

Partial Local Plan Review of the  
Central Malta Local Plan (2006)

**Rationalisation Site at  
Is-Sghajtar, Mosta**

Public Consultation Document



PLANNING AUTHORITY

April 2018

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## **1.0 Scope and Objectives**

- 1.1 Government has requested the Planning Authority (PA) to initiate a Partial Local Plan Review of the Central Malta Local Plan (2006) for the Site at Is-Sghajtar located between the conurbations of Mosta and Naxxar and adjacent to the Mosta Technopark as approved in the Local Plans Rationalisation Exercise of 2006.
- 1.2 The Objective of this Partial Local Plan Review has been set as follows:
  - **To establish building height, zoning and road alignments for the rationalization site.**
- 1.3 The scope of this Partial Local Plan Review is intended to establish the planning parameters for this area of land.

## **2.0 Current Status**

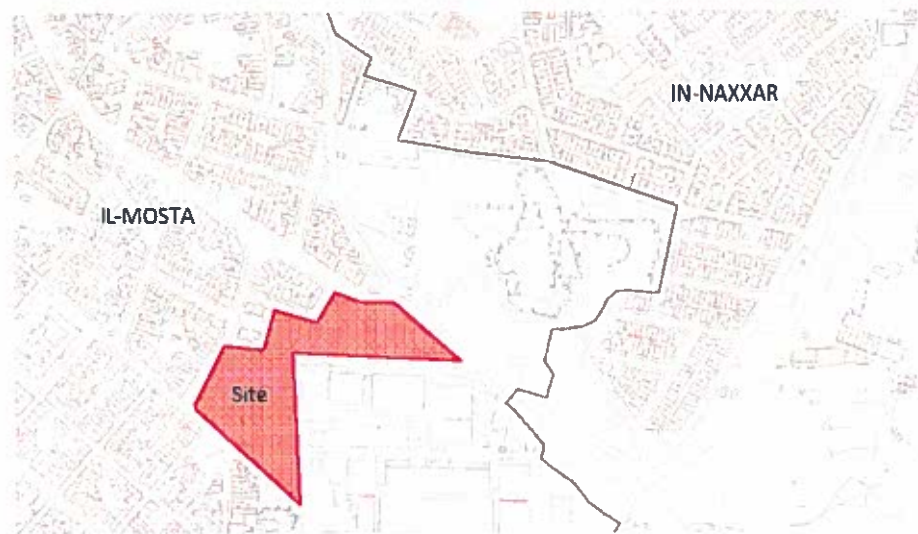
- 2.1 This review follows the provisions of Section 53 of the Development Planning Act VII of 2016.
- 2.2 In line with Section 53(2)(a), the Objective of this review, as set out by Government, was issued for a public consultation period of not less than three (3) weeks, whereby the general public was invited to make representations on the Objective of the Partial Review. The public consultation period was carried out from 24th November to 16th December 2016.
- 2.3 Comments on the Objective have been received by the Planning Authority from three (3) entities/persons, and are listed in Appendix 2 with responses.

The comments made relate to the following:

- The allocation of a mixed-use area to serve as a transition from the commercial zoning to the residential zoning.
  - An indication that access from Valletta Road would not be possible for residential purposes due to the close proximity to the Industrial Park, and since this access is being used by the representee;
  - A request that adequate infrastructure and waste management facilities are to form part of the development;
  - A recommendation for the allocation of public open green space within the proposed scheme; and
  - A suggestion for adequate planning of the area to ensure that a balance between tourism, agri-tourism, appreciation of natural heritage and land that may be used for agriculture, and measures are taken to protect against natural and non-natural disasters.
- 2.4 The comments have been noted and taken into consideration in this Local Plan review. Replies on these public consultation submissions are included in Appendix 2.

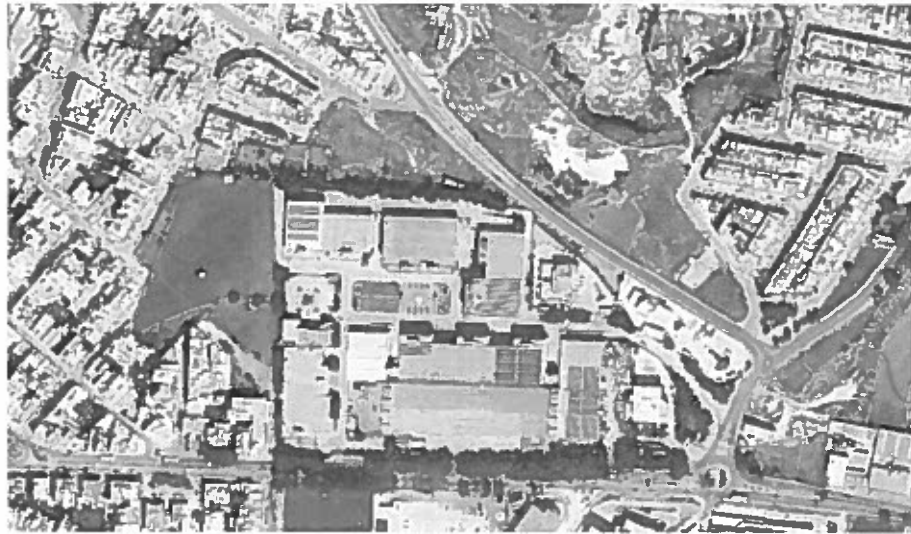
### 3.0 Site and Context

- 3.1 The site under consideration consists of an area of approximately 23,000m<sup>2</sup> and is located between the conurbations of Mosta and Naxxar (Figure 1 below refers). The land was designated for development through the Local Plans Rationalisation Exercise (2006).



