



**Architectural, Structural Design Studio
Environmental Management Consultancy
Urban Planning and Design Consultancy**

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Your Ref: PA 5138/02

Our Ref: 25/07

16th July 2007

The Chairman
Malta Environment and Planning Authority
St Francis Ravelin
Floriana

Revocation of outline planning permission PA 5138/02

- 1.0 The undersigned architect and civil engineer is writing on behalf of Ms Carmen Bajada (I.D. 15166G) of 'Venerina', Triq Dun Vincenz Cauchi, Xaghra, a resident and local councilor and registered objector in terms of Article 32(5) of the *Development Planning Act*, 1992 to full development planning permit PA 7902/05. Planning application PA7902/05 was for the demolition of existing commercial complex and construction of dwelling units with pools as per outline permission PA 5138/02 at site at Triq Ghajn Qamar, Xaghra.
- 2.0 Full development planning application PA 7902/05 was filed with the Malta Environment and Planning Authority, hereafter referred to as MEPA, on 14th December 2005.¹ Section 14 of the application states that neither a new vehicular access nor altered access will be formed whilst Section 18 of same which relates to previous applications and permits on site, listed the following: PAPB 1240/73/1352/69, PA 2326/95 and PA 3138/02. The application states that the expiry dates of the first and last cited permits are 12th April 1974 and 14th October 2010 respectively. No such date was included with respect to PA 2326/95 as application was refused.
- 3.0 Outline planning permission PA 5138/02, "re-development of an existing fully licenced commercial complex" at site at Triq Ghajn Qamar, Xaghra, was filed with MEPA on

¹ The development profile, as stated in Section 7 of the development application PA 7902/05, is to increase the number of dwelling units from 1 to 23. The existing floor space is stated as 6,500m² without basement whilst the proposed floor space is stated as 6,700m² plus 2,043m² as basement.

12th September 2002.² Outline planning application PA 5138/02 included three drawings: the site plan, existing buildings and proposed block plan.³ Section 23 of the application states that internal road is to be redesigned whilst Section 27 of same which relates to previous applications and permits on site, is filled 'NA', an acronym for 'not available' or 'not applicable'.⁴

- 4.0 Planning application PA 2326/95 for the "conversion of an existing farmhouse building and extension – construction of swimming pool and terraces" at Ramla Road, Xaghra, Gozo, was refused on 3rd January 1996 as proposal ran counter Structure Plan policies RCO 4, RCO 21, RCO 29, SET 11, SET 12 and BEN 5 and counter policy PLP 20 (Development Control Guidance: Development outside built-up areas). The decision was confirmed at reconsideration stage as per refusal dated 17th October 1996.
- 5.0 Planning permit PAPB 1240/73/1352/69 was issued on 12th April 1973 "to erect tea rooms provided that all external walls are erected in franka stone, that no colours are used on the façade as per drawing submitted with letter dated 26th February 1973" at Ramla Road, Xaghra. The said letter⁵ requested the Planning Area Permits Board, hereafter referred to as PAPB, to renew permit PAPB 3291/1352/69⁶ and included fresh drawings.⁷ The site, together with the approved building profile(s) are plotted on attached Drawing 25_07_1.

² Description of development as per application for development permission PA 5138/02, Section 5.

³ Section 7 of the planning application which relates to the development profile states that the site area is 39,000m² and the use was to be changed from commercial to touristic. The area of the existing and proposed floor space were left undeclared. Section 22, which relates to affecting scheduled property or within a conservation area by same, is crossed. In the *Project Description Statement*, the site is zoned in three: Zone A, Zone B and Zone C (Drawing 25_07_2). Zone A is declared as terraced fields whilst Zone B as unspoiled land. Zone C is "a disturbed and built-up land area covering 7,500m²" (*Project Description Statement PA 5138/02: Rehabilitation of Site off Ghajn Qamar Street, Xaghra, Gozo, Part 1, para. 9.06*). This area, according to same, consists of buildings, access roads and parking. The boundary includes the built-up fill at the periphery of the buildings. The building structures present on site are listed in the *Project Description Statement* as existing rural dwelling 1, existing rural dwelling 2, entertainment complex and existing villa.

⁴ <http://www.acronymfinder.com>.

⁵ File PAPB 1352/69, blue 24.

⁶ Planning permit PAPB 3291/1352/69 was issued to a different architect to that of PAPB 1240/73/1352/69.

Issued on 13th September 1969, permit PAPB 3291/1352/69 was "to erect tea rooms as per plans submitted, provided that all external walls are built in franka stone and that no colours are used on the façade, also as per attached proviso for clearance of material" (File PAPB 1352/69, black 11).

Plans submitted show restaurant, lobby, bar, kitchen, male toilet, female toilet, porch, store, office, lock-up garage and, at basement level, a site for future night club. A block plan shows 10 parking bays.

⁷ The following fresh drawings, respectively numbered as blue 24a, blue 24b and blue 24c, were submitted with the application for renewal:

Blue 24a: Plan, section and elevation of proposed tower at Ulysses Lodge;

6.0 Neither application PA 7902/05 nor application PA 5138/02 make reference to planning application PAPB 2084/84. This application, submitted on 10th May 1984, was for the extension of existing restaurant and conversion into a 144 bed hotel at Ramla Road, Xaghra. The application was refused on 31st July 1984.⁸ A request for reconsideration was turned down by the PAPB on 15th October 1985.⁹ A new planning application with fresh plans, submitted on 26th December 1986,¹⁰ was refused by the PAPB on 17th February 1988 "on grounds of policy".¹¹ Site profile and existing and proposed structures as stated in application PAPB 2084/84 are plotted on attached Drawing 25_07_1.¹²

7.0 Considering that

1. In terms of Article 39A(1) of the *Development Planning Act*, 1992, MEPA may ... only in the cases of fraud or where public safety is concerned or where there is an error on the face of the record, by order revoke or modify any development permission granted under this Act ...
2. In terms of Article 39A(2) of the *Development Planning Act*, 1992, 'fraud' is defined as
the submission to the Authority of any information, declaration or plan on the basis of which the Authority has approved a development permission, where such information, declaration or plan is false, misleading or incorrect, irrespective of whether such deceit is the result of a willful or negligible act.
3. In terms of Article 39A(2) of the *Development Planning Act*, 1992, 'error on the face of the record' is defined as
an error on the face of a record which offends against the law.
4. In terms of Article 39A(2) of the *Development Planning Act*, 1992, MEPA shall not revoke or modify a development permission in cases of fraud when information submitted has no material bearing on permission granted:
Provided that the Authority shall not revoke or modify a development permission on the basis of fraud where the fraudulent information did not have a material bearing on the issuing of the development permission.

