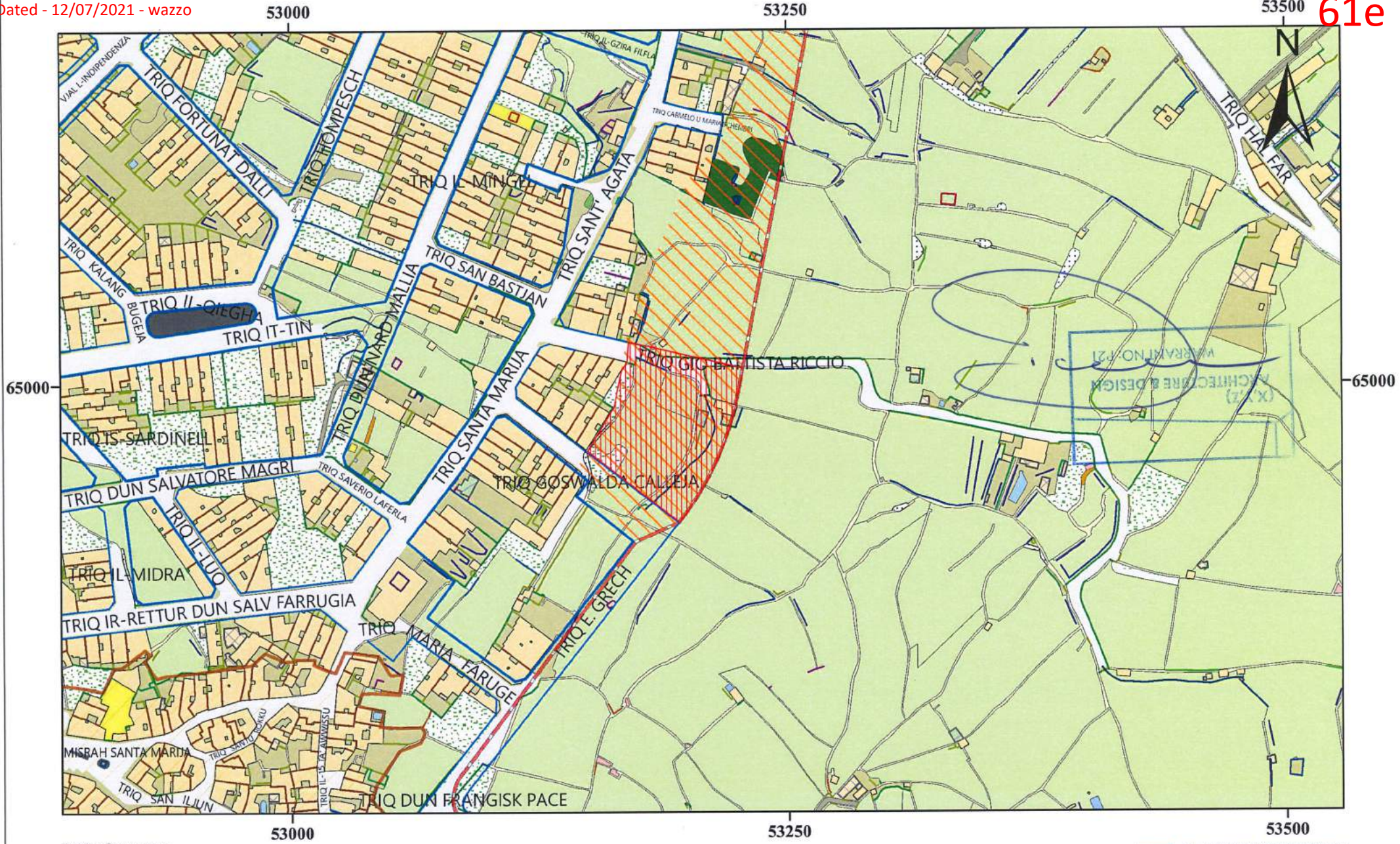
Applicant: Anton Camilleri

Date of Endorsement: 8th July 2022

Drawing Numbers: PC 102/19/61E/68B

Conditions:

1. Land is zoned for Residential use following South Malta Local Plan Policy SMHO 02.
2. The building height limitation should not exceed an overall height of 3 Floors plus semi-basement as indicated on map PC 102/19/68B.
3. Boundary walls at the edge of the Development Zone, in this case, a new road, should be constructed in traditional random rubble (sejjiagh), 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
4. Authorisation from the Environment and Resources Authority (ERA) may be required in view of the uprooting of trees present on site. The applicant should contact ERA in writing at nature.permitting@era.org.mt.
5. Site shall not be subject to Floor Area Ratio Planning considerations.
6. Detailed development proposals shall be subject to any legal third party access rights through or to the site.



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Developing Spatial Data Integration for the Maltese Islands, Planning Authority.

Data captured from: 2018 aerial photography. Truncated U.T.M. Coordinates.

Levelling Datum M.S.L. (Mean Sea Level).

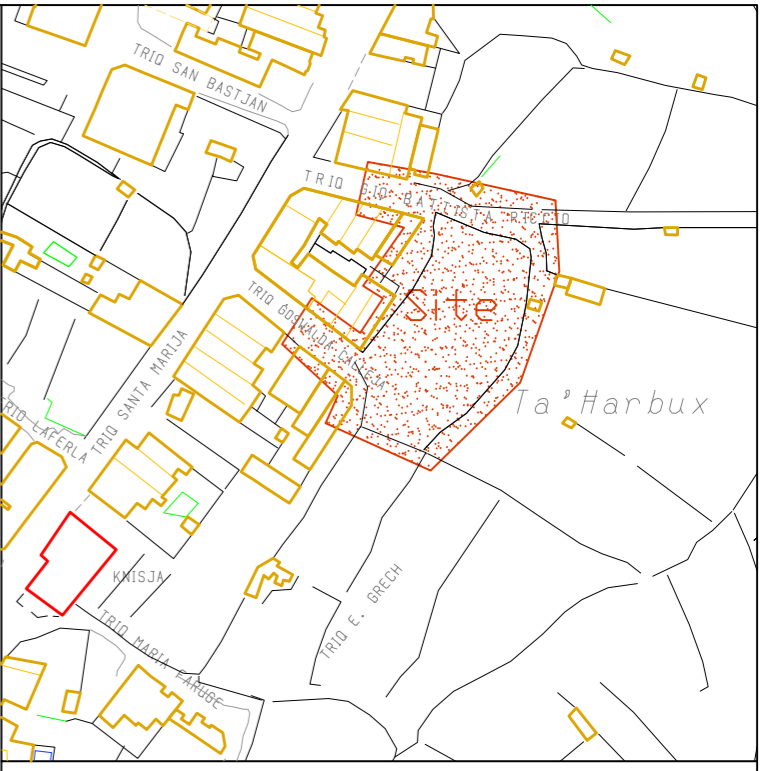
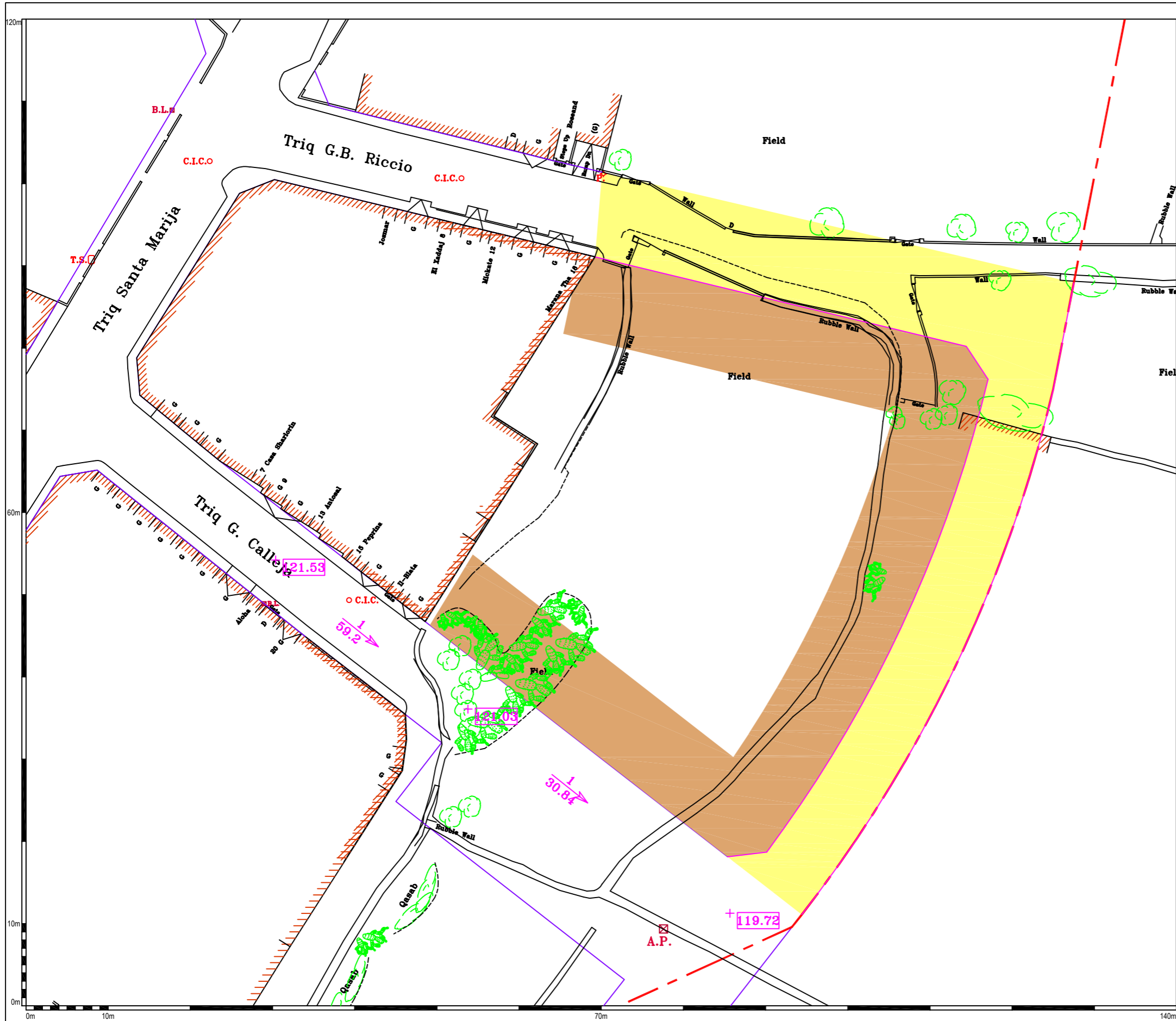
Not to be used for interpretation or scaling of scheme alignments.