**Figure 1: Site Location**

- 3.2 The aerial photograph (refer to Figure 2 below) depicts the site within its context. The site presently consists of mostly still undeveloped land, small structures present within the southern part of the site and a private garden within the central area of the site. None of these features are of any particular historic or architectural value. The Mosta Technopark is located directly adjacent to the east while existing residential development lies to its north and west boundaries. The rest of the site is bound by existing schemed roads that border the area under review. The prevailing land-uses within the site's surrounding context to the west and north consists of residential development and the Mosta Technopark industrial area to the east.



**Figure 2: Aerial View of Site**

- 3.3 With the exception of the site's boundary adjacent to the Mosta Technopark, the site is flanked by existing schemed roads, namely Triq ir-Rebbiegha, Triq il-Farinal, Triq il-Parjan and Triq il-Bonnijiet. All these roads are classified as local access roads. These roads are linked to the main access routes Triq Valletta providing south bound access and Triq Frangisku Pisani providing east bound access.

## 4.0 Current Policy Context

### 4.1 Central Malta Local Plan, 2006 (CMLP)

4.1.1 The area shown in Figure 3 below which was included in the Local Plans Rationalisation Exercise of 2006 includes two parts (Site B) located adjacent and to the west of the Mosta Technopark and a larger area of land (Site A) formerly used as a quarry, mainly located northbound of Triq Frangisku Pisani. This Local Plan review concerns Site B and the minor part of Site A located southbound of Triq Frangisku Pisani only as per government direction and Objective. It was considered that the existing road divided both sites appropriately, and provided for more pragmatic planning of the area.



Figure 3: Sghajtar site boundary included in Rationalisation Exercise of 2006.



4.1.2 Local Plan Policy MO03 and Figure MOB4 in CMLP (2006) Appendix B, provide the policy framework for the whole Rationalisation Site, indicating the requirement of a Development Brief for the ex-quarry site (which does not constitute part of this Partial Review Exercise) and earmarking the land adjacent to the Mosta Technopark for predominantly residential development.

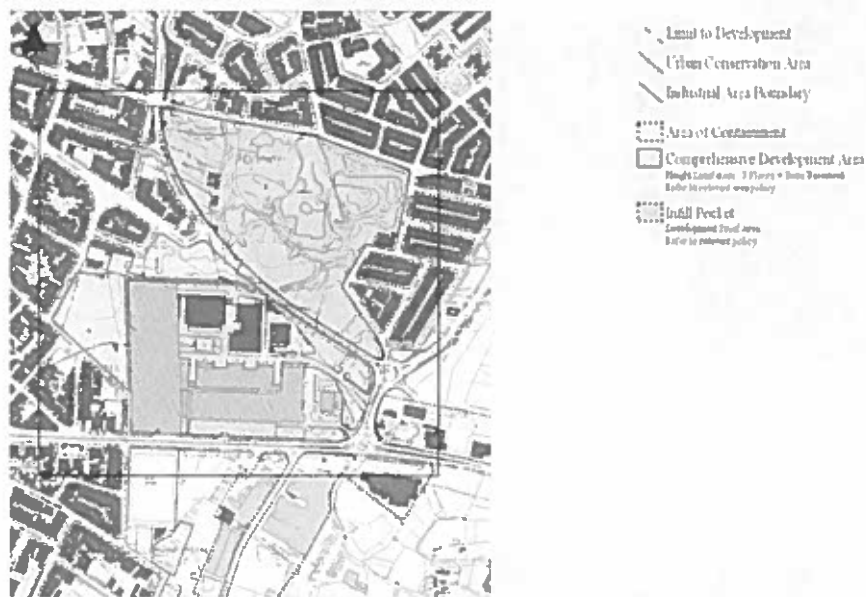


Figure 4: Sghajtar site as included in CMLP (2006) (Extract of Map MOB4)

4.1.3 Local Plan Policy MO03 requires that the land adjacent to the Mosta Technopark is designated for residential use and is planned in a comprehensive manner, including a road scheme, a layout plan and a 6 metre wide buffer area with heavy tree planting along the Mosta Technopark boundary. The Local Plan indicates that this 6 metre buffer is considered sufficient in view of the fact that within the Mosta Technopark only clean non-polluting industries are permitted.

4.1.4 In terms of the site's surrounding context, the area is designated as a Residential Area where uses permitted under Local Plan Policy CG07 may be

considered (Figure 6 below refers). The building height limitation on the surrounding schemed roads is that of 3 floors plus semi-basement, equivalent to a total height of 17.5 metres as per DC2015 interpretation (Figure 7 below refers).

