



Għirgħien Development Brief
[BIRŻEBBUĠIA]

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Executive Summary

It is the intention of the Malta Environment and Planning Authority (MEPA) to publish this Development Brief, as required by the Development Planning Act (1992), in order to encourage the integrated planning of the undeveloped land within the area known as “Il-Ghirghien”, in Birzebbugia. The recommended development direction in this document is the provision of a mix of residential, social, community facilities, open spaces and recreational facilities.

This Brief is generally based on provisions contained in a number of policies in the approved Marsaxlokk Bay Local Plan, in particular, Policy MB 18.

Whilst encouraging a degree of mixed development, the Brief also takes into account the provision of public/community-related facilities in this area.

The various new open spaces/ green areas (dedicated for a range of so-called ‘active’ and ‘passive’ recreational uses), including sports and community facilities, recommended in this Brief, are to remain accessible to the public in order to strengthen community identity and perhaps contribute to enhancing Birzebbugia’s role as a node for recreational activities in the South of Malta.

The protection of historico-cultural features on the area as well as the creation of recreational walkways are also envisaged by this Brief.

Traffic management is also seen as an important component of this Brief in view of the recommended contextual setup outlined above. To this effect, a re-definition of the current street classification system in the area (where appropriate) and a series of junction improvements, are required. In particular, these measures entail the downgrading of Triq il-Port Hieles as well as improvements on a number of junctions affecting the area.

Contents

Executive Summary	
Preface.....	6
1.0 Strategic Goals.....	7
2.0 Planning Objectives.....	9
3.0 Policy Context.....	10
4.0 Existing Situation.....	14
5.0 Development Guidance.....	18
Zone 1 – Farmhouse and Immediate Environs.....	21
Zone 2A – Former Quarry Site.....	22
Zone 2B – Fields along Triq Dun Ġ. Żammit.....	24
Zone 3 – Church-owned Derelict Land.....	25
Zone 4 – Abandoned Stepped Fields Site.....	27
Zone 5 – Joint Office Fields.....	28
Zone 6 – Existing Residential Development.....	29
Zone 7 - Street and Transport Upgrading.....	29
<i>Appendix A: Detailed Policy Background and Local Policy Context</i>	
<i>Appendix B: Development Applications</i>	
<i>Appendix C: Development Brief Area Photos</i>	

List of Maps

Map 1: Regional Context

Map 2: Identity Zones

Map 3: Existing Land Condition

Map 4: Existing Land Use

Map 5: Land Ownership

Map 6: Projects Approved, Refused, Pending

Map 7: Local Plan Policy Context

Map 8: Environmental Considerations

Map 9: Zoning

Map 10: Height Limitation

Map 11: Transport Management

List of Photos

Photo 1: Extent of Development Brief area

Photo 2: Site proposed for a mix of clustered residential development with sports and recreational facilities

Photo 3: Scrap yard site containing an undated rock-cut chamber

Photo 4: Fields on site in Triq tal-Papa

Photo 5: Derelict land in Triq il-Belle Isle earmarked for community facilities and flood mitigation measures

Photo 6: Views from Triq il-Ghirghien of a wide section forming Zone 2A

Photo 7: Grade 2 Listed Farmhouse site as seen from Triq it-Truncieri

Photo 8: Site along Triq il-Port Hieles with pending application for pastoral centre

Photo 9: Views of Wied il-Qoton

Preface

This document is being referred to as **Il-Girghien Development Brief**.

Various development proposals have been considered for this area. The main trust of the Brief is to lead to a series of development proposals which ultimately should encourage the provision of a degree of open space and recreational facilities, protection of any cultural/natural features meriting protection whilst allowing the development of residential units and community facilities.

Consideration has been given to the Marsaxlokk Bay Local Plan (MBLP) policies dealing with regard to the site. Thus, this Brief contains a detailed strategy amplifying the following elements:

- an existing planning policy framework within which the Strategy is described including the guiding objectives of the strategy;
- a description of the site and its current situation with respect to its locational context, land use, environmental features and other relevant aspects; and
- a schedule including description of all land uses recommended for the area and proposals how these interact with one another within the Development Brief area.

1.0 Strategic Goals

- 1.1 The Marsaxlokk Bay Local Plan (MBLP), which identified the need for this Brief, was approved by the Planning Authority (now MEPA) in May 1995. It was the first local plan to be approved within the framework of the Development Planning Act 1992. .
- 1.2 The functions of local plans can be described as follows:
 - To apply the strategy of the Structure Plan;
 - To provide a detailed basis for development;
 - To provide a basis for promoting and co-ordinating development control;
 - To bring local and detailed planning issues before the public; and
 - To define special areas where detailed management plans will be drawn up and implemented.
- 1.3 The Local Plan identifies areas requiring Development Briefs where more detailed planning guidelines are needed. Such areas usually have significant development and/or regeneration potential and individual planning proposals need to be considered in a wider development context, taking into account the overall potential of the area. Besides, these could also accommodate emerging development proposals that conform to these uses initially considered to be accommodated elsewhere within the Local Plan area. This context is set out in the form of guiding principles covering land use, form of development and urban design, as well as transport related matters.
- 1.4 Development briefs are likely to be prepared where MEPA has formed a very clear view on the type of development it is seeking in order to meet wider planning objectives. The area in question is physically capable, in principle, of accommodating proposed development without serious difficulty. Designation of opportunity areas is a way of focusing attention on, and providing guidance for, those localities where the Authority is especially anxious to promote positive change that should have wider tangible benefits.

2.0 Planning Objectives

2.1 The planning objectives for Il-Girghien (as shown in the Strategy Map) include the following aspects:

- i) To provide better integration of Tal-Papa Housing Estate with Birżebbuġia by introducing community facilities for the residents of this area. This objective is implemented through the efficient utilization of land resources within the brief area, in accordance with the stipulated land uses outlined in policy MB 18.
- ii) To secure an appropriate mix between habitable residential footprint and open space/ public recreational standards required for existing (and future) residents in line with policy 12.4 of Policy and Design Guidance 2007.
- iii) Where appropriate, to allocate recreational (including sports) facilities, some of which can be catered for in the open spaces indicated in ii) above.
- iv) To encourage, where relevant, upgrading of cultural assets and infrastructure with valorization of cultural features present in the area.
- v) To investigate where flood management mitigation measures are required in view of the site's proximity to the water catchment areas of Wied il-Qoton and Wied il-Klima respectively.
- vi) To upgrade the transport network, provide parking facilities and secure better access for both present and future pedestrians and vehicles. To this effect, MEPA seeks to determine the present role of the former Birżebbuġia by-pass (Triq il-Port Hieles) by re-aligning particular sections which may also exert an impact on the proposed land uses and protected areas within or just outside the Development Brief area.

2.2 The indicated objectives are not listed in order of priority but are intended to complement each other.

3.0 Policy Context

3.1 The local plan policy requirements covered by this Brief include a strategy for efficient land use, transport improvements, and the protection of heritage and relevant environmental features as well as phasing of development.

Land Use

3.2 The land-use strategy contains a policy framework aimed at guiding the future development of the Development Brief Area in terms of:

- i) Key development opportunities;
- ii) The range of acceptable uses and activities;
- iii) The location of specific uses within the area under review as shown in Map 9;
- iv) The preferred design of the buildings and structures that will contain them, including the definition of the acceptable height limitation (refer to Map 10);
- v) Transport improvements including traffic management; and
- vi) Environmental and infrastructural improvements and heritage protection.