Blue 24b: plan significantly different from approved as per permit PAPB 3291/1352/69; still use was for restaurant and bar; and

Blue 24c: proposed two pools adjacent to one another at the lower ground floor.

⁸ File PAPB 2084/84, red 12.

⁹ File PAPB 2084/84, black 25.

¹⁰ File PAPB 2084/84, red 26.

¹¹ File PAPB 2084/84, red 41.

¹² Based on File PAPB 2084/84, red 26A.

The existing nightclub is covered, since 1985 until to-date, by a trading licence to operate as discotheque. The premises are covered by Building Notice 95/62 for the "erection of dwelling house as shown on attached plan".

8.0 Noting that

1. Planning file PAPB 1352/69 was not consulted by MEPA during the processing of planning application PA 5138/02.¹³
2. Planning file PAPB 2084/84 was not consulted by MEPA during the processing of planning application PA 5138/02.¹⁴
3. Planning file PA 2326/95 was not consulted by MEPA during the processing of planning application PA 5138/02.¹⁵
4. The architectural office involved in planning applications covered by planning files PAPB 1352/69, PAPB 2084/84 and PA 2326/95, is the same architectural office submitting planning application PA 5138/02.¹⁶

9.0 Recalling that

1. Planning permission PA 5138/02 is effectively to permit change of an area including a small farmhouse, a villa covered by building notice 95/62 and a complex covered by permit PAPB 1240/73/1352/69, into a hamlet of luxurious villas.
2. The following planning applications and permits on site existed at the time of planning application PA 5138/02: PAPB 3291/1352/69, PAPB 1240/73/1352/69, PAPB 2084/84 and PA 2326/95; applications and permits which the architectural office submitting planning application PA 5138/02 was aware of their existence.
3. During processing of planning application PA 5138/02, the Planning Directorate did not consult any of the applications and permits on site as the relevant Section 27 of the planning application relating to previous applications and permits on site was filed as 'NA', an acronym for 'not available' or 'not applicable'.

¹³ As per ACOLAID system of MEPA, the following were the movements of file PAPB 1352/69 from year 2000 to-date: 5/9/00: Reuben Abela; 17/10/00: Shed (Malta); 29/11/05: Robert Vella; 18/6/07: Shed (Gozo), 2/7/07: Robert Vella.

¹⁴ As per ACOLAID system of MEPA, the following were the movements of file PAPB 2084/84 from year 2000 to-date: 4/9/00: Reuben Abela; 17/10/00: Shed (Malta); 10/8/01: Raphael Axiaq; 21/8/01: Mark Cini; 9/1/07: shed (Gozo), 25/6/07: Shed; 25/6/07: Raphael Axiaq; 25/6/07: Robert Vella.

¹⁵ As per ACOLAID system of MEPA, the following were the movements of file PA 2326/95 from November of the year 1996 to-date: 25/11/96: Mark Cini; 9/12/96: Contribution; 11/3/97: Shed (Malta); 4/9/00: Reuben Abela; 17/10/00: Shed (Malta), and 03/05/04: Shed (Gozo).

¹⁶ The architect and civil engineer for planning application PA 5138/02 was an associate of J.P.Dimech and Associates when said application was submitted to MEPA. The following is a sample of correspondence of MEPA with same spanning year 2000 to date: vide PA0113/00, PA1074/01, PA6671/02, PA2128/03, PA834/04, PA1492/04, PA1651/05 and PA4751/05.

4. Site profiles of planning applications and permits PAPB 3291/1352/69, PAPB 1240/73/1352/69, PAPB 2084/84 and PA 2326/95 are plotted in attached Drawing 25_07_1. The last two were refused by the respective planning regulator of the time.
5. Legal developments covered by planning application PA 5138/02 are the following: (a) dwelling unit, presently licensed to operate as discotheque, covered by building notice 95/62 and (b) Ulysses Lodge covered by PAPB 1240/73/1352/69, a renewal of permit PAPB 3291/1352/69. The sites of these permits together with the site covered by PA 5138/02 are plotted on attached Drawing 25_07_02.
6. Planning application PA 5138/02 states that the proposed development involves the redesign of the internal road. No applications were filed to redesign Ramla Road, nor its inclusion of same as part of the development covered by planning application PA 5138/02 as indeed Section 23 of the application reads. The road is still public and government land as per application of the Director of Estate Management Department, filed with the Lands Registry (Gozo Branch) on 25th March 2002 to register title of same (copy attached as Appendix 1). The profile of the road, which runs through the land of the applicant as stated in application PAPB 2084/84, is plotted in Drawing 25_07_2.
7. Planning permission PA 5138/02 is to develop existing complex which covers Zone C, a "developed and disturbed land (i.e. built up area and area with infill material serving as a foundation for the structures)" covering an area of approximately 8,000m².¹⁷ With respect to the footprint, it is claimed that it "will take up the committed and disturbed areas of Zone C".¹⁸ This is not true to facts: though Zone C is disturbed, it was never committed as development planning history of the past four decades testify (Drawing 25_07_2). Nor was the profile of Ramla Road approved re-alignment nor was it included as part of the development of Ulysses Lodge as site plan attached to planning application PAPB 2084/84 testifies, which application was not stated in either planning application PA 5138/02 or in planning application PA 7902/05. The road is government property and not owned by applicant of planning application PA 5138/02 and thus the respective permit granted, which includes the development of villas on same, will obliterate the road and trespasses on public right of way.
8. Outline permission PA 5138/02, and subsequently through full development permission PA 7902/05, MEPA had granted development of villas on public right of way as per declaration of Director of Estate Management Department hereby attached as Appendix 1, a statement of fact which

¹⁷ MEPA, *X-plain: Monthly review to all MEPA's news and activities*, Issue 3: Special Edition entitled 'Ulysses Lodge – Ramla Bay', p.1.

¹⁸ Ibid, p.2. This claim is reiterated twice on page 3 of same, in section entitled 'Keep in mind ...':
The proposed re-development is on the disturbed footprint. ...
The development will take place where development already exists ...