Date Printed: 08/07/2021

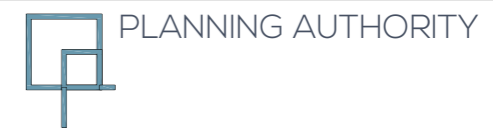


Layer: PA

Scale 1:2,500



S.S. No.: 5264 Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:
Zurrieq

Plan Reference Number:
PC 102/19/68B

Scale:	1:500	Survey No.:	1934E2-20
Grid System:	U.T.M.	Scale Factor:	0.99962
Min. Coordinates:	53100 64920	Level datum:	M.S.L.
Survey Completion Date:	19/6/2020	Plan Completion Date:	10/11/2021
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I.Fava

**Map as approved by Minister
on the 8th July 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.

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	Existing Field Walls		Spot Level		Alignment		Terraced Development (Residential) - 3 Floors plus semi-basement
	Existing Building		Formation Level		Proposed Alignment		
	Existing Vegetation		Limit to Development		Urban Conservation Area		Scheme Road
	Street Furniture						

PC Number: PC 25/19

Proposal: To establish road alignment, building height, & zoning of Rationalisation Exercise (2006) of Part of Site A, Zurrieq.

Location: Part of Rationalisation Exercise Site A, Zurrieq Site, N/S in Triq San Agatha, Zurrieq

Architect: David Farrugia

Applicant: Mr. David Farrugia

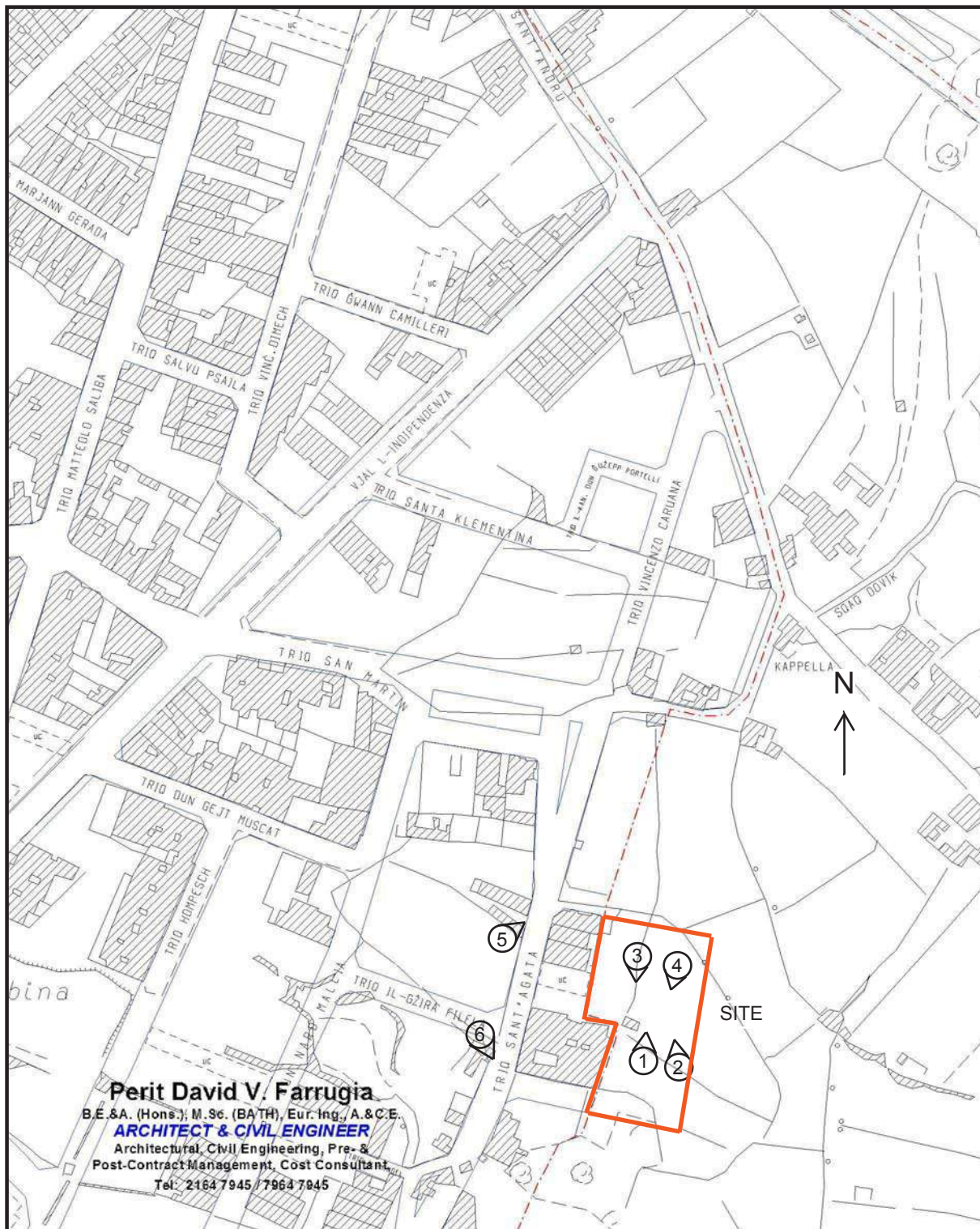
Date of Endorsement: 24th March 2022

Drawing Numbers: PC 25/19/1A/61B

Conditions:

1. Land is zoned for residential land use following SMHO 02 of the SMLP (2006).
2. The building height limitation should not exceed an overall height as indicated on map PC25/19/61B.
3. A 1.2m boundary walls at edge of scheme located totally within the Development Zone should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
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 right through or to the site.
6. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.