- 3.3 The policy context for this site is set out in the MBLP. Policies **MB18** and **MB22** give the main direction for the planning of this site, whilst a number of general, strategic or urban zone policies relate directly or indirectly to specific land uses associated with the site.¹
- 3.4 Policy **MB18** designates Il-Girghien² (refer to Map 1) as one of the areas requiring a Development Brief. It stipulates that this development brief has to allocate land for the following uses:
- Residential development;
 - Community facilities including pastoral center, a kindergarten and possibly a small church;
 - Garage industries (this use has been subsequently removed);
 - Public Open Space including a formal play area for children;
 - Sports facilities; and
 - A Home for the Elderly.
- 3.5 Policy **MB 22** expands on the need to develop buildings suitable for garage industries as defined by Class 11 of the Use Classes Order, subject to adequate design, access and uses. **However, the Brief is not proposing any industrial uses within the site which is subject to this Brief.**
- 3.6 Policy **MB15** may have a bearing on the retail density allowed within the area covered by the Development Brief as it allows for local shopping facilities south of Triq San Edwardu. A large vacant site at Tal-Papa Housing Estate is to be integrally developed for housing, commercial (small shops) and landscaping, according to Policy **MB16**, whilst the MEPA will seek the relocation of the industrial garage in Triq Alessandru to an alternative industrial area in order to have the site redeveloped for housing (Policy **MB21**).

¹ All relevant policies are reproduced in Appendix A.

² The area under review is situated between *Triq il-Ghrghien* and the western extension of *Triq il-Gurgier*.

- 3.7 Policy **MB26** encourages the reservation of adequate space for a passenger lift for every three or four storey residential development. In accordance with Policy **ME06**, areas of informal open space located within the built-up area that add significantly to the amenity of the settlement will be protected from development. Strategic Policy **MU 02** moreover promotes the concept that all new major building or development schemes and the construction of new road schemes, will be required to make provision for the collection, storage and use of surface water run-off.
- 3.8 Wied il-Qoton, partly located off the Il-Girgħien site, is indicated as a potential Area of Ecological Importance and/or Site of Scientific Importance in Policy **ME01**. In accordance with Policy **MB19**, no development will moreover be allowed around the open land forming Wied il-Qoton between Triq iż-Zurrieq bridge and the western end of Triq San Edwardu. The site has been excluded from the urban area enclosed by planning scheme boundaries.

Transport Policy

- 3.9 The critical aspect of all transport-related policies affecting the brief area are planned around the concept of finding a solution to the functional utility of Triq il-Port Hieles within the context of allocating land for all uses identified in this Brief.
- 3.10 Transport policy in this Brief is supported by the adoption of MBLP's transport (currently approved) strategy which provides guidelines on traffic circulation, access and safety. Moreover, it establishes car-parking standards for the proposed range of development types within the framework of parking standards as determined by the Structure Plan for the Maltese Islands currently in force.
- 3.11 The current local plan policy framework identifies specific measures aimed at road formation, improved traffic flows, improved access to sites and pedestrian safety, and specific sites for car-parking provision described in a **written policy** and shown on the **proposals map**, where appropriate.
- 3.12 The guidelines should take into account:

APPROVED DEVELOPMENT BRIEF

- i) Policy **MB03** that designates Triq il-Port Hieles as a local access road;
- ii) Policy **MB04** which stipulates that a number of road junctions will need improvement;
- iii) Policy **MB05** which recommends the construction of a road linking Triq il-Gandoffla to Triq Kalafrana ³ connecting them through Triq il-Port Hieles;
- iv) The existing and proposed pattern of land-uses⁴, as summarized in the identity areas identified in this document; and
- v) The existing traffic flows and frequencies and parking provision.

³ Refer to Transport Diagram for Birzebbugia, Figure 5 in the MBLP.

⁴ The approved projects which still need to be implemented and those pending completion of this Development Brief.

4.0 Existing Situation

Land Uses/Vacant Land Condition

- 4.1 The area under review covers approximately 67,600 sq.m.⁵ It consists of a few abandoned fields, tracts of derelict/disused agricultural land between Triq iċ-Ċief and Triq il-Port Hieles, agricultural land in Triq Tal-Papa (with some heritage and natural features) and Triq Dun Gorg Żammit and a sizeable scrap yard (sitting on a former quarry site) just off Triq il-Girghien. A listed farmhouse⁶ containing features of historical, social and architectural value is located between Triq tal-Papa and Triq l-Imnarja.
- 4.2 In a nutshell, the land covered by the Development Brief consists of sloping terrain draining into the water catchment areas of Wied il-Klima, Wied il-Qoton and along the coast adjacent to the Freeport Terminals/ Triq San Patrizju. The site is surrounded to the south by Tal-Papa Housing Neighbourhood, to the east and west by Triq il-Port Hieles and a Housing Estate (along Triq l-Arzella) and Wied il-Klima⁷ respectively. The northern boundary touches the urban section of Wied il-Qoton (Map1).⁸
- 4.3 Built-up land consists of an existing group of six inhabited dwelling units with frontages facing Triq Tal-Papa (covering about 2,270 sq.m. of land or 3.4% of the gross surface area covered by this Brief). Areas developed for some other use, other than being left vacant, account for 12,400 sq.m. (or about 18.3%) of the land area covered by the Brief. The remaining land under review (almost 74 % of the total area, or 50,000 sq.m.), remains undeveloped, mostly uncultivated fields (Map 3). A substantial section of the latter consists of disused quarries⁹ giving the area an overall shabby appearance. Scant tree vegetation dots the area particularly close to a

⁵ Figures, throughout the text, have been rounded for ease of reference.

⁶ Farmhouse in Triq tal-Papa was designated a Grade 2 Listed Property in terms of Structure Plan policy UCO 07 (Government Gazette, 19/4/1996 ref: GF 470/95).

⁷ The Development Brief boundary partially touches this valley designated as a Grade 4 Area of Ecological Importance (AEI).

⁸ Another Grade 4 Area of Ecological Importance.

⁹ Refer to Zone 2A. Some of these quarries date back to the late 19th and early 20th century part of which may qualify for conservation in view of their geological importance.

historic farmhouse in Triq tal-Papa and within the valley sides. Around the site, residential development is mostly two-storey terraced housing usually arranged in home ownership blocks with their typical plan layout and dwellings façade character (Map 4).

4.4 A table describing the existing land use situation,¹⁰ is provided below:

<i>Land use type</i>	<i>Occupied area (in sq.m.)</i>
Residential units without garage (refer to Map 2, zone 6)	230
Residential units with garage/s (refer to Map 2, zone 6)	850
Public building (i.e. two substations)	130
Vacant buildings	400
Derelict Land	22,500
Productive/Cultivated fields ¹¹	29,200
Open Spaces	12,700
Farmhouse/ Agricultural Building	630
Open Storage	150
Scrap yard	800
Total:	67,600 ¹²

¹⁰ Date when survey was carried out: 26/10/2004

¹¹ Figure quoted above is provided courtesy of Land & Water Use Section within the Agriculture Department, Ghammieri following an Agriculture Survey conducted during October 2004.

¹² Any discrepancy between this figure and the one given for the Development Brief area is attributed to the area taken by existing streets included within this Brief and to the 'rounding off' of the figures (approx. 1,200 sq.m.).