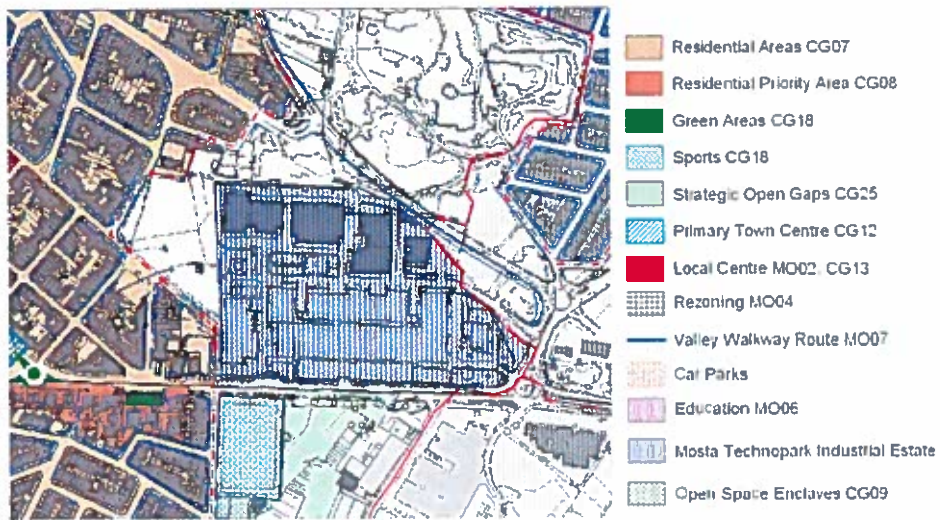


Figure 5: Land-Uses (Extract of CMLP (2006) Map MOM2)



Figure 6: Building Height Limitation (Extract of CMLP (2006) Map MOM6)

4.1.5 The Local Plan also highlights increasing population densities for both localities of Mosta and Naxxar, and the particular lack of recreational facilities and local services within the newer residential areas. The Sghajtar area is mentioned as providing an opportunity to address the need for such facilities, where Policy MO03 suggests the allocation of such uses on the ex-quarry site (outside this the Partial Review area) to serve the wider residential area.

## 4.2 Strategic Plan for Environment & Development, 2015 (SPED)

4.2.1 The strategic policy guidance for development in the Maltese Islands is regulated by the SPED (2015). This local plan review takes into consideration the relevant strategic policy framework and guidance of the SPED.

4.2.2 Through SPED (2015), the Government requires the creation of green open spaces within the Urban Area in line with Policy TO 1.7 as follows:

- **To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Areas by increasing green open space.**

Furthermore, Policy UO 3 is relevant to this Local Plan review, whereby it is requires that the character and amenity of distinct urban areas are identified, protected and enhanced, through:

SPED Policy UO3.5 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by controlling the proximity of non-residential uses in urban areas.**

SPED Policy UO3.6 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by establishing appropriate building heights and development densities.**

SPED Policy UO 3.7 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by protecting and greening open spaces which contribute towards the character and amenity of urban areas, reduction in soil sealing and support biodiversity with a view of developing ecological corridors.**

SPED Policy UO3.9 that requires the need:

- **To identify, protect and enhance the character and amenity of distinct urban areas by achieving a minimum level of urban public open space per person, part of which to be green open space.**

4.2.3 Map 2A of the SPED (2015) earmarks the adjacent Mosta Technopark as an Enterprise Hub.

## **5.0 Proposed Scheme**

- 5.1 The Objective issued clearly indicates that the aim of this Partial Local Plan Review is to establish the building height, zoning and road alignments for this area. Nevertheless, the surrounding land-uses, site constraints, and community needs of the area have also been taken into consideration.
- 5.2 The proposed scheme, including planning parameters, is as shown on Map MSS1 in Appendix 1. The proposed scheme is discussed in further detail in the following paragraphs.

### **Land-Use**

- 5.3 The amended policy proposes the land-use zoning as a Residential Area, where uses permitted by Local Plan Policy CG07 may be considered and as a Commercial Area where uses permitted by Local Plan Policy CG14 may be considered. Policy CG07 provides for a mix of uses within the designated Residential Areas, including small-scale local commercial and non-residential uses. With regards to the block identified in blue facing the service road adjacent to Triq Frangisku Pisani, only uses in line with Policy CG14 may be considered by the Planning Authority. This area will serve as a buffer area between the residential block areas and the main road network and by-pass.

### **Building Height Limitation**

- 5.4 In line with Map MOB4, the height limitation for this site is retained as 3 floors with semi-basement. Following the provisions of the Development Control Design Policy, Guidance and Standards (2015), the maximum allowable overall height for development in this area will be 17.5 metres. This height is similar to that zoned for the immediate existing residential development blocks surrounding this area.