MEPA was not aware of when issuing both development permits as applicant submitted Certificate of Ownership A, thus declaring that he is the sole owner of the site (Appendix 2).¹⁹

10.0 Thus,

1. Planning applications and permits PAPB 3291/1352/69, PAPB 1240/73/1352/69, PAPB 2084/84 and PA 2326/95, applications and permits which were declared 'NA' in planning application PA 5138/02, do have a material bearing on same and consequently on the issuing of the respective development permission.
2. Information and declaration contained in planning application PA 5138/02, the basis on which MEPA has approved development permission PA 5138/02, qualifies as "false, misleading or incorrect" which information and declaration do have a material bearing on the issuance of said planning consent.
3. Therefore, the undersigned is requesting MEPA to revoke planning permission PA5138/02 in terms of Article 39A of the *Development Planning Act*, 1992.
4. Given that full development planning permission PA 7902/05 is intrinsically dependent on outline development planning permission PA 5138/02, full development permission is null and void.

Lino Bianco A.&C.E.

¹⁹ Certificate of Ownership A states that "nobody except the applicant is the owner of any part of the land to which this application relates". If other owners exist, Certificate of Ownership B had to be submitted (Application of Development Permission, Section 20).

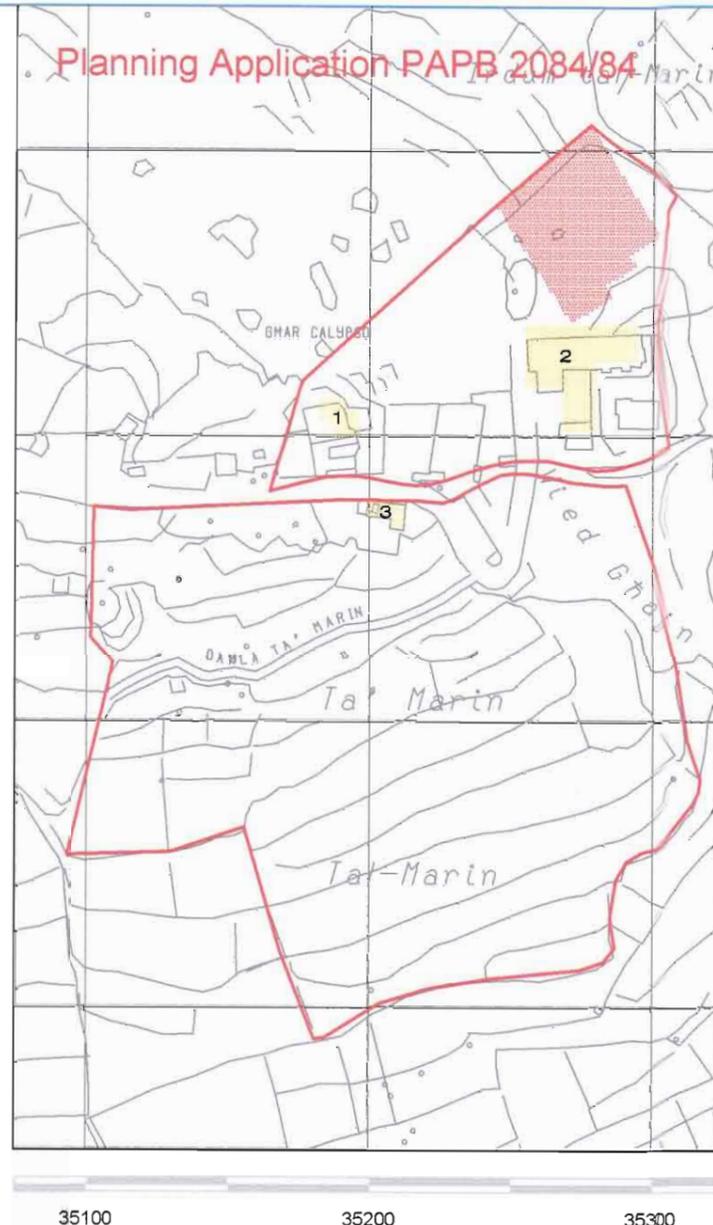


Planning Application PAB 1352/69

- The site
- Approved building profile as per permit PAB 3291/1352/69
- Approved building profile as per permit PAB 1240/73/1352/69
- + Dwelling covered by Building Notice 95/62 and, since 1985, is covered with a valid trading licence to operate as discotheque

Permit PAB 3291/1352/69, issued on 13th September 1969, is for the construction of 'tea rooms as per plans submitted' at Ramla Road, Xaghra

Permit PAB 1240/73/1352/69, issued on 12th April 1973, is for the construction of 'tea rooms ... as per drawing submitted with letter dated 26th February 1973' at Ramla Road, Xaghra