Environmental Considerations

- 4.5 The Development Brief area contains few important features worth retaining, amongst which, a listed Grade 2 farmhouse located close to the northwestern side of Tal-Papa Housing Estate. There are also a restricted number of trees particularly around the farmhouse site. There are two valleys - Wied il-Klima and Wied il-Qoton - flanking the western and northern sides of the land covered by the Development Brief as shown in Map 8. These have been designated as Grade 4 Areas of Ecological Importance. Moreover, a number of World War II shelters and an unknown rock-cut chamber may also have historical and cultural interest. The area is characterized by fields (bounded by rubble walls) and disturbed ground which has been largely colonized by ruderal species.
- 4.6 A number of trees have also been observed in the area, some of which are protected by LN12 of 2001 (e.g. carobs, pomegranates, prickly pears, olive trees). Replacement of trees damaged by development or compensatory planting shall be determined in accordance with MEPA's Supplementary Guidance on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands.

Transport

- 4.7 Only low-frequency residentially-bound traffic currently passes from the area perhaps in view of the settlement's particular planimetric configuration (i.e. development pattern), its relative location away from central urban areas of the island and the discontinued construction of the link road (i.e. the undeveloped stretch of Triq il-Port Hieles) circumventing the westernmost built-up parts of Birżebbuġia. The presence of the recently-upgraded Bengħijsa/Hal-Far arterial road - starting a few hundred metres south of the Development Brief area - also steers away non-urban and Freeport-related traffic volumes from this area.

Land Ownership

- 4.8 Around 35,250sq.m. (or 52%) of the area covered by this Brief is in private ownership¹³. On the other hand, Government land measures approximately 12,850sq.m. (19%) whilst another 15% was previously owned by the Church and currently administered by the Joint Office on behalf of Government. This land is located between Triq Tal-Papa and Triq it-22 ta' Frar (*circa* 9,390sq.m.) with a minor section at the entrance to Triq il-Port Hieles (1,396sq.m.).
- 4.9 Other land (*circa* 14%), which has been retained by Ecclesiastical authorities (that is, do not form part of the property portfolio administered by Joint Office), is situated between Triq l-Imnarja and Triq Tal-Papa (6,800sq.m.) with a small junction identified along the central section of Triq il-Girghien (700sq.m.). Another sizeable portion of land has been located between Triq iċ-Ċief and Triq il-Port Hieles (8,200sq.m.), as shown on Map 5.

¹³ This figure includes also *Triq il-Port Hieles* and any projected streets within the Development Brief area.

5.0 Development Guidance

- 5.1 Future activities in the area should take place within an urban fabric which improves the area's amenity as a place to live and work in. The success of the area would in part also depend upon the various facilities provided. In the long term, the nature of the synergy between the various proposed uses will determine the success or otherwise of development in this area.
- 5.2 The salient features related to zoning conditions, are indicated below. In this context, reference is being made to local plan policy MB18 recommending that the brief zones specific areas for various uses. **The industrial uses as specified in the policy are considered incompatible with the other uses identified in the same policy and therefore the brief is not recommending such uses.**

General Development Uses and Conditions

- 5.3 The entire area covered by this Development Brief has been sub-divided into seven zones. Zone 2 has been further sub-divided into two smaller areas for management purposes and to emphasize the Authority's commitment to secure a degree of public open space provision in the area (Map 2). Where applicable, development shall acknowledge the protection of several existing tree species in terms of LN 12/2001 (and as amended)¹⁴ and other similar legal notices. Specific provisions contained in the Supplementary Guidance on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands, would need to be adhered to. Off site planting conditions would be encouraged in those instances where existing protected flora cannot be successfully incorporated within the development proposal.
- 5.4 Except where otherwise indicated in specific statements/maps forming the Zoning Conditions Section of this Brief, development in all Zones shall also be undertaken in accordance with MEPA's Development Control Policy and Design Guidance 2007 (or their

¹⁴ A new draft Legal Notice which amplifies the concepts of off-site planting conditions, and that on compensatory planting, has been compiled and is currently awaiting Ministerial approval. It is intended to replace the provisions outlined in LN12/2001.

subsequent revision). In cases where there is conflict, between the conditions in this Development Brief and provisions contained in the Policy and Design Guidance 2007, or its subsequent revisions, or other relevant planning guidance, the provisions of this Development Brief shall prevail. **The floor-area ratio (FAR) is not applicable in relation to this Development Brief specifically due to strategic considerations, including but not limited to, the site's relative position and topography and the cumulative impact of residential development projected for this area.** All identified zones should have land use conditions applicable to the Residential Area Policies as recently approved by MEPA in the finalized Local Plans where particular Use Classes and other supporting conditions, are specifically described. The term “floor space area” is taken to have the same meaning as the term “Gross Floor Area” as assigned in page 6 section 3.7 of MEPA’s Development Control Policy and Design Guidance (DC 2007), and shall include all habitable units (including any internal commercial or recreational spaces). Basements and semi-basements shall be excluded from such calculations. The layout of each individual zone shall be determined through a Development Permit Application. For computation purposes, each residential unit shall be calculated to accommodate 4 persons per household.¹⁵ Front gardens, backyards and other private spaces shall not be taken into account in terms of calculations for the provision of public open spaces.

¹⁵ Refer to the projected mean household size for 2010 provided in the Executive Summary of MEPA’s Demography Topic Paper (May 2001, Table 3). Sufficient internal common open space on the basis of, *at least*, 2.4 sq.m per resident shall also be provided alongside this planned residential development.

APPROVED DEVELOPMENT BRIEF

5.5 The table below gives an overall picture of the general conditions applicable to the various identity areas indicated in MAP 2 of this Development Brief:

FOOTPRINT OF IDENTITY AREAS

Zone	Map Reference	Site's approximate footprint (in sq.m.)	Land Use	Minimum Open Space standard¹⁶ (in sq.m.)	Remarks¹⁷
1	Map 2, p.30; Map 9, p.37; Map 10, p.38	6,550	Community and Public Open Space/ Recreation, Conservation	As stated in para 5.7	area is designated for public enjoyment and re-use of farmhouse
2A		18,750	Residential, Sports and Recreation, public open spaces	20% of the comprehensive planning area for open space and sports facilities. An open space contribution in cases where no comprehensive development is proposed open space contribution	height limitation of 4 floors + semi-basement (lower side) provided site is developed comprehensively; 3 floors + semi-basement (upper side and sites not developed comprehensively). 3 floors (+ semi-basement) height limitation
2B		4,200	Residential, Sports and Recreation, public open spaces		
3		6,200	Social and Community (including pastoral related uses) (incl. formal open spaces)	10% of the area allocated for open space	3 floors (+ semi-basement) height limitation
4		2,000	Social and Community requirements and supporting facilities, not excluding residential and parking	Development should aim at including sufficient recreational/open space within the design ¹⁸	3 floors (+ basement) at higher street level and 4 floors (+ basement) at lower street level height limitation
5		7,900	Green Open space		this area is designated as a green open space
6		2,700	Residential	Not applicable but a contribution for open space will be levied.	3 floors (+ semi-basement) height limitation
7		19,300	Recreation/ Formal Open spaces/ Transport Management	as stated in paras 5.24 - 5.25	junctions redesign/ road upgrading works required + recreational space
Total:		67,600 (approx.)			

¹⁶ Excluding land to be taken up by sports facilities as indicated in the policy.

¹⁷ Zones 1, 3, 4 and particularly Zone 2A are subject to a comprehensive planning design/development layout.

¹⁸ Minimum recommended open space standard does not apply in relation to this site because it forms part and parcel of designated uses allocated in Zone 1 which is owned by the same Government Entity.

ZONING CONDITIONS

ZONE 1 - FARMHOUSE & IMMEDIATE ENVIRONS¹⁹ (footprint : approximately 6,550 sq.m.)