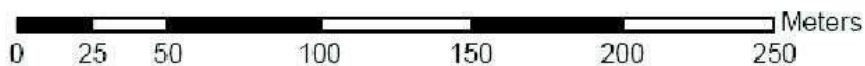
500m



Perit David V. Farrugia
 B.E.&A. (Hons.), M.Sc. (BATH), Eur. Ing./A.&C.E.
ARCHITECT & CIVIL ENGINEER
 Architectural, Civil Engineering, Pre- &
 Post-Contract Management, Cost Consultant
 Tel: 2164 7945 / 7964 7845

Min Easting = 52981.01, Min Northing = 65077.31, Max Easting = 53381.01, Max Northing = 65577.8

0m 400m



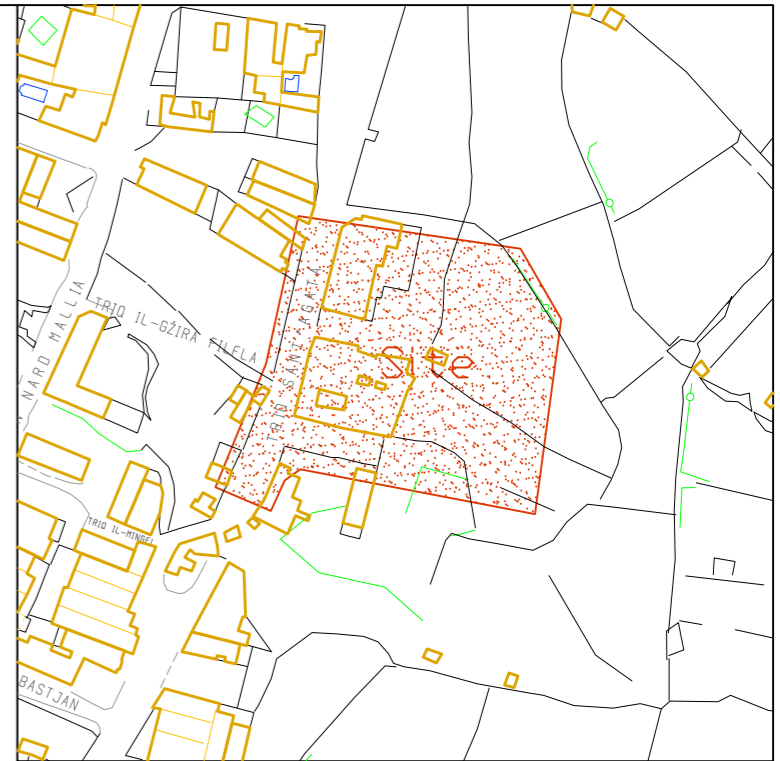
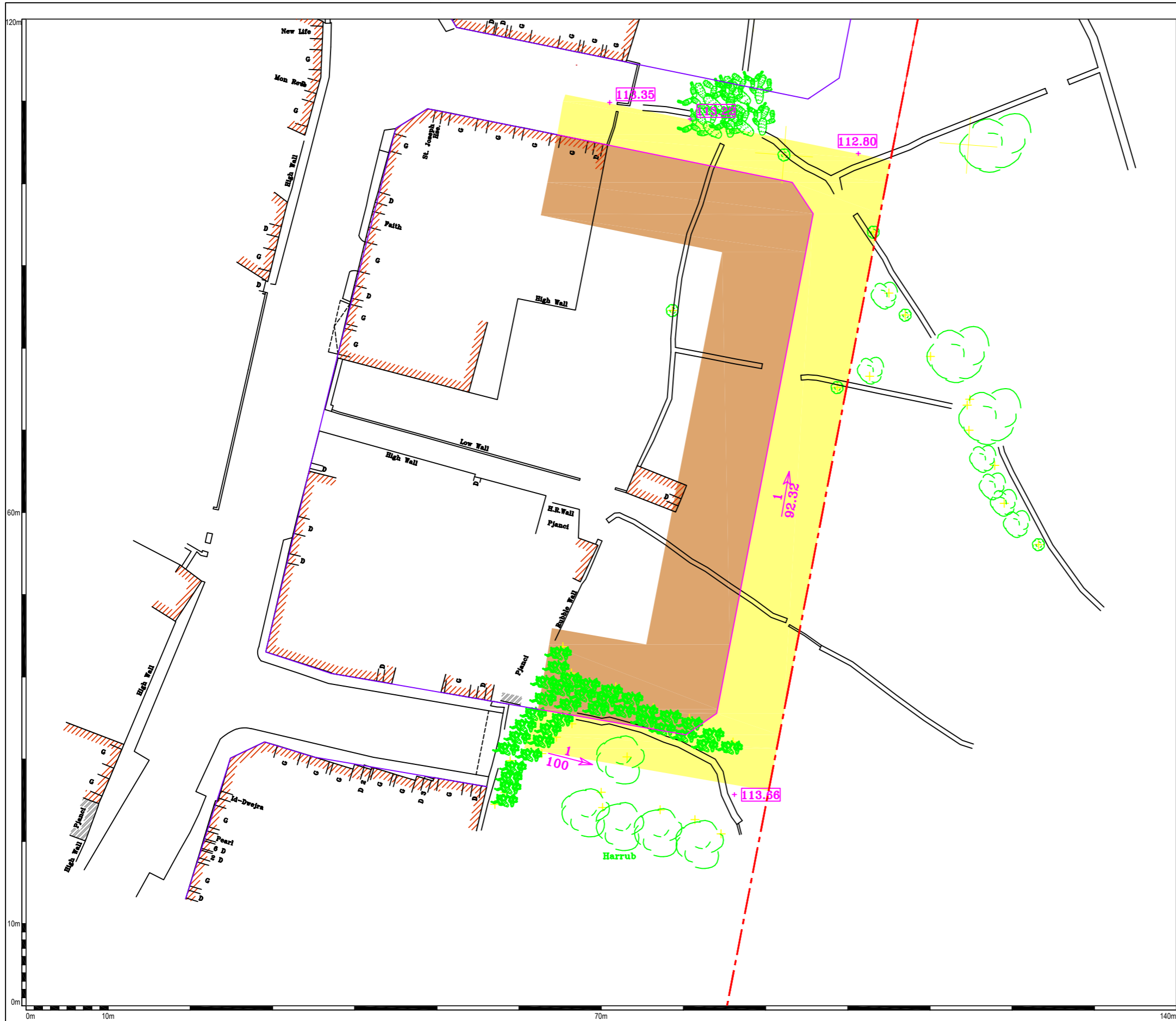
1: 2,500 **Date Printed: 15/01/2019**

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S.S. No.: 0000

Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:

Zurrieq

Plan Reference Number:

PC 25/19/61B

Scale:	1:500	Survey No.:	669E4-19
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	53160 65100
		Level datum:	M.S.L.
Survey Completion Date:	19/11/2019	Plan Completion Date:	18/03/2021
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I.Fava

Map as approved by Minister
on the 24th March 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.

	Existing Field Walls		Spot Level		Scheme Road		Terraced Development (Residential) Maximum Building Height - 3 floors and semi-basement
	Existing Building		Formation Level		Alignment		
	Existing Vegetation		Limit to Development		Proposed Alignment		
	Street Furniture		Urban Conservation Area				

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PC Number: PC 85/18

Proposal: Extension of Existing roads, formation of new road, & zoning of resultant site within rationalisation area.

Location: Un-named, un-numbered Site at in-Nigret, Zurrieq.