## **Public Open Space**

- 5.5 Local Plan Policy MO03 indicates the need for open space and recreational facilities. The site covered by this Partial Local Plan Review offers an opportunity for further landscaped public open space. This is justified when considering that there is a lack of public open spaces in both localities of Mosta and Naxxar and especially as outlined in the Local Plan itself in the newer residential areas such as this one. This is also in line with the government direction followed within SPED Policy TO 1.7 for increasing green open space.
- 5.6 An area of 3,348 sq m of public open space is being allocated as shown on Map MSS1 for development into a consolidated landscaped public green open space area. This area may be developed into open surface public recreational facilities, including a child play area, a landscaped seating area for use by the general public, or open small-scale outdoor sports facilities.
- 5.7 Underground ancillary uses to the residential development or to the public open space, including parking, as may be considered, subject that this is located completely below the road/pavement level, and adequate ventilation is provided. Any such underground development, in terms of design and use, is to be compliant with Sanitary Laws and Regulations.
- 5.8 The development of the landscaped public open space area is to be carried out as a single comprehensive development and is to include a management plan for the aftercare and maintenance of the public open space. The cost of this open space and the other open spaces as shown on Map MSS1 are to be borne by the developers of the area as a planning gain fee (Refer to Sections 5.11 and 5.12 below).
- 5.9 Local Plan Policy MO03 requires that a 6 metre wide buffer with tree planting adjacent to the Technopark, in order to provide for suitable separation between the proposed residential and existing industrial uses. Mature trees are already present along the Technopark's northern boundary, and hence this, together

with the proposed commercial area and schemed road, is considered to provide for sufficient separation that would provide for adequate levels of amenity between the two sites.

### **Transport and Road Layout**

- 5.10 The proposed schemed roads are planned as shown on Map MSS1. An improved road access point is required to allow for a safe and efficient access from and onto Triq Sammy Calleja by-pass as indicated on the Map MSS1. The proposed road layout also requires that a minor part of the Technopark's boundary is altered. This is to be carried out as part of the development of the area, and is to be followed according to the design requirements of Malta Industrial Parks, to ensure that security and safety of the Technopark is maintained. The cost of this minor change is to be borne by the developers of the area and will be calculated by Transport Malta as part of the road costings.

### **Planning Gain**

- 5.11 Developments within the area will be subject to a Planning Gain monetary contribution, to the Planning Fund for the development of the land zoned as landscaped public open spaces including the 6 metre buffer area corridor. The costs of the change to the MIP Technopark site including the affected boundary wall redevelopment as previously explained will be borne by the developers and included as an additional cost with the road contribution to Transport Malta.
- 5.12 The Planning Gain Fee is to be calculated at the standard rate of €200 per square metre. The total cost for developing the Green Areas would be €669,600. The potential developable footprint zoned for terraced development amounts to a total area of 12,291 sq m, and therefore the development of this land is to be subject to a planning gain amounting to €55 per square metre of developed footprint. This planning gain does not include any potentially required expropriation costs.

## Amended Policy MO03

Within the amended Policy MO03 below deletions from the original CMLP (2006) Policy are shown through a ~~strikethrough~~, whilst insertions are identified in underline.

### MO03 ~~Is-Sghajtar Development Brief & CDA Area~~ Area

#### Sghajtar Development Brief Area

The Is-Sghajtar (ex-quarry) area and the land adjacent to the Mosta Technopark, as indicated in the Mosta Area Policy Map, ~~are~~ have ~~been recommended to be~~ included within the Urban Development Boundary through the Rationalisation of Development Zone Boundaries (2006). ~~The recommended change to the Urban Development Boundary for this area is therefore subject to the Structure Plan Review in line with Policy SET8, and is also subject to Parliamentary approval.~~

~~Should the Structure Plan Review and Parliament confirm this recommendation a,~~ The Sghajtar (ex-quarry area) located to the north east of Triq Sammy Calleja is required to be planned through a Development Brief will to be prepared and approved by the MEPA in order to guide any developments in this area. The Development Brief shall consider the following list of land uses:

- i. An organised warehousing, storage and distribution facility (Class ~~176A~~ of the Development Planning (Use Classes) Order, 19942014) constructed at the lower levels of the site and with access only from the side facing the Mosta Technopark area;
- ii. A Local Centre to serve the Is-Saghjtar residential areas;



- iii. **Offices (Class 54A of Development Planning (Use Classes) Order, 1994/2014) constructed at the upper levels of the site;**
- iv. **Sports and recreational facilities located at the upper levels of the site next to the residential areas;**
- v. **A parking area which may also serve in the future as a park and ride public car park site in line with Policy CG35;**
- vi. **Required road links and junction improvements in line with Policy MO09; and,**
- vii. **The provision of an underground water catchment reservoir that shall be a requirement in any development proposal for this site.**

**This Development Brief is to clearly indicate how the site is to be developed, including detailed parameters on permissible land uses, densities, building heights, layout, parking provision, design, access and landscaping to the satisfaction of the MEPA. In addition, the Development Brief is to determine to what extent the developer is to provide for the community and transport related uses and facilities listed above as planning obligations. The whole site is to be planned comprehensively through an outline development application.**

**Land adjacent to the Mosta Technopark**

**Development applications within the area shown on Map MSS1 shall be in line with the provisions of this policy and any additional requirement indicated on the policy Map MSS1 in terms of land-use, building heights and road alignments.**

### Land use Designations

The land adjacent to the Mosta Technopark, is designated for Residential Development in line with Policy CG07 and Commercial development in line with Policy CG14.