- 5.6 The site is to be designated primarily for recreational use. Community/Social uses are encouraged particularly with regard to the reuse of the existing farmhouse. No additional structures will be permitted in this area to retain the open nature of the site. The listed farmhouse building should be assessed for structural integrity, following which the applicant shall prepare a Restoration Method Statement/ Structure Integrity Assessment. Any incongruous structures adjoining the farmhouse would need to be removed. Community/social and recreational uses are to be identified in conjunction with the local council and proposed uses are to be clearly justified.
- 5.7 The entire site is left open for public enjoyment in the form of recreational use or other cultural uses (e.g. Agricultural heritage park) provided no new structures are built. Any recreational use of the site should incorporate a six-metre buffer zone²⁰ specifically designated around the above-mentioned farmhouse so that its historical identity and character are culturally conserved.

¹⁹ Refer to Maps 3-5, 8-10

²⁰ This facility shall be provided over and above the 2.4 sq.m. per person open space to be tied with residential development in this area.

ZONE 2A – FORMER QUARRY SITE²¹
(footprint : approximately 18,750 sq.m.)

5.8 This is the largest section of land within the Development Brief. It is recommended to have the following zoning conditions:

A. **This site is primarily designated for residential and commercial (non-industrial) development as well as the provision of recreation facilities and it is recommended that this zone is developed in a comprehensive manner** (refer to Map 9), and taking into account the following broad parameters:

- (i) Development fronting Triq il-Gurgier of Zone 2A shall not exceed a height of four floors plus semi-basement (as indicated in Map 10) from the highest finished pavement level. Those fronting Triq il-Girghien shall not exceed three floors plus semi-basement levels (as indicated in Map 10) from the highest finished pavement level.²² However, the building height of four floors plus semi-basement, along Triq il-Gurgier as stated above, will only be applicable to that part of the site which is developed in a comprehensive manner, otherwise, three floors plus semi-basement would be applicable. 50% of the site's depth - calculated along the official road alignment established on both sides of Zone 2A - shall constitute the transition line between the street frontage designated for three floors plus semi-basement and the side where four floors plus semi-basement development has been recommended. In the event that an agreement on a comprehensive development scheme on Zone 2A is not achieved, the processing of separate applications on this area would be considered.
- (ii) Vehicle entry/exit points shall preferably be established from Triq il-Girghien and/or the unopened section of Triq il-Gurgier supported by vehicle turning/manoeuvring spaces.

²¹ Refer to Maps 3-5, 8-11

²² The recommended height limitations take into consideration topographical and geographic conditions of the area with respect to its sloping terrain from Tal-Papa HOS to the lower residential parts of Birzebbuġia; (including, the presence of a concentration of old interconnected quarries; depth of this relatively large site being recommended for development; existing buildings skyline) and development densities in this peripheral village. In addition, proposed height limitation associated with this zone encourages an appropriate and interesting range of development within the area covered by the Brief as well as the encouragement towards consolidation of recreational, sports and open space uses.

- (iii) A small number of shops may be accommodated within this area provided these comply with conditions established for Local Centers as outlined in the MEPA's Retail Guidance and the relevant Local Plan and without compromising open space standards.
 - (iv) Front gardens should be imposed in those cases where there is a similar arrangement on the opposite side of the street.
- B. The open space shall be dedicated exclusively for the public realm in the form of a 'green lung', that is, an open space for public recreation and enjoyment and kept on a consolidated basis. This area, which will cover 20% of the entire site area proposed for comprehensive planning (after excluding all public and any internal roads, where applicable), shall be preferably consolidated into one sizeable area and shall have a considerable element of soft landscaping as well as space allotted for benches at specific intervals allowing for links between the eastern side of Triq il-Gurgier with Triq il-Port Hieles and Triq il-Girghien. Access to an unexcavated rock-cut chamber/s of an unknown origin (situated within an existing disused quarry) may need to be secured if, after a professional assessment, it transpires that this feature merits protection for its cultural value. In cases where no provision is made for such open space, developers will be asked for a planning contribution at the established rate of € 20 per square metre of floorspace. The planning of the public open space, which would preferably be located within the circled zone indicated in Map 9, and the development proposed is to ensure permeability and access across the site linking, particularly Triq il-Girghien with Triq Dun Gorg Zammit.
- C. Within the comprehensively planned/designed area, the equivalent of not more than one third of the recreational open space mentioned in condition 5.8 B shall be designated for the provision of indoor/outdoor sports and related facilities for Birżebbuġia. Planned open air (outdoor) sports facilities may include a five-a-side synthetic pitch, tennis/basketball courts and other such open air sports facilities. Consultation with the local council would be necessary to identify which recreational facilities are more appropriate and necessary. An underground car park (determined according to MEPA guidelines covering mixed-use development) may be constructed in connection with these sports activities. Moreover, a water reservoir, sufficiently large to channel rain water collected from the site and from roof tops of development indicated below, shall be incorporated within this particular project component.

5.9 Detailed designs for the entire development, recommended within this zone, should follow a number of specific conditions as described below :

- Provide, and clearly indicate, common open spaces within the residential areas where off-street pedestrianization is encouraged.
- Prior to any proposed development in this area, an archaeological assessment shall be undertaken, at the developers' expense, in order to investigate the possibility of potential archaeological features in the area. It is recommended that every effort is made to record, and where possible, incorporate historical-cultural features, identified as worthy of protection.
- At the Development Application stage permit conditions will determine the mechanism for the maintenance required in relation to public open areas within this zone. A water retention facility to service the previously-mentioned landscaped sections and capable of handling water run off from the roofs of the residential development and any other development is also recommended for this area.

ZONE 2B - FIELDS ALONG TRIQ DUN Ġ. ŻAMMIT ²³
(footprint : approximately 4,100 sq.m.)

5.10 The recommended height limitation for residential development in this Zone is three floors plus semi-basement level. Developers/owners of land within this zone are to contribute a one-time fee ²⁴ of € 20 per square metre of floorspace for recreation provision which cannot be provided on site.

5.11 The projected undeveloped section of Triq il-Gurgier, situated between Triq il-Port Hieles and Triq Dun Ġorg Żammit, is recommended to be retained, improving access along this section of the entire site

²³ Refer to Maps 3-5, 8-10

²⁴ This fee will be paid over and above the usual mandatory ISC and DPF (and other) contributions required when planning applications are filed with MEPA

ZONE 3 - CHURCH-OWNED DERELICT LAND ²⁵
(footprint : approximately 6,200 sq.m.)

- 5.12 The entire site is recommended to accommodate community uses of a religious nature which may include a pastoral centre including a community hall supported by a small church, catechism rooms allocated for children and adults groups particularly for those residing in Tal-Papa housing area together with a kindergarten/ childcare facility. A minimum of 10% of the site area is to be dedicated to the provision of public open space in the form of hard/soft landscaping (e.g. seating facilities, tree/shrub planting). Due to the difference in level roofs may be utilized to accommodate more open space provision.
- 5.13 The height limitation for this site shall be of three floors plus semi-basement, and since the site is sloping and has a frontage on two streets the provisions of policy 2.5 in the Development Control Policy and Design Guidance 2007 apply, however, some flexibility may be exercised in this regard depending on the design submitted in view of the development consisting of a landmark building. A three-metre landscaping strip shall be established along the entire perimeter of the site (in addition to the 10% open space requirement). Height limitations recommended for this site shall not apply with respect to any domes, spires or similar vertical structures exclusively utilized as part of a place of worship. Notwithstanding this, MEPA recommends that construction of these structures is subject to prior clearance/permission from the Civil Aviation/Airport Authority in view of security reasons related to the Flight/Aircraft Approach Path.
- 5.14 The existing stormwater culvert, currently serving the entire catchment area of Tal-Papa residential area, shall be integrated within the overall design of the pastoral centre even though its actual positioning may be modified in order to fit within the overall design of the community building. Any changes to the culvert layout should be carried out at the developer's expense and to the satisfaction of ADT.