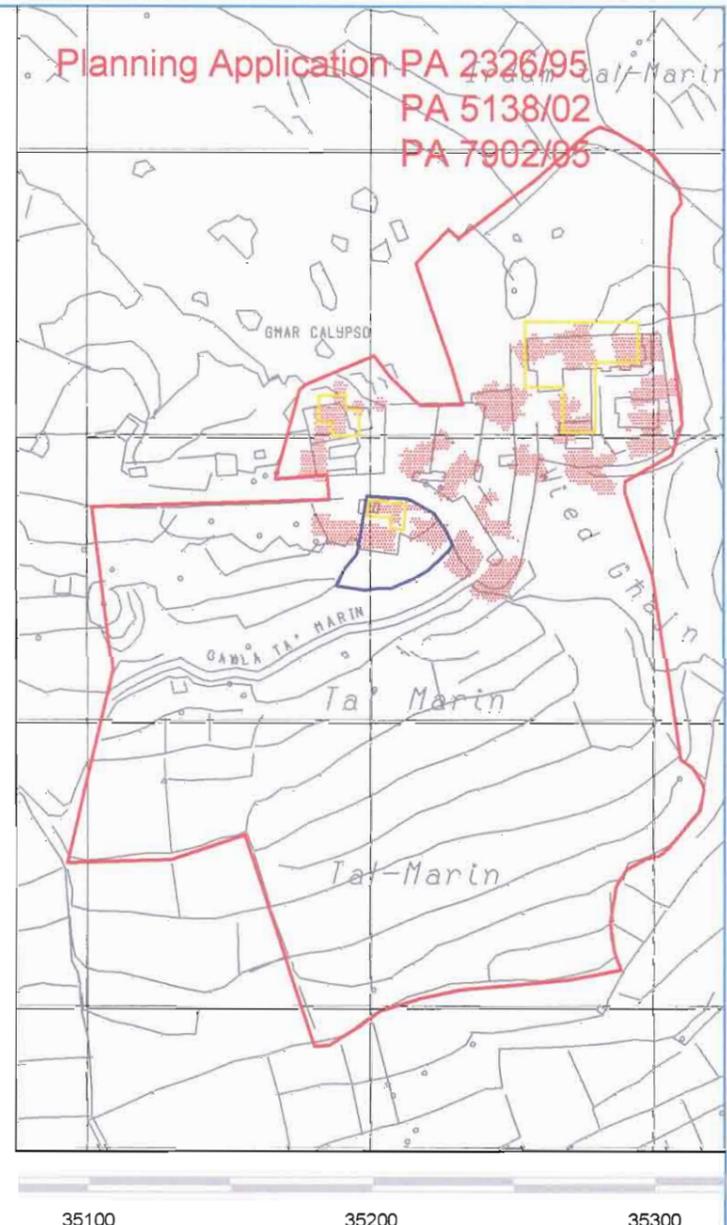


Planning Application PAB 2084/84

- The site
- Existing structures: 1: nightclub; 2: Ulysses Lodge; 3: farmhouse
- Proposed extension

Original application, dated 7th May 1984, for an 'extension of existing restaurant, converting it into 144 bed hotel' at Ramla Road, Xaghra, was refused on 31st July 1984. Request for reconsideration was refused on 15th October 1985

Fresh application, dated 26th December 1986, was refused on 17th February 1988 on 'grounds of policy'.



Planning Application PA 2326/95

- Site covered by PA 2326/95
- Site covered by PA 5138/02 and PA 7902/05
- Existing structures as per planning application PAB 2084/84, which application was refused
- Proposed structures (*Project Description Statement*, Appendix C, Figure 3, May 2005)

Planning application PA 2326/95, for 'conversion of an existing farmhouse building and extension - construction of a swimming pool and terraces', was refused on 20th December 1995, which refusal was reconfirmed on 2nd October 1996 at reconsideration stage. Development proposal was refused as it ran counter Structure Plan Policies RCO 4, RCO 21, RCO 29, SET 11, SET 12 and BEN 5 and ran counter policy PLP 20 (Development Control Guidance: Development outside builtup areas).

Planning application PA 5138/02, for 're-development of an existing fully licenced commercial complex', was granted on 7th July 2005.

Planning application PA 7902/05, for 'demolition of existing commercial complex and erection of dwelling units construction of tourist complex with pools as per outline permission PA 5138/02', was granted on 6th June 2007.

Based on 1988 Survey Sheets nos 3490 and 3491. Scale 1:2500 (aerial survey: August 1988)

Map is indicative only; not to be used for measurement or direct interpretation.

lino bianco
and associates

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CLIENT :

CARMEN BAJADA
C/O XAGHRA LOCAL COUNCIL
VJAL IT-TMIENJA TA' SETTEMBRU
XAGHRA, GOZO

PROJECT TITLE :

FOOTPRINT OF
DEVELOPMENT PROPOSALS
ALONG RAMLA ROAD
XAGHRA, GOZO

DRAWING TITLE :