Architect: X,Y,Z Architecture & Design

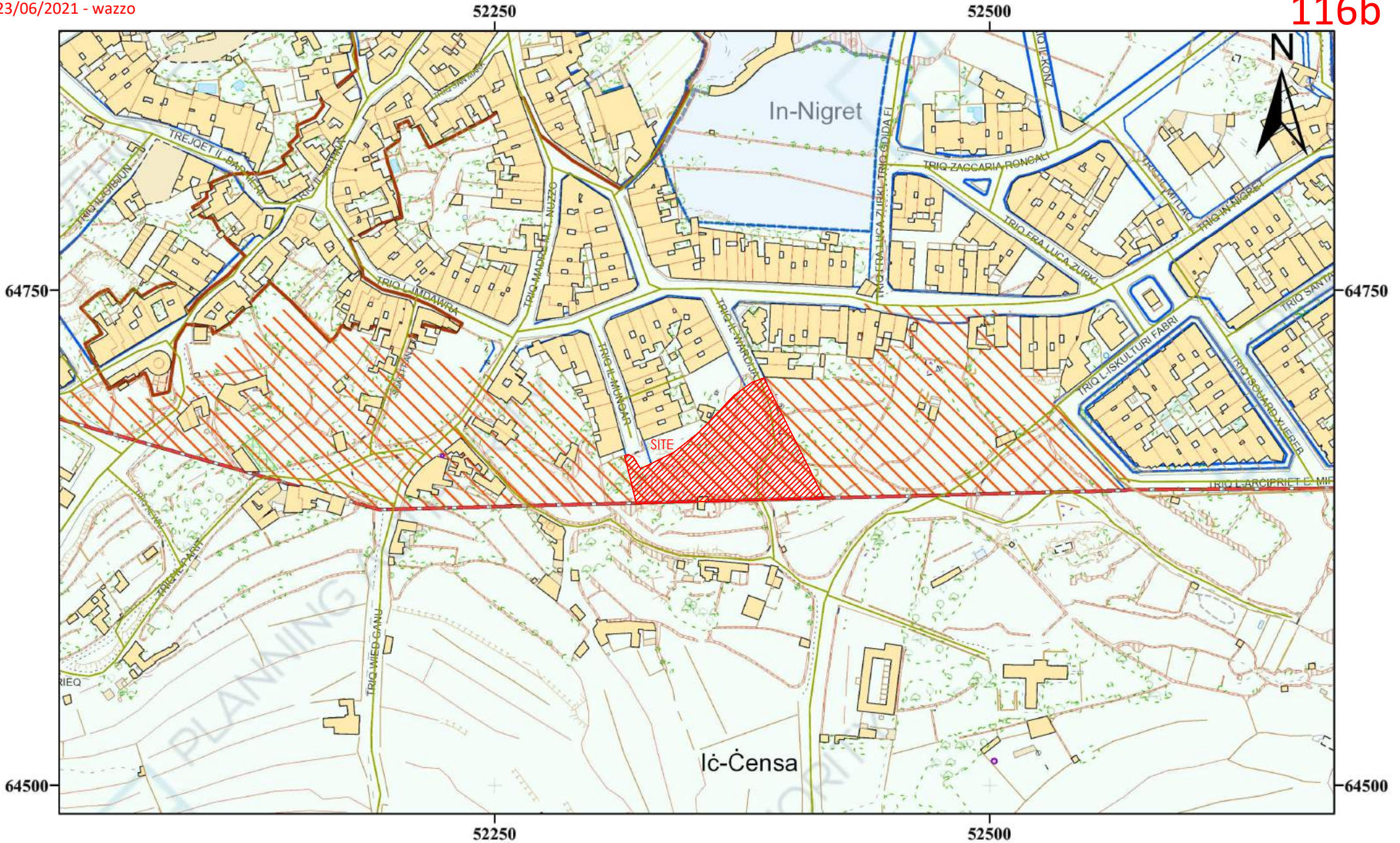
Applicant: Anton Camilleri

Date of Endorsement: 8th July 2022

Drawing Numbers: PC 85/18/116B/126B

Conditions:

1. Land is zoned for Residential use following South Malta Local Plan Policy SMHO 02.
2. The building height limitation should not exceed an overall height of 3 Floors plus semi-basement as indicated on map PC 85/18/126B.
3. Boundary walls at the edge of the Development Zone should be constructed in traditional random rubble (sejjiagh), 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.
4. All works are to be archaeologically monitored in line with the directions and Terms of Reference issued by the Superintendence of Cultural Heritage.
5. Site shall not be subject to Floor Area Ratio Planning considerations.
6. Detailed development proposals shall be subject to any legal third party access right through or to the site.
7. PC Zoning Application Fees are to be settled by applicants as per LN356/10 at the Development Planning Application (DPA) stage.



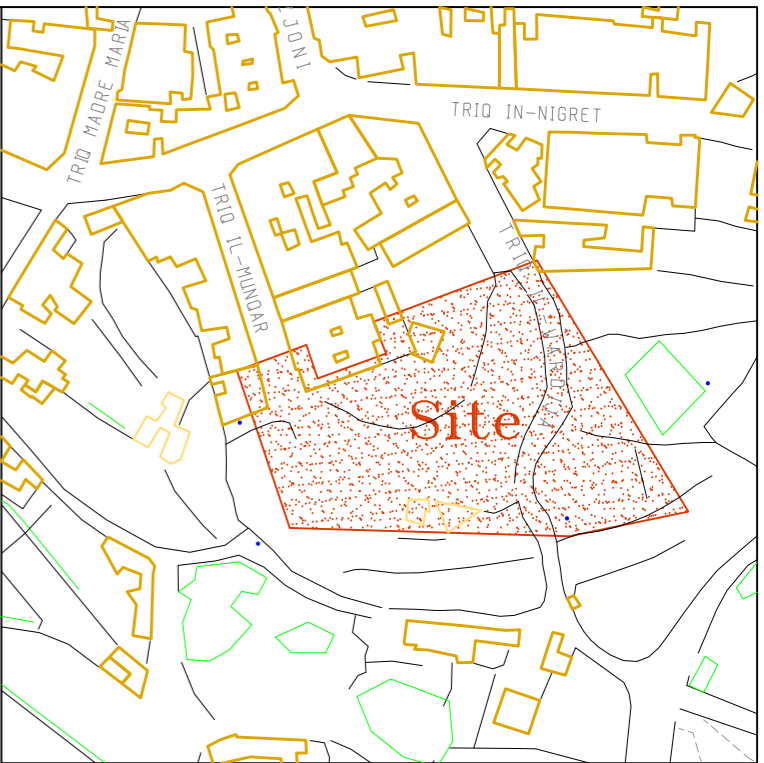
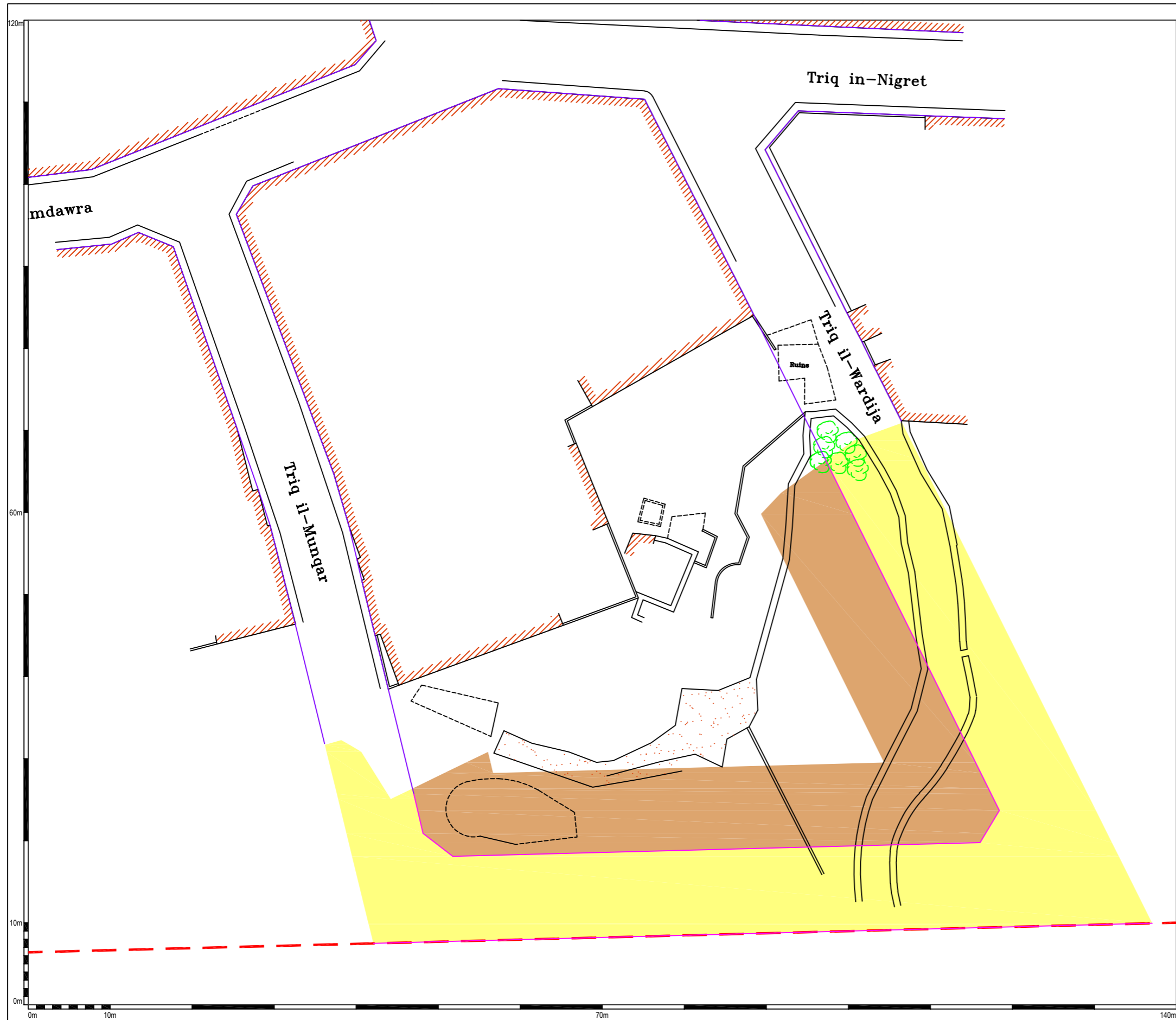
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Date Printed: 25/10/2017