²⁵ Refer to Maps 3-5, 8-10

5.15 Moreover a pedestrian passage is to be provided as indicated in Map 9 from Triq ic-Cief and perpendicular to Triq il-Port Hieles. This passage would also provide for the movement of water in cases of stormwater flooding overflow .

ZONE 4 – ABANDONED STEPPED FIELDS SITE ²⁶
(footprint : approximately 2,000 sq.m.)

5.16 This site is designated to accommodate social and community requirements and supporting facilities not excluding residential and parking facilities. The design of the development should aim to include adequate open space and be of low density enhancing the living environment of the development proposed. Adequate storm water mitigation measures, including the construction of a water retention facility, shall be studied and incorporated within the overall design of the proposed residential project in view of the site’s location at the confluence of the ‘urban section’ of both Wied il-Qoton and Wied tal-Klima.

5.17 The height limitation shall not exceed three floors plus basement at the upper street level taken from the highest finished pavement level and four-floors plus basement at the lower street level taken from the highest finished pavement level.

5.18 Furthermore, a new footpath, proceeding towards the scheduled parts of Wied il-Qoton, may be considered in line with policy MB19 of the Approved MBLP. A footpath next to this proposed development, will in itself constitute another amenity for development on this site. Tree planting along the service road, where the new building protrudes, should be considered. Development within this site (Zone 4) shall also take into account the improvement of adjacent junctions where incoming/outgoing traffic is diverted to Triq il-Kartaġinizi and Triq San Frangisk Saverju, respectively.

²⁶ Refer to Maps 3-5, 8-10

ZONE 5 – FIELDS ADMINISTERED BY JOINT OFFICE²⁷ (footprint : approximately 7,900 sq.m.)

- 5.19 This area was recommended to be included within the Development Zones through the Marsaxlokk Bay Local Plan. This recommendation was endorsed through the Development Zones Rationalisation process as approved by Parliament in 2006.
- 5.20 This area is to be designated as a green open space for the enjoyment of the local community which will enhance the environmental aspects of this site. If additional facilities are introduced these should complement and respect the natural and cultural assets of the site. The recreational development is to ensure the protection of a number of World War Two shelters (and ancillary features of historical, cultural and social value) recently indicated by the Resource Management Unit of MEPA as features of possible heritage value. If the need arises, accessibility, and protection of this historic site, together with its ancillary features, shall be appropriately secured and incorporated within the recreational facilities on site.

ZONE 6 – EXISTING RESIDENTIAL DEVELOPMENT²⁸ (footprint : approximately 2,700 sq.m.)

- 5.21 Intensification of existing development - consisting of a row of residential units - is allowable within this zone. To this effect, semi-basements should be acceptable provided the proposal complies with other planning policies. Therefore, the height limitation in this area shall be three floors plus underlying semi-basement. Development which will create new/additional residential units will be required to pay a planning contribution of 20 euros per sq m of floorspace to go towards a fund for recreational provision which cannot be accommodated on site.

²⁷ Refer to Maps 3-5, 8-10.

²⁸ Refer to Maps 3-5, 8-10

ZONE 7 –TRANSPORT UPGRADING ²⁹
(footprint : approximately 19,300 sq.m.)

- 5.22 From a strategic perspective, it is recommended that commercial/non-urban traffic (originating from the Freeport and Oil/ Fuel Terminals) be directed towards the recently-upgraded Benghijisa-Hal-Far-Gudja arterial road thus eliminating the need for it to circumvent Birżebbuġia through Triq il-Port Hieles. This revised traffic strategy is being encouraged in view of the proposed uses/ additional activity to be introduced through provisions of this Brief together with a series of local junction improvements also identified in this Brief. Traffic patterns are likely to change given the additional residential development proposed in the area. The scope is to make the area more pedestrian-friendly and therefore more secure from incoming/ outgoing traffic that will be passing through the area.
- 5.23 Moreover, it is the strategic intention of this Brief, that any proposed uses enable a wider social interaction between residents that will in future reside in this area, the existing population at Tal-Papa housing Estate and the rest of Birżebbuġia.
- 5.24 In this context, there may be scope for a reduction in width of long stretches of Triq il-Port Hieles thus turning it into a ‘boulevard’ type of route in view of the particular allocation of adjoining uses described in this Brief. On the other hand, an area of land falling outside the new road alignment is recommended to be zoned as a green strip in order to increase the effectiveness and usage of the proposed linear walkways, so that it would complement a number of ‘active’ recreation-related activities allocated in the vicinity (i.e. within Zones 2A and 2B) besides meeting a number of traffic management objectives.³⁰
- 5.25 This mix of (formal and informal) open spaces will improve and complement the overall appearance of new development envisaged in the vicinity as part of recommendations provided in Zones 2A and 2B as well as the uses recommended for Zones 3 and 4. It will add to the overall amenity value of new development recommended in this Brief whilst mitigating its overall massing effect and scale upon the established residential areas.

²⁹ Refer to Map 11

³⁰ Further information is included in Map 11.

- 5.26 The introduction of more pedestrian-friendly routes (e.g. from Triq il-Gandoffla and countryside areas down to Wied il-Qoton and inner residential areas of Birżebbuġia) are also encouraged as these add further to the interest of the area.
- 5.27 Appropriately organized on-street parking provision and traffic calming measures, with their associated hard landscaping infrastructure related to the above-mentioned ‘active’ recreational uses and the pastoral centre (with its ancillary facilities), may also be accommodated along the entire stretch defining Triq il-Port Hieles.
- 5.28 Junction improvement is certainly required where this link road forms the southeastern and northeastern extremities of the boundary that identifies this Development Brief. To this effect, vehicular access from Triq il-Gandoffla entering/exiting Triq il-Port Hieles shall be secured as indicated in an earlier section of this Brief. Pedestrian flows to and from this area are to be integrated with the urban design of the development recommended for Zone 3.
- 5.29 Moreover, there may be scope for integrating a green area at the south entrance of Triq is-Sebh with a larger green zone, situated just outside the Development Brief boundary. This proposal will ensure a smoother pedestrian continuity, encourage better overall soft landscaping design whilst regulating traffic entering/ leaving this street towards/from Triq il-Port Hieles. Moreover, this recommendation should be viewed with the aim of reducing traffic hazards along various access/exit points in Triq il-Port Hieles.
- 5.30 Concurrently, a short section of the road linking Triq il-Girghien with Triq il-Port Hieles shall be closed off for vehicles with traffic re-directed towards the Triq il-Gandoffla entry/exit point. Similarly, *Triq il-Belle Isle* will be used for local access. Existing and future traffic flows will be diverted to Triq il-Gurgier.
- 5.31 Subsequently, there may be scope to convert Wied il-Qoton bridge into a pedestrian-priority route because its strategic location enables the general public to enjoy interesting views of the said valley. Otherwise, it may be converted into a pedestrian walkway/raised promenade if it is demonstrated that residential traffic, originating from Birżebbuġia’s centre, can pass smoothly from alternative roads on its way out to Hal-Far industrial zone via Triq il-Gebel and Triq tal-Papa.