### Building Height Limitations

The building height limitation shall not exceed 17.5m in line with the relevant provisions of the DC15.

### Public Open Space Areas

The landscaped public open space to the west facing Triq il-Farinal may include open recreational areas, formal gardens, child play areas and open sports facilities. The landscaped public open space is to be subject to a single comprehensive development application. The development permit application is to include a management plan with details of the tree planting and soft landscaping and for the upkeep and maintenance of the public open space.

Development below the landscaped public green open space, including underground parking and small scale ancillary uses may also be considered by the PA. Any such development is to be located completely below the street level and is adequately ventilated and in compliance with the Sanitary Laws & Regulations.

A landscaped 6 metre green corridor buffer to the Technopark shall also be provided.

### Road Access Improvements

The boundary of the Technopark is to be altered according to the road alignment, and is to be carried out at the respective developer's expense. This alteration is to be designated and constructed according to any specifications required by Malta Industrial Parks.

### Planning Gain and Other Fees

Developments within the area will be subject to a Planning Gain monetary contribution of €55 per sqm floorspace, to be paid into the Planning Fund for the development of the land zoned as landscaped public open spaces.

The costs for the affected MIP Mosta Technopark boundary wall redevelopment, required through this Partial Review for road re-alignment, will be charged by the Transport Malta as an additional charge in the road construction costings to be borne by developers in the Is-Saghjtar Partial Review area.

- 11.1.11 The Is-Sghajtar (ex-quarry) Area as indicated on the Mosta Area Policy Map is a strategically located area, central to Mosta, Naxxar and Attard. The permit for quarrying use has not been renewed by the MEPA due to the proximity of the site to the residential areas. The area is practically completely enveloped by development on all four sides including substantial residential areas to the north, west and east, and the Mosta Technopark to the south ~~which is also recommended to be included within the Limits to Development in line with Policy CG02 and Policy SET8.~~
- 11.1.12 This site and location are appropriate for the development of a prospective district level warehousing complex and for offices,

creating new employment opportunities in the outer residential areas following ~~Structure Plan Policy SET2~~. Over and above the site is well situated along the main transport route and therefore suitable for employment generation uses in line with Policy CG34. An organised warehousing and distribution facility is needed in the outer urban areas as this would allow for purpose built premises designed to satisfy specific operational requirements. Being strategically located this site allows for an efficient distribution site for the outer areas. This would also allow for the use of smaller distribution vehicles to transport goods and service the outer town centres.

- 11.1.13 The Development Brief for the ex-quarry area should also provide for other required community and local centre uses and specifically for suitable sports and recreational facilities that are generally lacking in the area. These community uses are recommended to be located on the upper reaches of the site and facing the residential areas so as to create a buffer between the industrial/warehousing uses mentioned above and the residential areas bordering this site.
- 11.1.14 Also required for the area is an underground reservoir and the provision of a car park which can also serve in the future as a 'park and ride' car park site in line with Policy CG35. The whole site is to include the planned road links with Triq Sammy Calleja il-Qelbiene Mosta and Triq il-Htajriet, as well as suitable connections to the new junction planned at Triq il-Labour/Triq il-Belt Valletta in line with the requirements of Policy MO09.
- 11.1.15 The area of land being designated adjacent to the Mosta Technopark measures approximately 23,000 sqm. and currently consists of landlocked enclosed fields and derelict land. In order to secure an efficient use of land, the Local Plan considers the area to be suitable for the residential and commercial development of housing units with landscaped public open spaces subject to a Planning Gain paid into the Planning Fund for creation of the

landscaped public green open spaces. A commercial block is also planned as a buffer area between the residential uses and the busy by-pass. This ~~This~~ residential, commercial and green area developments and the required street layout are ~~to be being~~ planned as shown in Policy Map MSS1. ~~in a comprehensive manner that respects the surrounding road layout and provides for efficient and safe accesses to the land. A 6 metre green landscaped boundary is also required to further separate the planned residential development from the Estate. This is considered sufficient in view of the fact that within the Mosta Technopark only clean non-polluting industries are permitted by MIP.~~

## 6.0 Public Consultation

- 6.1 The Executive Council of the Planning Authority approved the Public Consultation Document of the Partial Local Plan Review of the Central Malta Local Plan (2006) Is-Sghajtar Site for a six week public consultation exercise.
- 6.2 The Planning Authority invites the public to submit representations on this Partial Local Plan Review as proposed. Any such submissions are to be addressed to:

The Director of Planning  
Planning Authority  
Partial Local Plan Review of the Central Malta Local Plan (2006)  
Is-Sghajtar Site  
St. Francis Ravelin, Floriana, FRN 1230

Or  
[mosta.sghajtar@pa.org.mt](mailto:mosta.sghajtar@pa.org.mt)

The Central Malta Local Plan may be viewed on the Authority's website [www.pa.org.mt](http://www.pa.org.mt)

Submissions are to be received by the Authority not later than 02<sup>nd</sup> July 2018.