Scale 1:2,500



S.S. No.: 0000 Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:
Zurrieq

Plan Reference Number:
PC 85/18/126B

Scale:	1:500	Survey No.:	595E1-19
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	52280 64635
		Level datum:	M.S.L.
Survey Completion Date:	10/04/2019	Plan Completion Date:	05/10/2021
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	I. Fava

**Map as approved by Minister
on the 8th July 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.

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Legend:

Existing Field Walls	Spot Level	Terraced Development (Residential) - 3 Floors plus semi-basement	Rationalisation Exercise Site <small>[as per Local Plans Rationalisation of Development Zone Boundaries - Approved by Parliament July 2006]</small>
Existing Building	Formation Level	Scheme Road	
Existing Vegetation	Limit to Development	Alignment	
Street Furniture	Urban Conservation Area	Proposed Alignment	

PC Number: PC 154/18

Proposal: To establish road alignment, building height and zoning of the Rationalization exercise(2006)

Location: Nil, Triq Sant'Agata, Zurrieq.

Architect: Maria Schembri Grima

Applicant: Stephen Falzon

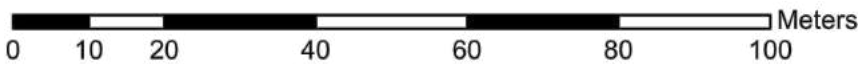
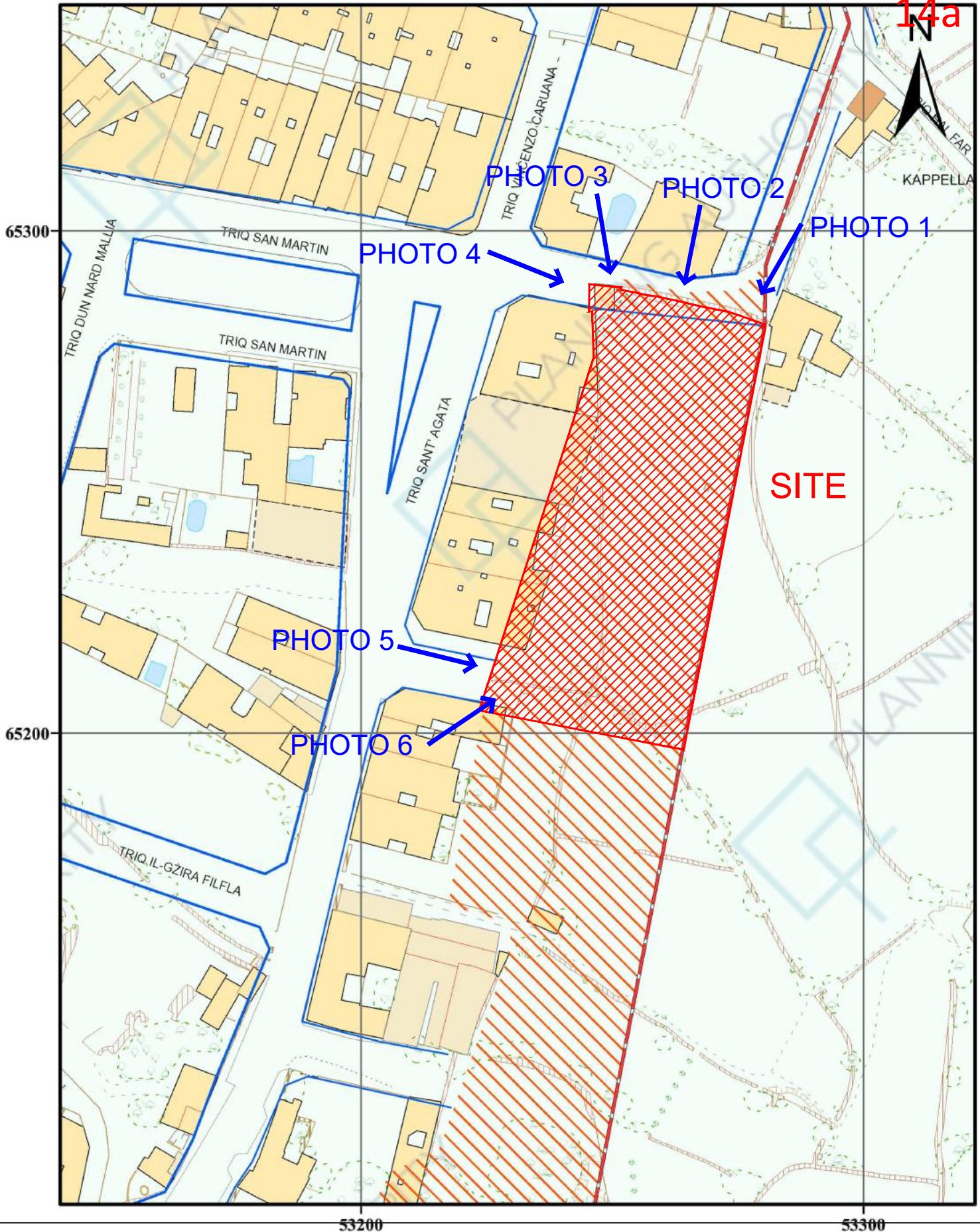
Date of Endorsement: 25th March 2020

Drawing Numbers: PC154/18/14A/95B.

Conditions:

1. Land is zoned for residential land use following policy SMHO 02 of the SMLP (2006).
2. The building height limitation should not exceed an overall height as indicated on map PC 154/18/95B.
3. A 1.2m boundary walls at edge of scheme located totally within the Development Zone should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
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.