- 5.32 A small site flanking Wied il-Qoton, at the upper section of Triq il-Port Hieles (opposite Zone 4), as indicated in Map 9, is recommended for residential development provided that the building alignment should be a projection of the building line of adjacent buildings having their rear side facing the above-mentioned valley.³¹ A height limitation of three floors plus basement should not be exceeded due to visual considerations (that is, views of the new development from the adjacent valley).³²
- 5.33 The land flanking the rear part of this proposed development is being zoned as a green area and integrated with the protection status of the Wied il-Qoton. Delineation of this green area is subject to retention of a *cul-de-sac*, located just outside the Development Brief boundary, which also flanks the above-mentioned valley. This *cul-de-sac* provides access to a row of street-level garages.³³

³¹ Refer to Maps 9 and 10

³² Open space standards indicated in article 12.4 of DC2007 will not be adhered to in view of the very small residential footprint recommended on this site.

³³ standalone garage courts or other units underlying a number of residences.

Appendices

Appendix A

source: *Approved Marsaxlokk Bay Local Plan (1995)*

DETAILED POLICY BACKGROUND: STRATEGIC AND LOCAL POLICY CONTEXT

MB03 Road Hierarchy

Traffic circulation in Birżebbuġia will be based on a hierarchy of roads as defined below and indicated on the Transport Diagram. Priorities for upgrading and resurfacing depend on the existing state of the roads, but otherwise, the general rule should be that the higher the function of the road in the hierarchy, the more intensive and important is its maintenance programme.

Distributor Roads:

Triq Kalafrana
Triq Ħal-Far (Lower Part)
Triq Birżebbuġia (il-Qajjenza Area)

Local Access Roads:

Triq il-Port Ħieles	Triq San Ġorġ (Lower Part)
Triq iż-Żurrieq	Dawret il-Qalb Imqaddsa
Triq San Tumas	Triq San Patrizju
Triq Birżebbuġia	Triq il-Herakles (Qajjenza)
Triq Żarenu Dalli	Triq il-Qanfud (Qajjenza)

Access Only Roads:

All others not mentioned above.

This policy applies the Structure Plan hierarchy of roads to Birżebbuġia and il-Qajjenza. It indicates which streets are to be used to channel main, and which secondary, traffic flows. In this way, it helps to indicate priorities for road improvement and traffic management.

MB04 Traffic Circulation

A number of road junctions at Birżebbuġia will be given priority for improvement. This will take place together with the construction of a number of new roads as indicated in the Transport Diagram. Some traffic directions need to be changed for the system to function properly.

For the hierarchical road system to be in operation, some road junctions have to be improved and new stretches of road constructed. Their importance relative to the system is also indicated on the Transport Diagram.

MB16 Vacant Site at Tal-Papa

The vacant site at the center of Tal-Papa Housing Estate is to be developed as follows:

- **Three-storey residential development for social housing.**
- **A number of small shops.**
- **Garden and/or landscaping on an area covering at least 30 percent of the site.**

An integrated development is to be carried out with the garden/landscaping being provided in the initial stages.

The area is fully committed to residential development and is therefore appropriate for the provision of maisonettes. Tal-Papa Estate is remote from the town center and lacks adequate shopping facilities. Hence, provision of retail facilities is a necessity. A minimum area for garden/or landscaping is specified so as to ensure that adequate public open space is maintained within the Estate.

MB18 Development Brief For Il-Girġhien

A development brief is to be prepared for the area between Triq il-Girġhien and the western extension of Triq il-Gurġier as indicated in the Inset Map. The uses to be allocated to the site are the following:

- i) **Residential uses,**
- ii) **Community facilities including pastoral center, a kindergarten and possibly a small church,**
- iii) **Garage industries (as indicated in policy MB22),**
- iv) **Public open space including a formal play area for children,**
- v) **Sports facilities, and**
- vi) **A home for the elderly.**

In addition, the brief is to determine the alignment of the former Birżebbuġia by-pass along Triq il-Port Hieles. Permission will be refused for development of this land which would conflict with these uses.

Tal-Papa housing estate is a recent residential development which, because of the undeveloped area at il-Girghien, is detached from the rest of the town. The area is to be developed so as to provide better integration of Tal-Papa with Birżebbuġia. Some open space is to be retained to ensure that space is available for recreation and amenity purposes. Sports facilities to be developed on site are to be determined following a detailed evaluation of requirements for Birżebbuġia within the context of national policy guidance for sports provision. A home for the elderly is also being included in this centrally located site. This home can be run on a commercial basis and hence provide a better financial incentive in the total redevelopment of the site.

The Development Brief should also investigate the possibility of the construction of a water reservoir underneath the above mentioned uses, and discuss this option with the relevant authorities before making the final recommendations.

MB19 Wied il-Qoton

The open land forming Wied il-Qoton between Triq iż-Żurrieq bridge and the western end of Triq San Edwardu will be maintained. No development will be allowed in this area. A recreational footpath down Wied il-Qoton is to start from this site.

Wied il-Qoton has been identified generally as a site of ecological interest. It has important landscape qualities, appearing as part of the countryside extending into the town. It helps to break up the urban area and provides a refreshing contrast of greenery in a mass of building. In addition, development of this area will compound flooding problems in St. Edward Street. For these reasons, the Planning Authority regards its continued existence as being of great significance, and the Authority will resist any development proposals which might compromise its character.

MB22 Garage Industries, Birżebbuġia (Southern Part)

The development of buildings suitable for garage industries (i.e. any use as defined by Class 11 of the Draft Use Classes order) will be encouraged on the site off Triq il-Girghien identified on the Inset Map for Birżebbuġia, subject to:

- **Acceptable design**
- **Adequate access and parking arrangements**
- **Landscaping or other measures necessary to reduce the impact of the development on the area, and**
- **Appropriate proposed uses.**

Provision is made at Ħal-Far for an area devoted to meeting the needs of larger or expanding garage industries.

In some areas, garage industries can happily co-exist with housing. Where the industrial use has intensified and serious problems are being created for neighbours, provision for relocation becomes necessary. The plan adopts two solutions – a smaller “local” area to

meet the garage industry needs of the local community where relocation in the vicinity is necessary; and provision at Hal Far to encourage the expansion of garage industries into larger growing concerns.

MB26 Passenger Lift Provision

Applications for three of four-storey residential development in Birżebbuġia should include adequate space for a passenger lift to be provided without the need for major structural changes.

Three and four-storey development intended for summer occupancy is unlikely to include passenger lifts. As long as the development is used for summer occupancy this is not a problem. There may be instances, however, where a residential unit is considered for more permanent occupation in which case the installation of a lift would be seriously considered. This policy is intended to allow for the installation of a lift at a later date if it could not be incorporated at the outset.

MS07 Opportunity Areas

Opportunity Areas are identified and are indicated on the inset maps as appropriate for Birżebbuġia and Marsaxlokk. Guiding principles, or a more detailed planning brief will be prepared as required.

In the local plan, opportunity areas are defined as those where significant development or regeneration potential exists. Thus individual planning proposals need to be considered in a wider development context – taking into account the cumulative potential of the area. This context will be set out either in the form of guiding principles covering land use, form of development and design, or development briefs which will consider the development potential of such areas in more detail. Development briefs are more likely to be prepared where:

- i) the Planning Authority has a very clear view on the type of development it is seeking in order to meet wider planning objectives, and
- ii) the opportunity area in question is physically capable at the outset of accommodating such development without serious difficulty.

Designation of opportunity areas is a way of focusing attention on, and providing guidance for, those localities where the Authority is especially anxious to promote positive change which should have wide benefits.

ME06 Informal Open Space In The Built-Up Area

Areas of informal open space located within the built-up area which add significantly to the amenity of the settlement will be protected from development.

These areas are indicated in the Inset Map for Birżebbuġia. The Planning Authority is concerned to sustain and enhance the vitality of the settlements in the plan area, encouraging urban regeneration and reducing development pressures on the countryside. A reasonable balance will be sought between urban redevelopment needs and the requirement to protect open land. Areas of open space which the Authority considers to be especially important to the amenity of the urban area will be retained.