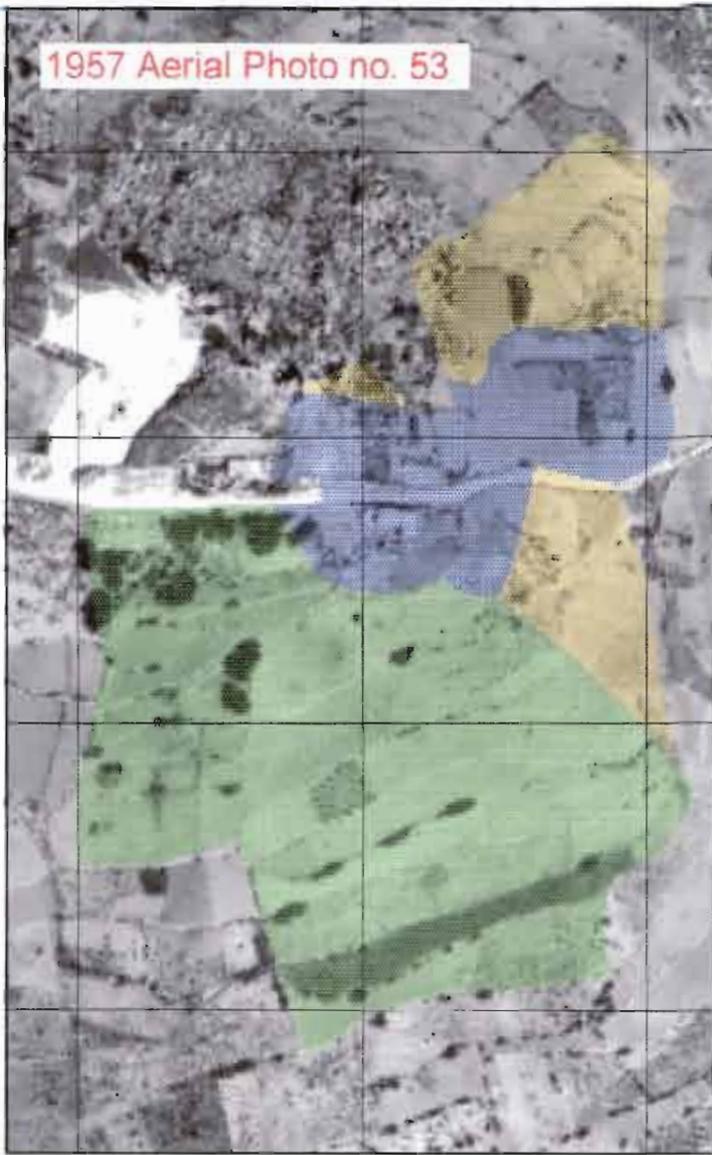
DEVELOPMENT PLANNING HISTORY

SCALE:	DATE:
1:2500	July '07
DRAWN BY:	DRAWING NO.:
E. MIFSUD	25_07_1



1957 Aerial Photo no. 53

91200
91100
91000
90900



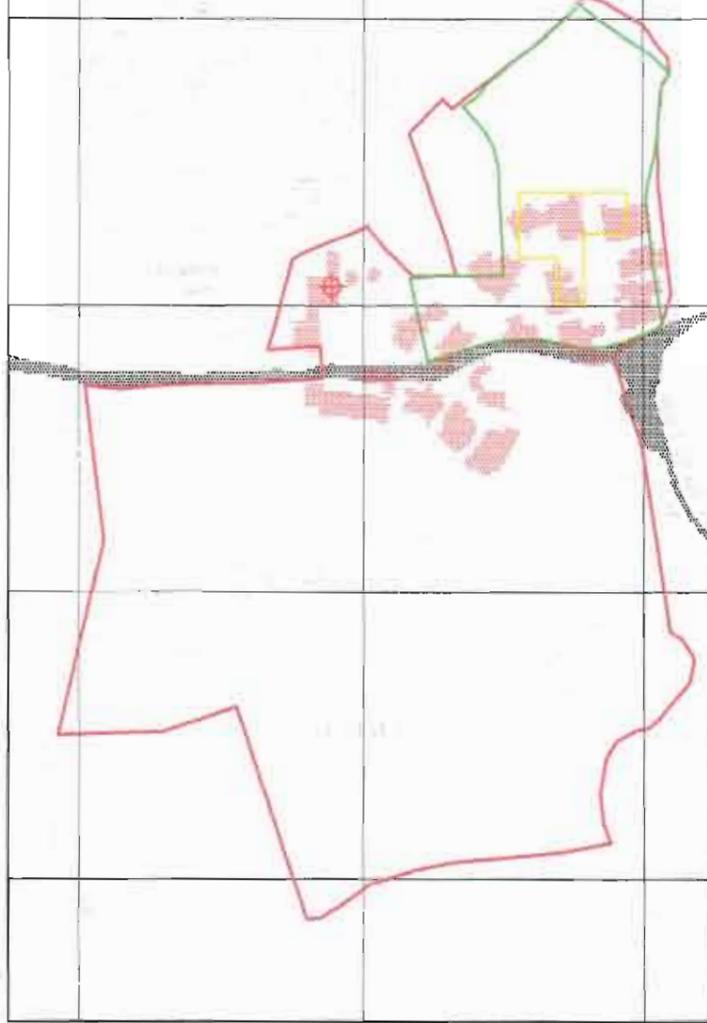
35100 35200 35300

- Zone A: Terraced Fields
- Zone B: Unspoilt land
- Zone C: Developed and disturbed land (i.e. built up area and area with infill material serving as a foundation for the structures)

The site covered by PA 5138/02 and PA 7902/05 is zoned in three. Zone A, Zone B and Zone C (*Project Description Statement PA 5138/02: Rehabilitation of site off Ghajn Qamar Street, Xaghra, Gozo*, Part 1, Figure 9a, reproduced in MEPA, *X-plan: Monthly review to all MEPA's news and activities*, Issue 3: Special Edition entitled 'Ulysses Lodge - Ramla Bay', p 1)

The permitted development covers the area of Zone C

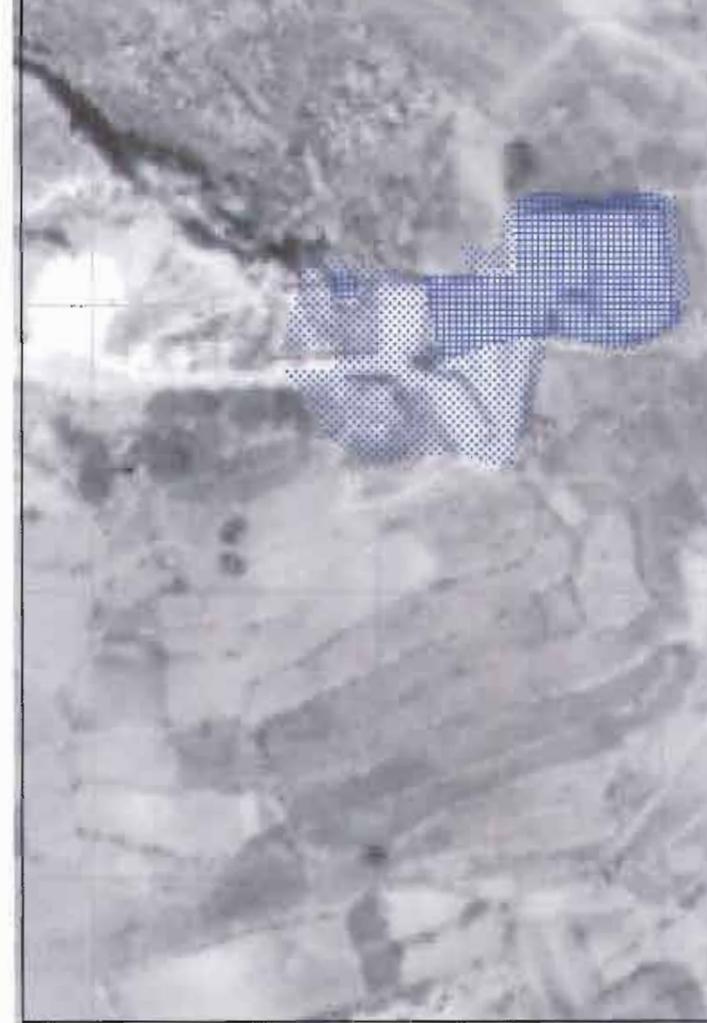
1965 Survey Sheets



35100 35200 35300

- Profile of public property as per declaration of Director, Estate Management Department, dated 25th March 2002
- Site covered by permit PABP 1240/73/1352/69
- Site covered by planning consent PA 5138/02 and PA 7902/05
- Building covered by permit PABP 1240/73/1352/69
- Proposed structures covered by PA 5138/02 (*Project Description Statement*, Appendix C Figure 3, May 2005)
- Dwelling, presently with trading licence to operate as discotheque, covered by building notice 95/62

1988 Aerial Photo no. 05



35100 35200 35300

- Land within Zone C covered by planning consent, mainly building notice 95/62 and planning permit PABP 1240/73/1352/69
- Land within Zone C not covered by planning consent, site plan submitted with planning application PABP 2084/04 shows road running through applicant's property

Zone C is disturbed land but it was never committed. The committed development is the development covered by building notice 95/62 and planning permit PABP 1240/73/1352/69 which expired on 9th April 1974. The permit did not include the re-design of Ramla Road. In fact the site was located along Ramla Road.