## **Appendix 1: Maps**

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**Map 1 – Is-Sghajtar Policy Map MSS1**

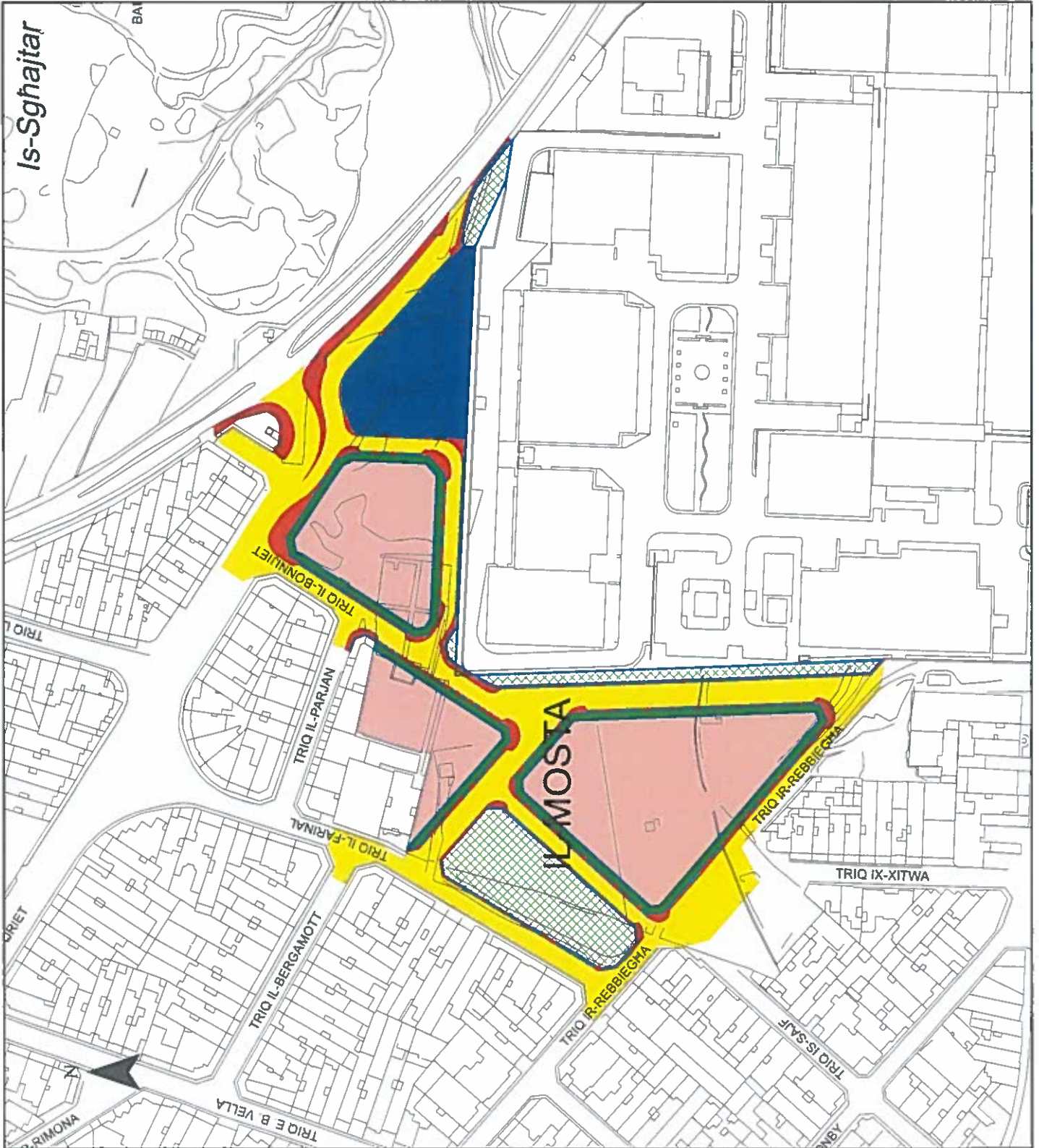




**Legend:**

- Alignment
- Scheme Road
- Pedestrian Pavement
- Residential Area - CG07, MO03
- Commercial Area - CG14, MO03
- Public Open Space
- Front / Side Garden

INDICATIVE ONLY  
Not to be used for measurement or direct interpretation. Maps to be used in conjunction with Policy Document.





**Map 2 – Is-Sghajtar Building Height Limitation Map MSS2**

**Appendix 2:**  
**Public Consultation Comments on Objectives**



**Legend:**

 Building Height Limitation - 17.5m

Partial Review  
Rationalisation Exercise  
Is-Sghajtar Building Height  
Limitations Map - Mosta