MU02 Surface Water Run-off And Collection

All new major building or development schemes and the construction of new road schemes, will be required to make provision for the collection, storage and use of surface water run-off.

In view of the general shortage of fresh water on the Islands, and the cost of providing fresh water from seawater, it is prudent to utilize all possible sources of supply. This may be difficult or impractical in the case of small schemes, but in large developments. Particularly those which include substantial areas of impervious surfacing such as car parks or carriageways, the marginal cost of providing a storage cistern or reservoir is low. The Planning Authority will therefore want to be satisfied that this aspect has been taken into account in development schemes and that positive measures are also being introduced to utilize this "secondary" quality water source e.g. to maintain landscaping schemes, for flushing or cleaning purposes.

Appendix B:**DEVELOPMENT APPLICATIONS****1. Approved Projects**

An analysis of planning applications on site (up to 20th February 2008) reveals an interest from the Housing Authority, the general public and/or business sector to develop the area. Private developers were mainly interested in piecemeal residential development and/or the erection of garages, whilst the Housing Authority applied for the construction of residential blocks and garages on a large site at Triq tal-Papa. Pre-submission discussions were also held with the Archdiocese of Malta regarding the construction of a pastoral center and interrelated facilities at another site in Il-Girgħien.

Most applications have been refused or dismissed, primarily because the Marsaxlokk Bay Local Plan`s Policy MB18 stipulates that a development brief needs to be finalized for the whole area. This is deemed necessary in order to promote a holistic planning framework through appropriate zoning for the acceptable land uses indicated in the above-mentioned policy.

To date, only two permits (PA 1404/99 and GD 1678/00) have been issued within the boundary of this development brief area. Both are minor applications and related to the roofing of part of the drive-in and the installation of a satellite dish (respectively) of existing dwellings. Other existing applications, apart from those that have been refused, are pending or have been deferred.

A summary of all application within the Development Brief area is provided below for ease of reference by Identity Area³⁴:

<i>Application Number</i>	<i>Address</i>	<i>Proposal</i>	<i>Comments</i>	<i>Status</i>
Identity Area 1				
PA 7818/06	Triq Dun Ġorġ Zammit	Residential development with garages for private cars (Outline Development Permission)	Pending conclusion of draft local plan	Pending
PA 2078/02	Triq tal-Papa (Phase III)	Construction of blocks 1-12 and garages.	Pending conclusion of draft local plan	Pending

³⁴ Refer to Map 6

APPROVED DEVELOPMENT BRIEF

Identity Area 2A				
PA 2044/97	Triq il-Girghien	Outline application for the construction of garages and apartments.	Dismissed	Dismissed
PA 5822/89	N/S off Tal-Papa Rd.	Erection of garage	Refused	Refused
PA 5823/89	N/S off Tal-Papa Rd.	Erection of garage	Refused	Refused
PA 5047/89	Sqaq il-Girghien	Bungalow	Refused	Refused
Identity Area 2B				
PA 5153/89	Birżebbuġia	To erect garages	Refused	Refused
Identity Area 3				
PA 7556/03	Birżebbuġia	Construction of church, multi-purpose hall, residence, pastoral centre, and catechism classes	Pending conclusion of Dev.Brief	Pending
Identity Area 4				
PA 1528/02	Triq Tal-Papa	To demolish existing rural room and construction of eight (8) private garages and four (4) flats over same at first and second floor levels.	Refused at Reconsiderations stage	Dismissed (original decision at DCC level stands)
PA 0184/94	N/S in Triq tal-Ġebel	To erect 8 private garages and 4 flats	Refused at Reconsiderations stage	Dismissed (original decision at DCC level stands)
Identity Area 5				
No applications submitted to date				
Identity Area 6				
GF 1678/00 (GDO)	Triq tal-Papa	Installation of a satellite dish.	Granted	Granted
PA 1404/99	Triq tal-Papa	To roof part of drive-in.	Granted	Granted

2. Pending Cases Reports

The following case report outlines the reasons pending adjudication of PA 2078/02 submitted by the Housing Authority:

Location of development	Description of works	Applicant	Architect
Birżebbuġia Tal-Papa (Phase 111), Triq Tal-Papa, Birżebbuġia	Construction of blocks 1-12 and garages.	Mr Anton Camilleri Dir Housing Const & Maint Dept	Housing Const. & Maint. Dept., Grech
Application Type	Full development permission		

Another application (ref: PA7556/03) is awaiting the outcome of this Development Brief. Details are provided underneath:

Location of development	Description of works	Applicant	Architect
Site at Tal-Papa, Triq il-Port Hieles /, Triq Ic-Cief, Birżebbuġia	Construction of church, multi-purpose hall, residence, pastoral centre and catechism classes.	Fr. Nicholas Pace, Parish Priest	Mallia, Mr. Claude (M'Scala)
Application Type	Outline development permission		

Likewise, an application referenced PA5593/02 is awaiting outcome of Development Brief. Comments and recommendation with respect to this proposal are provided overleaf:

Location of development	Description of works	Applicant	Architect
Site at, Triq Il-Port Hieles, Birżebbuġia	To construct residential units	Ms.Lucy Schembri	Zammit, Mr. Hector (Paola)
Application Type	Outline development permission		
DPA Report Cleared date	Monday, August 25, 2003		
Recommended Decision	Refuse Planning Permission		
Reasons for Deferral	DCC meeting held on 12th November 2003 Deferred not seen. DCC 103-01A/03 held on the 24th November 2003 Deferred until development brief is finalised. DCC 11-01A/06 held on 25th January 2006 Deferred to bring up when the Development Brief for the area is finalized. To bring up in 6 months.		

Appendix C

DEVELOPMENT BRIEF PHOTOS



Photo 1: Extent of Development Brief area



Photo 2: Site proposed for a mix of clustered residential development with sports and recreational facilities



Photo 3: Scrap yard site containing an undated rock cut chamber



Photo 4: Fields on site in Triq tal-Papa



Photo 5: Derelict land in Triq il-Belle Isle earmarked for residential development (social housing) and flood mitigation measures



Photo 6: Views from Triq il-Girghien of a wide section forming Zone 2A



Photo 7: Grade 2 Listed Farmhouse site as seen from Triq it-Truncieri



Photo 8: Site along Triq il-Port Hieles with pending application for pastoral centre



Photo 9: Views of the 'urban section' of Wied il-Qoton

Appendix D

Summary of Public Consultation Requests Second Round

<i>Reference</i>	<i>Respondent/ Date</i>	<i>Summarized Description</i>	<i>Response</i>
GH/2/001	Ms. Lucienne Pace	<p>Tirrikonoxxi li zona 5 giet mibdula minn zvilupp residenzjali ghal zona miftuha ghal pubbliku</p> <p>Toggezzjona li l-ghalqa ser tigi pubblika</p> <p>Xi hadd irid ikompli jiehu hsieb is-sigar li hemm uhud endemici u protetti</p> <p>Jekk ix-xelters jinfethu ghal pubbliku dawn ma jibqghux iservu ta riserva ta ilma u xelters habitat ghal zringijiet tipici Maltin</p> <p>Jekk isir zvilupp in naha ta fuq ix-xellug ta l-ghalqa ma jibqax jigi l-ilma mix-xaba ta' l-art u jingabar fix-xelters u reservoirs ohrajn</p> <p>l-ghalqa ghadha mahduma u ikkultivati.</p>	<p>Comment noted</p> <p>Land is already public land since it is owned by government although leased to private individual</p> <p>Designating this site as a public open space does not mean that the trees are to be affected. These and other features will be accessible to the public under appropriate management</p> <p>As a public open space no built structures will be permitted and any improvements will have to take into account such features. Fields can still be cultivated. Point noted in amended brief</p>
GH/2/002	Mr. Martin Carter on behalf of over 200	Regret to note that their previous proposal of creating an Agricultural Heritage park has not been taken up	Brief is proposing the removal of the 10% built up footprint and