14a



1:1,000 Date Printed: 19/06/2018

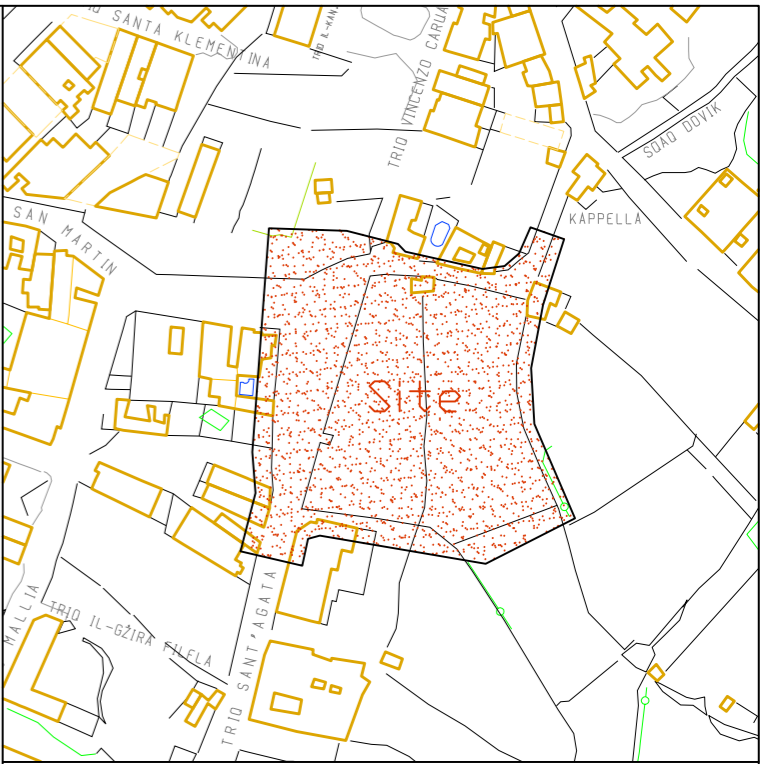
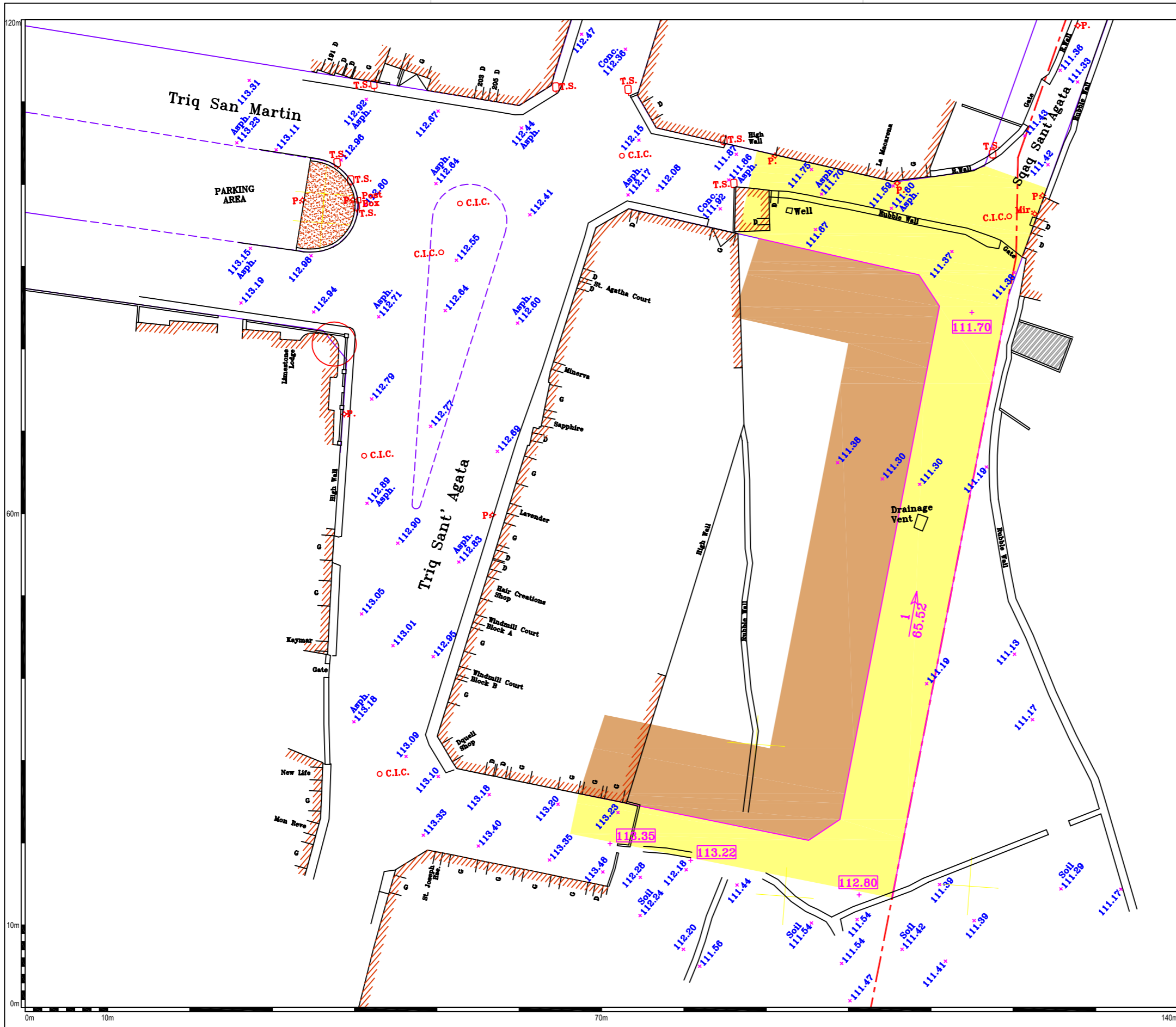
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S.S. No.: 5265 Scale: 1:2500



Subsidiary Plan Minor Modification

Locality:

Zurrieq

Plan Reference Number:

PC 154/18/95B

Scale:	1:500	Survey No.:	669E3-19
Grid System:	U.T.M.	Scale Factor:	0.999632
		Min. Coordinates:	53160 65190
		Level datum:	M.S.L.
Survey Completion Date:	26/04/2019	Plan Completion Date:	22/01/2020
Survey Checked By:	M. Azzopardi (LSU)	Plan Checked By:	J. Gauci

Map as approved by Minister
on the 25th March 2020

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.

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Legend:

	Existing Field Walls		Spot Level		Scheme Road		Terraced Development (Residential)
	Existing Building		Formation Level		Alignment		Maximum Building Height - 3 floors and semi-basement
	Existing Vegetation		Limit to Development		Proposed Alignment		
	Street Furniture		Urban Conservation Area				

PC Number:	PC 0017/08
Proposal:	Rationalization site.
Location:	Site at N/S Off Triq Santa Marija, Bubaqra, Zurrieq.
Architect:	Mr Anthony Zammit A&CE
Applicant:	Unibuild Co Ltd
Date of Endorsement:	28th February 2018

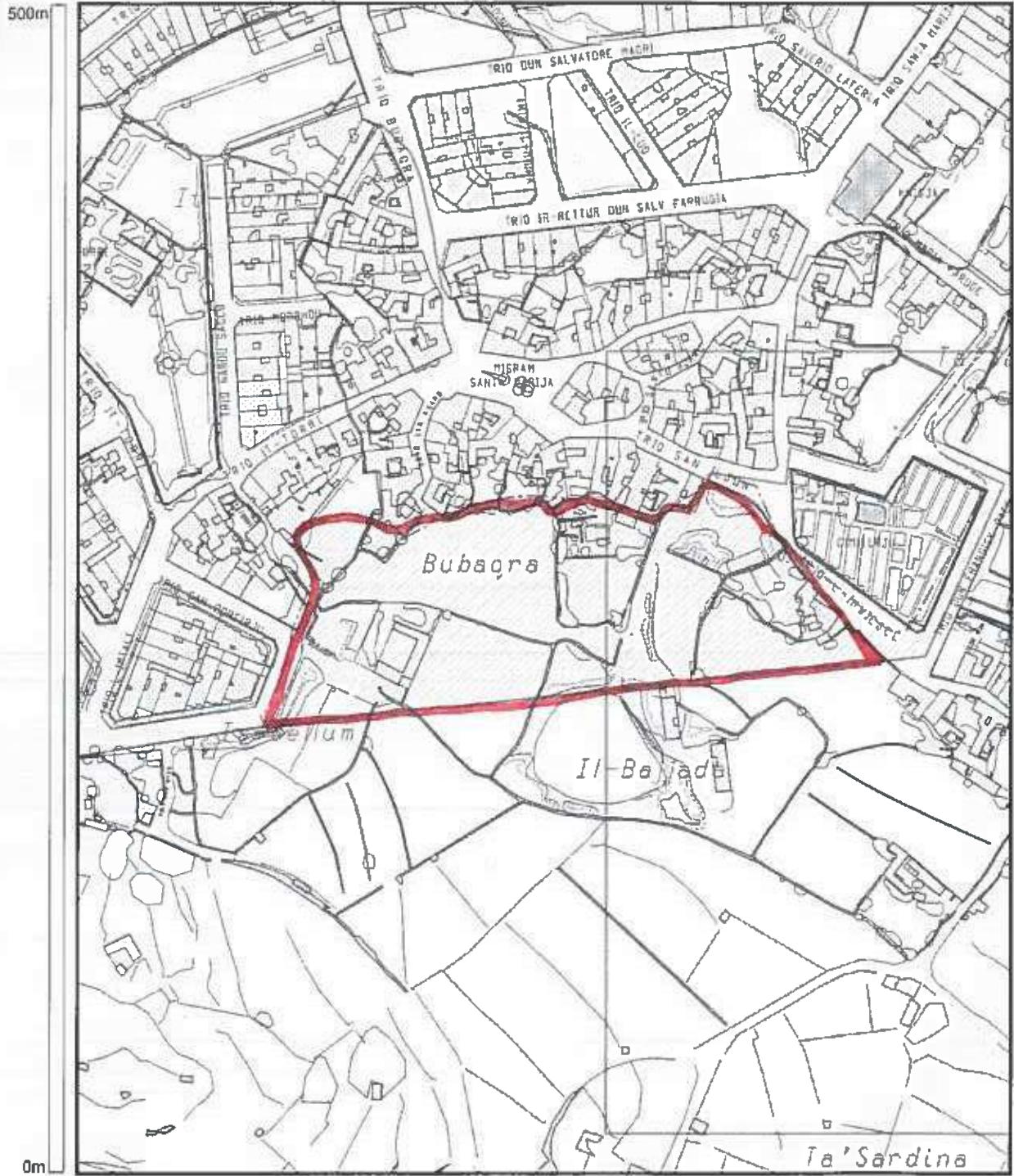
Conditions:

Following EC meeting held 6th November 2017, PC 17/08/61B is recommended for approval subject to the following 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.
2. The building heights for the area shall not exceed the maximum height of 11.40 metres.
3. The designated 'landscaped public open space' as identified in Map PC 17/08/61B shall be made accessible to the public. Continuing protection and maintenance of such spaces will be secured by development control conditions. The public landscaped open space to be satisfactorily landscaped as per relevant guidelines.
4. The developers shall financially contribute Euro 20 per meter square of the developable land, or part thereof, over and above any other rates established by LN 356/10 as amended by LN163/16 for implementation of the public open spaces indicated on map PC 17/08/61B. These monies shall be administered by the Urban Improvement Fund and shall be allocated for the implementation of these public open spaces indicated on map PC 17/08/61B. Boundary walls at edge of scheme should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
5. Boundary walls at edge of scheme should be constructed in traditional random rubble (sejjiiegħ), avoiding ashlar walls and walls faced/clad in rubble.
6. Roads/pavements should incorporate facilities whereby all services including electricity and telecommunications, are located underground without overhead wiring, poles, etc.
7. The substation should be underground, and the disturbed area around the substation to facilitate access to the maintenance team should be minimal. The substation shall not exceed an area of 8.50m by 8.50m which includes the construction of the substation, an

adequate enough to access transformer parts to be lifted out of the substation in case of maintenance. The roof of the substation shall be landscaped.

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 as amended by LN163/16 at the Development Planning Application (DPA) stage.



Min Easting 52713.86, Min Northing 64472.69, Max Easting 53113.86, Max Northing 64972.69

0m

400m

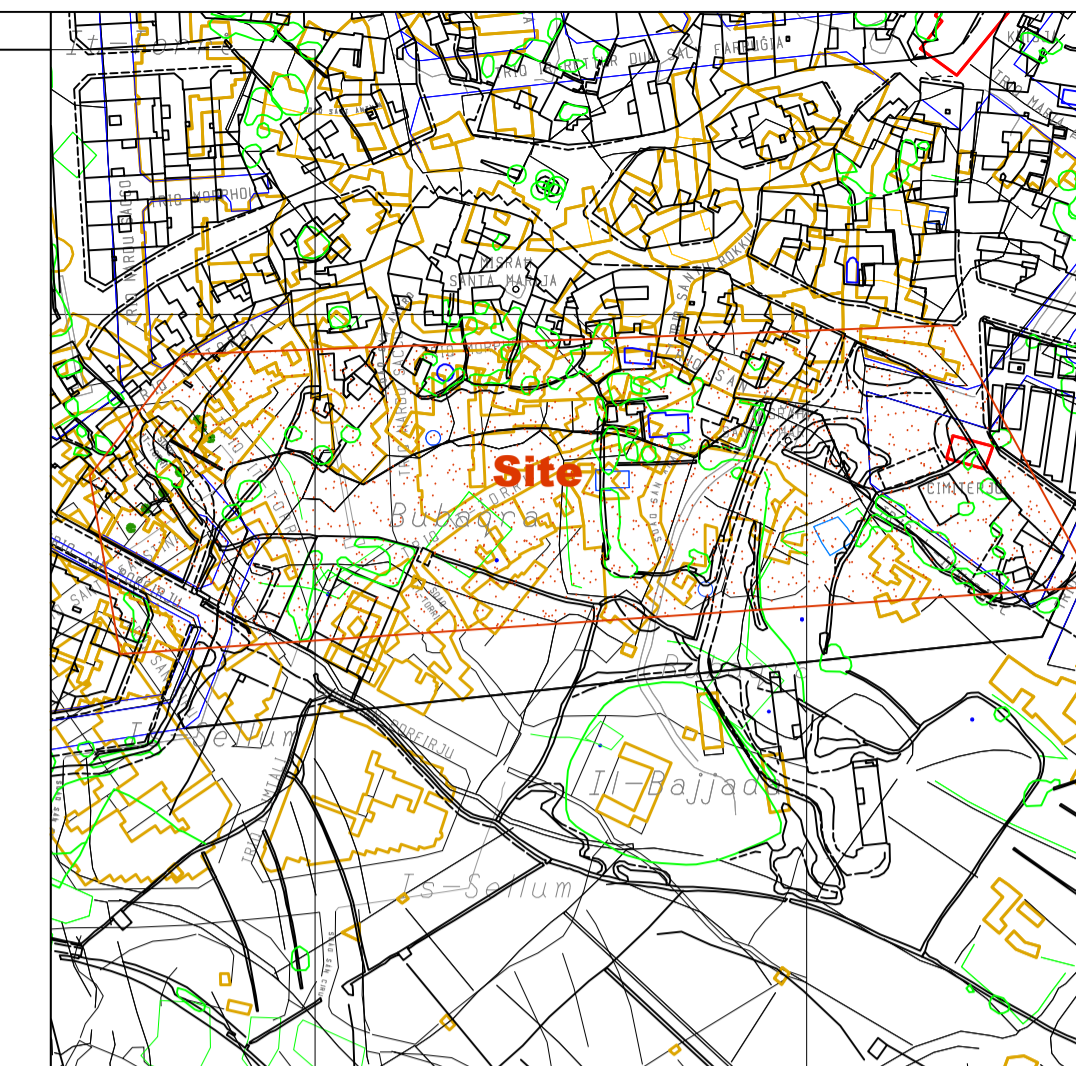
MEPA - www.mepa.org.mt

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Floriana FRN 1230, Malta
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Site Plan, Scale 1:2500
Printed on: Wednesday, March 25, 2015

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S.S. No.: 5464 Scale: 1:2500



130.575m.