This state of affairs is reinforced by planning application PABP 2084/84, which shows existing structures and developments on site including the profile of Ramla Road going through the applicant's property. Thus, developments noted in the 1988 aerial photo, including the re-alignment of Ramla Road, are not covered by planning consent. Through planning permits PA 5138/02 and PA 7902/05, villas will be erected on the road, a public right of way and not private as declared by applicant through submission of Certificate of Ownership A with said planning applications.

Based on 1965 Survey Sheets nos 3490 and 3491. Scale 1:2500 (aerial survey: August 1957)

Map is indicative only, not to be used for measurement or direct interpretation.



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E-mail: l.bianco@maltanet.net

CLIENT :

CARMEN BAJADA
C/O XAGHRA LOCAL COUNCIL
VJAL IT-TMIENJA TA' SETTEMBRU
XAGHRA, GOZO

PROJECT TITLE :

FOOTPRINT OF
DEVELOPMENT PROPOSALS
ALONG RAMLA ROAD
XAGHRA, GOZO

DRAWING TITLE :

DEVELOPMENTS COVERED BY
RELATIVE PLANNING CONSENT
SINCE 1962 TO-DATE

SCALE:

1:2500

DATE:

July '07

DRAWN BY:

E. MIFSUD

DRAWING NO.:

25_07_2



APPENDIX 1:

**Application of Director, Estate Management Department,
to Lands Registry re government property at
Ramla I-Hamra**

APPLIKAZZJONI GHAL TITOLU:

Numru: LAAC 176/2002
Data: 25/3/02
Hlas: km 00 TV 600002349
Ricevitur: 

XORTA TA' APPLIKAZZJONI:

L-ewwel Registrazzjoni.

DESKRIZZJONI TAL-PROPRJETA:

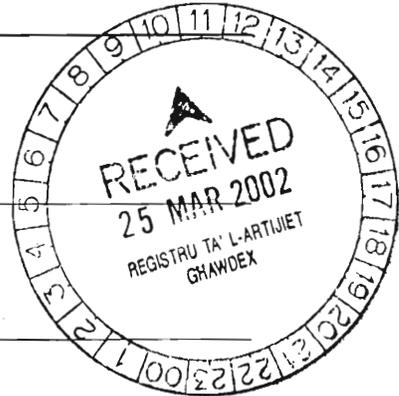
Porzjonijiet ta' art fin-Nadur, fix-Xaghra u f'Zebbug Ghawdex, kif mhurija fuq il-lista numru SG3491A mehmuzza ma' din l-applikazzjoni.

APPLIKANT:

Il-Gvern ta' Malta.

BAZI TA' L-APPLIKAZZJONI:

Skond L-Annessa Dikjarazzjoni



LISTA TAD-DOKUMENTI PREZENTATI:

1. Dikjarazzjoni.
2. Lista ta' Porzjonijiet ta' Art – Lista numru SG3491A.
3. Pjanta Numru SG3491.

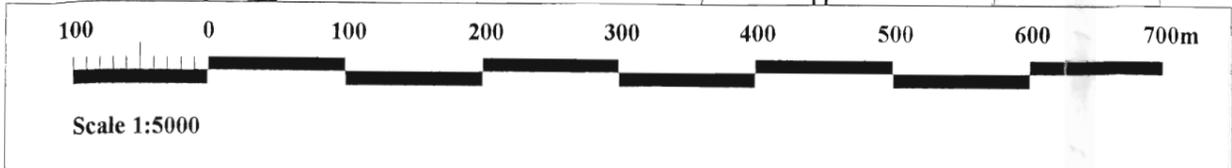
Jien hawn taht iffirmat niddikjara li kull ma jinsab f'din il-formola sa fejn naf jien huwa veru, u li jiena ivverifikajt id-dokumenti rilevanti, u ma hemm ebda fatt li jien naf bih li hu kuntrarju ghal dak migjub fid-dokumenti.


Joseph Caruana

Direttur, Dipartiment ghat-Tmexxija tal-Propjeta'

25 MAR 2002

NADUR, XAGHRA, ZEBBUG (GHAWDEX)



LOCALITY: NADUR, XAGHRA, ZEBBUG (GHAWDEX)		
S.P. No: SG3491		SCALE 1:5000
FILE:	DRAWN BY: MUSCS006	CHECKED BY:

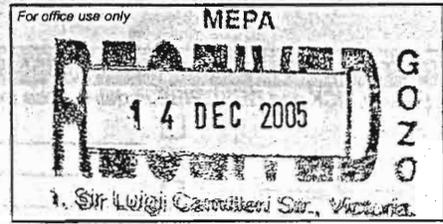
APPENDIX 2:

Full Development Planning Application PA 7902/05
including site plan submitted

APPLICATION FOR DEVELOPMENT PERMISSION

(Form PA 1/02) in terms of the Development Planning Act 1992

Awtorita' ta' Malta dwar l-Ambjent u l-Ippjanar,
St Francis Ravelin, Floriana GPO 01 Tel: 2290 0000 Fax: 2290 2295



7902 05

1 Applicant (Please complete in block letters)

Name: MR. EMIDIO AZZOPARDI,
Address: C/O 66, VAJRINGA STR.
VICTORIA, GOZO.

ID No: 78650(G) Postcode: VCT105
Tel No: _____ Mobile: _____
E-mail: _____ Fax: _____

2 Perit (Please complete in block letters)

Name: ANNAMARIA ATTARD MONTALTO f/p. ARC
Address: AND PERIT DANIEL SCERRI,
66, VAJRINGA STR, VICTORIA, GOZO.

Your ref. for this application: _____

ID No: 3569(G) Postcode: _____
Tel No: 21556330 Mobile: _____
E-mail: _____ Fax: _____

3 (a) Category of application (Tick ONE box ONLY)

B1 Full development permission
 B2 Outline development permission
 B6 Renewal of development permission
 B7 Amended development permission
 B10 Approval of details reserved by permit condition

(b) Type of development (Tick more than one box if appropriate)

B3 Quarrying/Minerals extraction - Use separate form
 B4 Internal alterations not permitted by DNO
 -- Development cleared by Malta Tourism Authority
 B5 Advertisement consent
 B8 Telecommunications antennae
 B9 Householder development permission
 B11 Scheduled Property consent
 Other (specify): _____

(c) Supplementary forms attached (where required)

B12 Additional information form (required for new offices, shops, hotels, commercial, industrial, warehousing, leisure or mixed development)
 C2 Additional information on swimming pools
 Other (specify): _____

4 Location of proposed development (Please use block letters)

Property name: SITE AT Door _____
Street name(s): TRIQ GHASH QAMAR,
Locality: XAGHRA Local council: XAGHRA

5 Description of proposed development (Describe ALL project components. Indicate both SCALE and TYPE of development proposed. Include the number of units. Describe ALL proposed alterations in detail. For extensions, indicate the number of additional units.)