Scale: 1:1,500 Date: April 2018

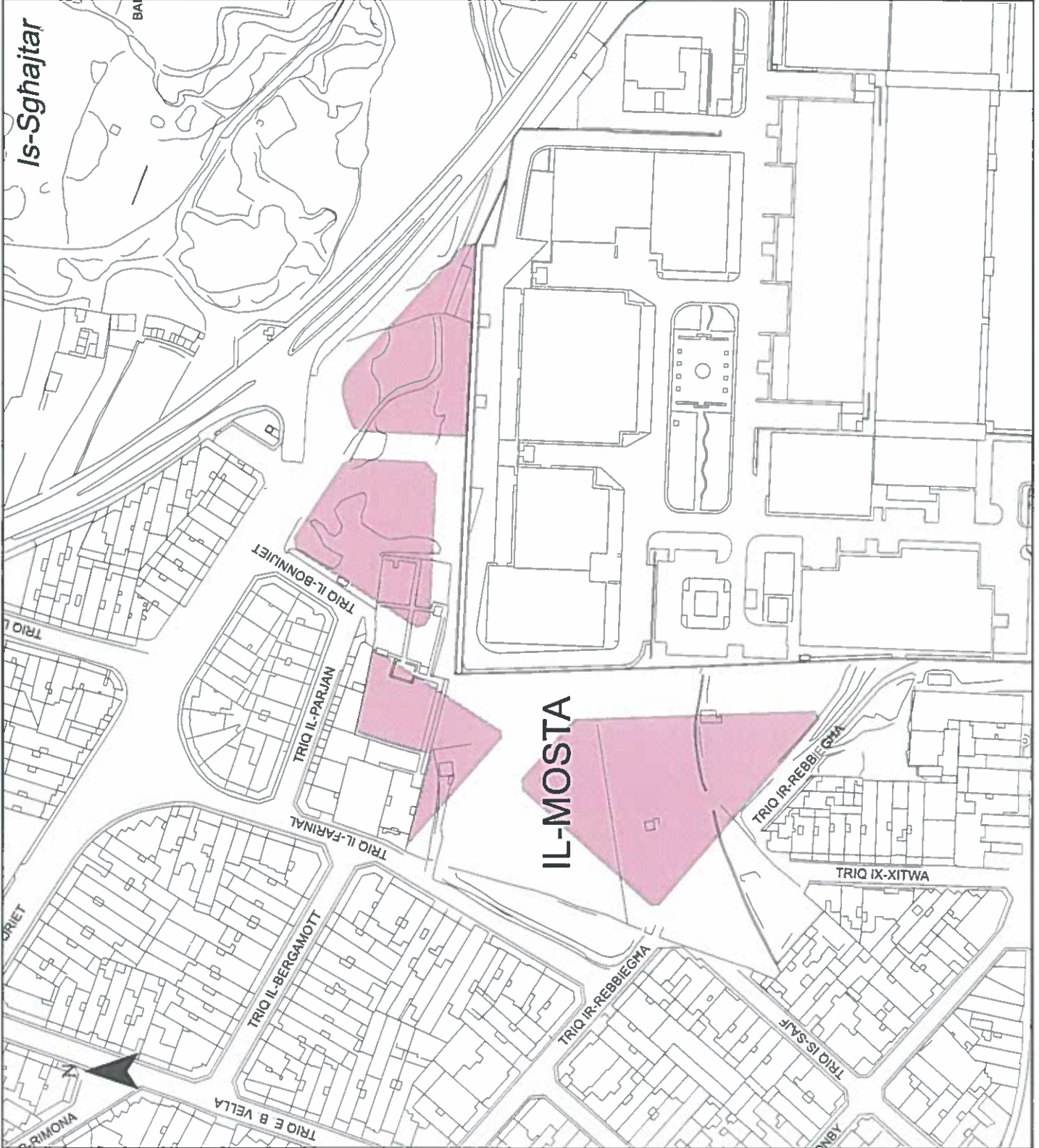
Map:

MSS2

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interpretation. Maps to be used in conjunction  
with Policy Document.