Existing Field Walls	Spot Level	Front/Side Garden	Alignment	Terraced Development (Residential) - Maximum building height 11.40 metres.
Existing Building	Formation Level	Scheme Road	Proposed Alignment	A - Public Open Space (The sub station shall be constructed underground and it's roof shall be landscaped, disturbed area around the substation shall be minimal)
Existing Vegetation	Limit to Development	Public Open Space	Urban Conservation Area	
Street Furniture		Pedestrian Area		

**Subsidiary Plan
Minor Modification**

Zurrieq

Plan Reference Number:
PC 17/08/61B

Scale: 1:500	Survey No.: 2122e1-15
Grid System: U.T.M.	Scale Factor: 0.999632
Min Coordinates: 52760(64460)	Level datum: M.S.L.
Survey Completion Date: 01/12/2015	Plan Completion Date: 01/12/2017
Survey Checked By: M. Azzopardi (LSU)	Plan Checked By: M. Camilleri Galea

**Map as approved by Minister
on the 28 February 2018**

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:
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PC Number: PC 0084/07

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

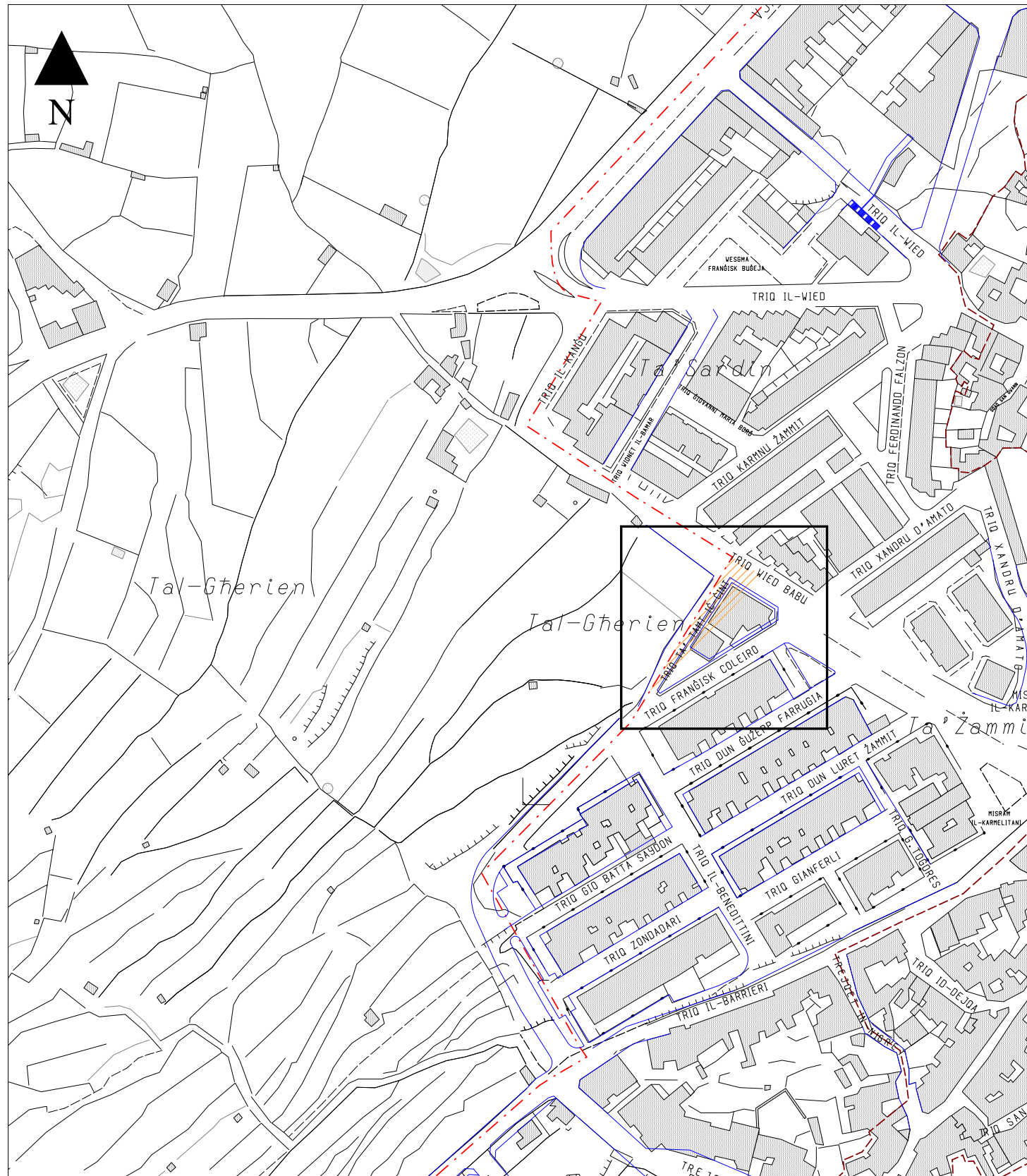
Location: Site at Triq ta' Taht ic-Cint, Zurrieq.

Architect: MEPA

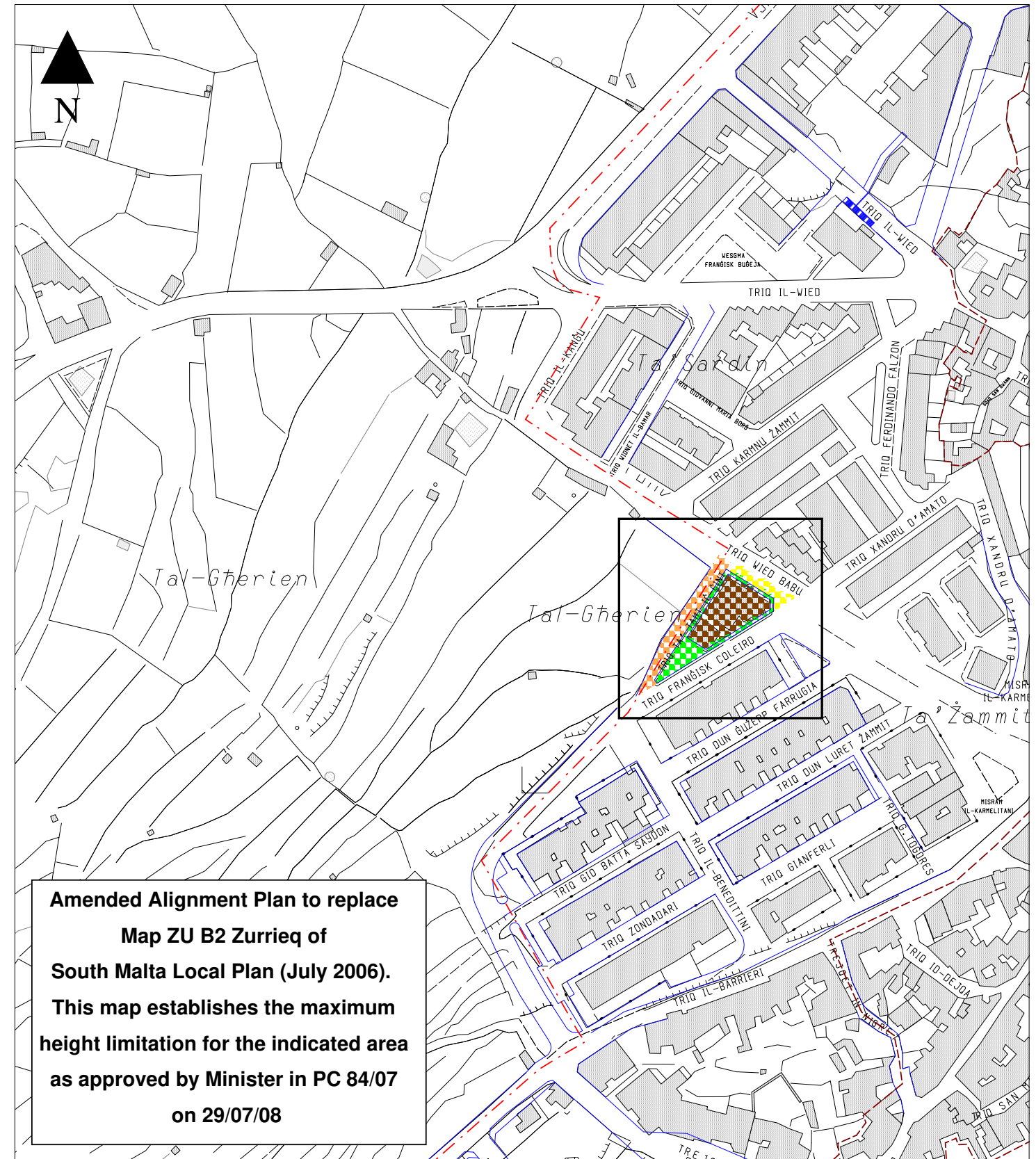
Applicant: MEPA

Date of Endorsement: 29th July, 2008.

Conditions: N/A



Former Scheme Layout



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 70, Zurrieq PC 0084/07

Scale : 1:2500	Date : January 2008	Figure : ZU B2
INDICATIVE ONLY Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.		
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