DEMOLITION OF EXISTING COMMERCIAL COMPLEX AND ERECTION OF DWELLING UNITS WITH POOLS AS PER OUTLINE PERMIT PA 5138/02

6 List of plans and drawings

Please TICK, if continuation sheets are attached

Plan/Drawing title	Your unique ref.
1.	
2.	
3. <u>SEE ATTACHED SHEET.</u>	
4.	
5.	
6.	
7.	
8.	

7 (a) Development Profile

Site area (m²): 39,000

	Existing		Proposed	
	Floors	Basements	Floors	Basements
No. of floors & basements	2	1	2	1
Total floorspace (m ²)	6500		6700/2043	
Number of dwelling units	1		23	

(b) Main use of the site/buildings

Existing: COMMERCIAL
Proposed: _____

8 OUTLINE DEVELOPMENT PERMISSION ONLY **B2**

(Please TICK and DESCRIBE in detail those matters that are reserved for further approval)

- Siting
- Design
- Means of access
- Landscaping
- External appearance
- Technical studies
- Method statement(s)
- Other (specify)

Perit's declaration (outline applications only)

I, the undersigned Perit, hereby declare that to the best of my knowledge all the technical content contained in this application and on the submitted plans is correct.

Signed _____ Perit (Official stamp) _____ Date _____

9 ADVERTISEMENT CONSENT ONLY **B5**

- Type of advertisement (Tick as appropriate):
- Billboard
 - Fascia sign
 - Projection Sign
 - Other (Specify): _____

For how long is consent required? Indefinite If not indefinite, date of expiry: _____

Is illumination required?	<input type="checkbox"/> No	<input type="checkbox"/> Yes
If yes, describe the type of illumination:	<input type="checkbox"/> Internal	<input type="checkbox"/> External
	<input type="checkbox"/> Static	<input type="checkbox"/> Intermittent

Is the applicant the owner of the land or building? Yes No

If NO, the owner must complete the following declaration:

I, the undersigned _____ (ID card number: _____), as owner of the land or building to which the advertisement(s) are to be fixed, hereby give permission for the display of the advertisement(s).

Signed _____ Date _____

10 RENEWAL OF PERMISSION OR AMENDED PERMISSION ONLY **B6-B7**

Reference number of development permission that is currently valid: _____

Expiry date of currently valid permission: _____
 (A full development permit application is required if the permission has expired)

Describe in detail the differences between this proposal and the current permission:

List the approved plan numbers (of the existing valid permit) which are to be amended:

If there are any differences between this proposal and the existing valid permit, this will be treated as an application for amended permission. An application for full development permission is required if there is a significant change in the form or content of the development.

11 TELECOMMUNICATIONS ANTENNAE ONLY**B8**

Description of apparatus (Include technical specifications of the receiver, decoder, low noise block and antenna - preferably a manufacturer's brochure)

Maximum height above ground level (m): _____

Are there any other antennae on the site? Yes No
 If yes, describe and indicate on plan: _____

12 APPROVAL OF DETAILS RESERVED BY CONDITION ONLY**B10**

Reference number of related permission: _____

Date of expiry of related permission: _____

(An application for full development permission is required if the related permission has expired)

Permit conditions to which this application relates:

Condition no.	Summary of permit condition

Permit conditions still outstanding after this application:

Condition no.	Summary of permit condition

13 APPLICATIONS IN SCHEDULED PROPERTY, PROTECTED AREAS or OTHER CONSERVATION AREAS

- SCHEDULED PROPERTY refers to buildings, sites or areas specifically declared under Sections 46-48 of the Development Planning Act.
- PROTECTED AREAS refers to sites specifically declared as protected under the Environment Protection Act or other legislation.
- OTHER CONSERVATION AREAS include Urban, Rural and Marine Conservation Areas as well as existing Village Cores.

Tick ALL the categories that apply:

Type of scheduling, protection or designation	Govt. Notice No. (where applicable)	Property ref.	Name and description of building, site or area
<input type="checkbox"/> Urban Conservation Area / Village Core			
<input checked="" type="checkbox"/> Rural Conservation Area			
<input type="checkbox"/> Marine Conservation Area			
<input type="checkbox"/> Scheduled / listed building			
<input type="checkbox"/> Archaeological site			
<input type="checkbox"/> Area of landscape value			
<input checked="" type="checkbox"/> Area of ecological and/or scientific value			
<input type="checkbox"/> Scheduled/protected tree/s			
<input checked="" type="checkbox"/> Area of agricultural value			
<input type="checkbox"/> Other			

14 Access

This development includes or entails:

- A new vehicular access Yes No
 - An altered access Yes No

Name of affected roads (& indicate proposed changes on plan):

15 Trees

This development includes or entails:

- Felling of trees Yes No

Indicate location and species of affected trees on plan numbers(s)

16 Water, Sewage and Electricity

What is the source of water supply? MAINS SUPPLY

How will foul sewage be disposed of? MAINS SEWER

How will surface water run-off be disposed of? TO RESERVOIR

What is the maximum electrical power requirement for this development (KVA)? 8KVA per dwelling

17 Alignment/levels Does the development require alignment/levels to be set? Yes No

18 Previous applications, permits, clearances and notifications on this site
 (to include all PABP, PA, GDO/DNO and SE cases, providing the respective reference number as used by Authority)

MEPA reference no.	Description	Expiry
P.1240/73/1352/69	TO ERECT TEA ROOMS....	12/04/1974
PA 2326/95	CONVERSION OF EXISTING FLOORS AND EXTENSION...	
PA 5138/02	RE-DEVELOPMENT OF AN EXISTING FULLY LICENSED COMMERCIAL COMPLEX	14/10/2010

19 (a) Perit's declaration (except for outline applications)

I, the undersigned Perit, hereby declare that to the best of my knowledge all the technical content contained in this application and on the submitted plans and drawings is correct and that I shall undertake the direction and responsibility for the works referred to in this application according to Article 97(o) of the Code of Police Laws (Chapter 10).