Base Maps - Copyright Mapping Unit, Planning Authority

Is-Sghajtar



IL-MOSTA

TRIQ IL-BONNIJET

TRIQ IL-PARJAN

TRIQ IL-FARINAL

TRIQ IL-BERGAMOTT

TRIQ E B VELLA

TRIQ IR-REBBIEGHA

TRIQ IR-REBBIEGHA

TRIQ IX-XITWA

TRIQ IS-SALF

BA

B

TRIMONA

TRIQ



Ref	Name/Company	Date	Comments Received	Remarks
SM 001	Perit Elena Borg Costanzi	14/12/2016	<p>On behalf of John Magro of Magro Food Village, Xewkija, owners of the existing commercial building and land at Victoria Centre, new street off Triq ix-Xitwa, Mosta, we would like to submit a representation for the partial review of the Central Malta Local Plan for the Mosta Rationalisation Plan (Sghajtar Site).</p> <p>We are submitting that, as good planning dictates, the transition from commercial zoning to residential zoning is buffered by a mixed used area.</p> <p>In having offices in the area immediately abutting the road on the Industrial Park side and residential on the rest of the zone, this can be balanced out.</p> <p>The owners' site is well served through Valletta Road and it is not possible for such road to be used for residential purposes due to the close proximity to the Industrial Park.</p> <p>Such representation has already been submitted in 2013 when MEPA encouraged a study for the Local Plan Review and bears reference LP2013-03813.</p>	<p>Comments noted.</p> <p>The Rationalisation site is primarily earmarked for residential development, in line with LP Policy MO03. Commercial development is being proposed as a buffer between the residential uses and the by-pass as indicated on Map MSS1.</p> <p>Access to the rationalisation site is to be provided from the surrounding public schemed roads, including Triq Frangisk Pisani, and Triq ir-Rebbiegha.</p>
SM 002	Alexander Bonanno (o.b.o. ERA)	16/12/2016	ERA feedback on the Objectives for the Partial review of the Central Malta Local Plan (2006) – Mosta Rationalisation Site (Sghajtar Area)	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>Public Consultation Draft 16<sup>th</sup> December 2016</p> <ol style="list-style-type: none"> <li>1. General comments               <ol style="list-style-type: none"> <li>1.1 ERA welcomes the opportunity to comment on the Objectives for the Partial Review of the Central Malta Local Plan (2006) – Mosta Rationalisation Site (Sghajtar Area).</li> <li>1.2 These comments are provided without prejudice to ERA's review at project stage when more detailed environmental assessment will be required. The Local Plan review may need to be screened through an SEA procedure in line with the SEA Regulations of 2010, in order to identify, assess in detail and address any likely significant impacts, including cumulative and synergistic impacts, on the environment at an early stage. ERA recommends that the plan review also covers other possible major developments in the wider area, to ensure that the planning of the area is carried out holistically and comprehensively. It is recommended that this matter is discussed directly with the SEA Focal Point, as the competent Authority for SEA in Malta.</li> </ol> </li> <li>2. Environmental Issues               <ol style="list-style-type: none"> <li>2.1 ERA's review of the proposed objectives is focusing on</li> </ol> </li> </ol>	<p>Comments noted.</p> <p>ERA is a consultee in the Development Permit Application process.</p> <p>This Partial Local Plan Review is aimed at providing the zoning conditions for this Rationalisation Site (2006), which are being derived following the comprehensive appraisal of the area.</p> <p>The provision of adequate infrastructure and waste management facilities is the onus of</p>



Ref	Name/Company	Date	Comments Received	Remarks
			<p>the information provided by the objectives. ERA will be able to provide more in-depth feedback once detailed information is made available. The following are ERA's initial environmental comments, as follows:</p> <p>2.1.1 Proposals at this site should be evaluated in the context of the existing situation in the wider area (e.g. suitability of the road network, entry and exit points, capacity of existing infrastructure, the potential to upgrade or improve such situation to accommodate further development); and other future plans for major developments in the surrounding areas.</p> <p>2.1.2 It should be ensured that the drainage system and infrastructure in the affected area is adequate to serve the additional demand of any proposed development.</p> <p>2.1.3 Development should also have all necessary facilities in place for the storage and reuse of rainwater runoff as well as separate drainage systems for dealing with contaminated runoff (e.g. from car parks). Unmitigated discharge onto the surrounding streets is not recommended. Details of collection reservoirs, sediment traps and any other required facilities shall be indicated, and shall be duly integrated into the design/substructure of</p>	<p>the land owner/developer and a requirement of the Development Permit Application process.</p> <p>In line with SPED Policies TO1.7 and UO3, landscaped public green open spaces are being integrated with this scheme.</p>

Ref	Name/Company	Date	Comments Received	Remarks
			<p>existing roads, to avoid additional land uptake for the installation and retrofitting of such facilities.</p> <p>2.1.4 It is recommended that sufficient land should be allocated within the comprehensive area for public open green space, including proposals for the implementation of suitable soft landscaping. It is important to ensure that the provision of open green space and soft landscaping is effective and commensurate to the scale, height and configuration of any proposed development at this site in order to outweigh adverse impacts. In particular, ERA recommends that the creation of open green spaces should also seek to enhance and improve urban biodiversity in line with the National Environment Policy and the National Biodiversity Strategy and Action Plan.</p> <p>2.1.5 A comprehensive replanning and rationalisation of infrastructure within the area of influence of the site (e.g. centralisation and undergrounding of water, electricity and telecommunications infrastructure) should also be considered as part of the design of proposed developments and ancillary infrastructure and open/green spaces.</p> <p>2.1.6 Any development should dedicate sufficient space for the provision of adequate waste management</p>	

Ref	Name/Company	Date	Comments Received	Remarks
			<p>facilities on site (e.g. for waste separation and avoiding waste being stored on the kerbside) to facilitate recycling and eliminate/reduce littering. In order to make the new development greener and encourage the circular economy, any historical waste which is still in good condition e.g. <i>franka slabs</i> etc, should be reused within the new development. All proposals should be in line with the Waste Management Plan for the Maltese Islands 2014-2020 particularly with section 3.8.5 on Urban Design for Waste Management.</p> <p><b>3. Conclusion</b></p> <p>3.1 ERA looks forward towards additional consultations on this partial review and remains available to meet for further discussion, or any clarification if required.</p>	
SM 003	Mr Jonathan Camilleri obo Seismic Monitoring & Research Group Department of Geosciences Faculty of Science University of Malta	24/11/2016	Whilst hoping someone re-allocates access to myself [from IDPC or MyGov] in general my feedback is that adequate planning needs to take place to establish a balance between tourism, agri-tourism, appreciation of natural heritage and land that might be used for agriculture, and, measures taken to protect against natural and non-natural disasters.	Comments noted.