	<p>petitioners</p>	<p>and the Brief is now allocating 10% residential development in Zone 1.</p> <p>Although this is a small percentage yet it will compromise the creation of the Agricultural Heritage Park aimed at including elements of conservation, culture, recreation and education.</p> <p>Farmhouse would not be complete in its natural settings should 10% of Zone 1 be developed</p> <p>Through the Secretariat for Tourism various projects have been carried out through EU funds. The list shows an imbalance towards the South</p> <p>10% development can be transferred to other areas e.g. area currently occupied by the fuel storage facilities</p> <p>Suggest that this zone is designate entirely as a green area or converted intoan Agricultural Heritage park</p>	<p>is recommending the area for recreational and social use. Regarding the Agricultural Heritage park it is not recomended to be so specific although with the given designation this possibility is not eliminated.</p>
<p>GH/2/003</p>	<p>Ms Nathalie Grima</p>	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless</p>

		Development should be limited to Zone 2A and 2B	being public land one cannot limit the enjoyment of this area by the general public.
GH/2/004	Ms Danica Falzon	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p> <p>Development should be limited to Zone 2A and 2B</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless being public land one cannot limit the enjoyment of this area by the general public.</p>
GH/2/005	Zminijetna Voice of the Left	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p> <p>Development should be limited to Zone 2A and 2B</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless being public land one cannot limit the enjoyment of this area by the general public.</p>
GH/2/006	Arch Claude Mallia on behalf of Curia	Site in question is to be developed into a new pastoral centre which will include a church, multipurpose hall, small meeting rooms and catechism classes. (PA 7556/03 pending)	Comment noted

		<p>Objects to the restriction on the building height</p> <p>Objector suggests that the building height of 3 floors and semi basement is not taken from the lower street level but from the upper road - Triq il-Gandoffla, with exceptions for the tower bell.</p> <p>Since church is to stand on multi purpose rooms in order to minimise construction costs setting the building height as indicated would leave much space for other activities.</p> <p>Brief cannot impose that this site serves as a rainwater collection point for surrounding third party developments.</p> <p>Objecting to paras 5.17 and 5.36.</p> <p>Such retention facilities are to be provided by all.</p>	<p>Building height is similar to the rest of the area although an allowance has been given with regard to a landmark feature (e.g. a spire or dome)</p> <p>Brief has been amended and height is to conform with provisions in policy 2.5 of the Development Control Policy and Design Guidance 2007.</p> <p>This has been addressed as indicated in the previous comment.</p> <p>Comment noted and brief amended accordingly. Each development will have to provide for such water retention facilities.</p> <p>Regarding para 5.17 this has been addressed as indicated in previous comment.</p> <p>Noted and addressed</p>
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GH/2/007	Arch Robert Musumeci on behalf of Ms Tessie Zahra	<p>Site owned by client is subject to two distinct categories namely Residential with formal open space and comprehensive planned residential with sports/leisure facilities and retail use.</p> <p>Proposed designations should take into account the actual segmental ownership prior to proceeding with the respective designations.</p> <p>Identify owners so as to propose a scheme which can be implemented without having to rely on comprehensive agreements.</p>	<p>In actual fact client's site is within zone 2a. Brief has been amended to remove the distinction made within Zone 2a</p> <p>Brief allows for parts of the site to be developed individually and not in a comprehensive manner. This will entail payment of the planning contribution for recreation provision</p> <p>The Brief whilst encouraging the comprehensive development of the site allows for the possible development of individual plots.</p>
GH/2/008	Ms Iora Pullicino	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless</p>

		Development should be limited to Zone 2A and 2B	being public land one cannot limit the enjoyment of this area by the general public.
GH/2/009	Arch Anton Zammit on behalf of Cutajar family	<p>Building height in Area 2B should be revised to reflect the proposed building height in Zone 2A since otherwise this zone would be surrounded by higher buildings, especially since there is a possibility of FAR</p> <p>Considering the difference in height in Zone 2B from where is the 3 floor height applicable?</p> <p>Proposed cycling/jogging footpath is not deemed appropriate in this area. One already exists in Hal far road. Cycling/jogging footpath will be intersected at right angles with junctions for secondary traffic onto and from triq il-Port Hieles. This will limit parking.</p> <p>Who will pay for this footpath considering that this area will need to be expropriated.</p> <p>The 20 euro contribution is not understood and will increase planning fees.</p>	<p>Building height in 2b is the same as in 2a. The difference regarding the 4 floors relates to the eventuality that site in 2a is developed in a comprehensive manner which is not a possibility in 2b due to the site being owned by different owners</p> <p>Being a sloping site provisions of policy 2.5 in the Development Control Policy and Design Guidance apply.</p> <p>Triq il-Port Hieles is wide enough to cater for such facilities</p> <p>This would be in line with normal government expropriation procedures should this be necessary</p> <p>Since the policy requires the</p>

		<p>Inclusion of industrial garages in zone 2A is deemed incompatible.</p> <p>Retention of agricultural land in Zone 5 is a positive recommendation.</p>	<p>provision of open space and due to the fragmented ownership of the site a planning contribution for recreation provision will be paid.</p> <p>The brief does not permit industrial garages in any zone within the Brief area.</p> <p>Comment noted</p>
GH/2/010	Mr. Joseph Fenech	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p> <p>Development should be limited to Zone 2A and 2B</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless being public land one cannot limit the enjoyment of this area by the general public.</p>
GH/2/011	Pressure Group ta' madwar Triq il-Girghien B'Bugia	<p>Object to industrial garages</p> <p>Object to proposed building heights since their residences were limited to 2 floors.</p>	<p>The brief does not permit industrial garages in any zone within the brief area.</p> <p>Buildikng height for areas surround the brief area are 3 floors as approve in the MBLP</p>

		Public space is needed.	Comment noted and the Brief provides for ample open space in Zone 1, Zone 2a and Zone 5 as well as Zone 3.
GH/2/012	Moviment Graffiti	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area is principally an old quarry</p> <p>Development should be limited to Zone 2A and 2B</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the area being designated as a public open space nonetheless being public land one cannot limit the enjoyment of this area by the general public.</p>
GH/2/013	Birzebbugia Local Council	<p>Kunsill joggezzjona ghal bini ta garaxxijiet industrijali.</p> <p>Jesigu ukoll li ma kull bini residenzjali tithalla l-area necessarja ta' open space.</p>	<p>Brief states that garagfe industries are not allowed</p> <p>The Brief provides ample space for recreation provision in Zone 1, 2a and Zone 5 as well as Zone 3</p>
GH/2/014	Joseph M Sammut	<p>Zone 1 - Farmhouse area should be used by the public for cultural purposes whilst surrounding area of the farmhouse to be utilised as an open space for recreational purposes and embellished accordingly. No development is to be allowed in this area.</p> <p>Zone 5 - Area should remain for agricultural use. Area</p>	<p>Comment noted and brief has been amended to remove the 10% development.</p> <p>Although agricultural activity can still continue despite the</p>

APPROVED DEVELOPMENT BRIEF

		is principally an old quarry Development should be limited to Zone 2A and 2B	area being designated as a public open space nonetheless being public land one cannot limit the enjoyment of this area by the general public.
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