[Signature] ANTONIO MONTALTO BELLA ARCE 14/12/05

Signed Perit (Official Stamp) Date

(b) Applicant's declaration (ALL applications)

I apply for development permission and declare that, to the best of my knowledge, all the information contained in this application and on the submitted plans is correct.

[Signature] EMIDIO AZZOPARDI 14/12/05

Signed Applicant (Block Letters) Date

20 Certificate of Ownership (Applicant is the sole owner of this site)

If Certificate of Ownership B (other, known owners exist) or C (one or more owners unknown) is required, please attach to the application with all relevant documentation.

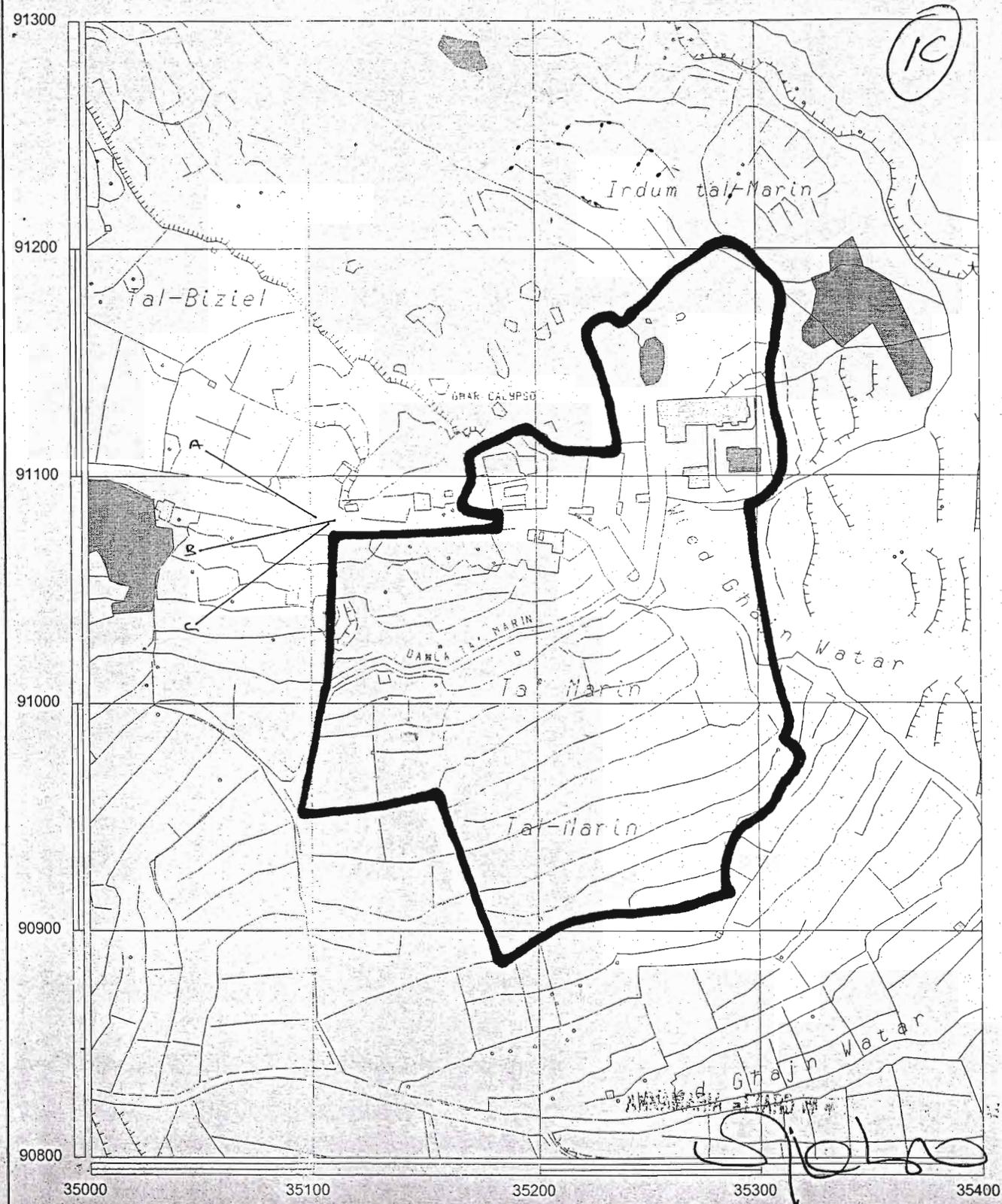
I certify that nobody except the applicant is the owner of any part of the land to which this application relates, as shown in red ink on the accompanying plans.

[Signature] 78650(G) 14/12/05

Signed On behalf of/in my own name ID Number Date

- 21 Attachments and drawings checklist (to be completed by Perit)**
- | | |
|--|--|
| <input type="checkbox"/> Building Levy fee receipt attached | <input type="checkbox"/> Appropriate Certificate of Ownership completed/attached |
| <input type="checkbox"/> All required questions answered | <input type="checkbox"/> Full description of proposed development & site location |
| <input type="checkbox"/> Required copies of application form and plans | <input type="checkbox"/> All drawings folded to A4 size and duly collated |
| <input type="checkbox"/> All drawings titled and signed by the Perit | <input type="checkbox"/> Use of rooms indicated on drawings |
| <input type="checkbox"/> Colour & type of all external materials indicated | <input type="checkbox"/> For Change of Use, area affected clearly indicated |
| <input type="checkbox"/> Three sets of colour photos, on an A4 sheet | <input type="checkbox"/> Malta Tourism Authority clearance attached where required |
| <input type="checkbox"/> Additional information fully attached as required | <input type="checkbox"/> Other (specify) |

NB: Application may be rejected at the front desk if requirements are incomplete, unclear, insufficient or erroneous.



Malta Environment & Planning Authority
 Mapping Unit Site Plan, Scale 1:2500

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 Floriana
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Part of Survey Sheet(s): 3490 3491

Date Issued:- 9/12/05

- The numbered lines indicate 100m intervals on a U.T.M. grid
- This site plan is not to be used for interpretation or scaling of scheme alignments

