



To: Mr Christopher Borg
obo Malta Industrial Parks Ltd.
PO Box 112
Sliema SLM 01

Date: 22 July, 2004
Our Ref: PA 01792/04

Application Number: PA 01792/04
Application Type: Full Development Permission / 01
Date Received: 29 March, 2004
Approved
Documents : PA 1792/04/1E/1F/1G/1H/1J/1K/1L/1P/1Q/1R/1T/
1V/1W/1Y/29A/29B/29C/29D

Location: Factory HF 61, Qasam Industrijali, Hal Far
Proposal: Alterations to existing factory

Development Planning Act 1992 Section 33 Full Development Permission

The Malta Environment & Planning Authority hereby grants development permission in accordance with the application and plans described above, subject to the following conditions:

1. Within one (1) month from the date of issue of this development permission, a separate application shall be submitted to the Malta Environment & Planning Authority for the operation of the factory.
2. This development permission is being issued without prejudice to any decision taken on the further application mentioned in the previous condition.
3. This development permission covers only the alterations, additions and construction works within the existing factory and the site's periphery.
4. The relocation of the traffic calming measure as indicated in Approved Drawing Number PA 1792/04/29A is subject to clearance from the Malta Transport Authority, copy of which shall be submitted to the Malta Environment & Planning Authority, prior to the commencement of works.
5. a) This development permission is valid for a period of FIVE (5) YEARS from the date of this notice but will cease to be valid if the development is not completed by the end of this five year period.

b) It should be noted that a third party may have the right of appeal against this permission. Any development which is carried out when such an appeal has been made, or until the time limit for the submission of such an appeal has expired, is

Copy of Original Decision Notice

undertaken at the risk that this permission may be revoked by the Planning Appeals Board or quashed by the Court of Appeal.

- c) This development permission does not remove or replace the need to obtain the consent of the land/building owner to this development before it is carried out. Furthermore, it does not imply that consent will necessarily be forthcoming nor does it bind the land/building owner to agree to this development. Where the land/building is owned or administered by the Government of Malta a specific clearance and agreement must be obtained for this development from the Land and/or Estate Management Departments.
- d) All works shall be carried out strictly in accordance with the approved plans and the conditions of this permission. Where a matter is not specified on the plans then the conditions of this permission and of Development Control Policy and Design Guidance shall take precedence and modify the plans accordingly.
- e) All building works shall be erected in accordance with the official alignment and proposed/existing finished road levels as set out on site by the Malta Environment & Planning Authority's Land Surveyor. The Setting Out Request Notice must be returned to the Land Survey Unit of the Malta Environment & Planning Authority when the setting out of the alignment and levels is required.
- f) Before any part of the development hereby permitted commences, the enclosed green copy of the Development Permit shall be displayed on the site. This must be mounted on a notice board, suitably protected from the weather and located not more than 2 metres above ground level at a point on the site boundary where it is clearly visible and can be easily read from the street. The copy of the permit must be maintained in a good condition and it shall remain displayed on the site until the works are complete.
- g) The enclosed Commencement Notice shall be returned to the Malta Environment & Planning Authority so that it is received at least five days prior to the commencement of the development hereby permitted.
- h) Copies of all approved plans and elevations shall be available for inspection on site by Malta Environment & Planning Authority staff at all reasonable times.
- i) Where the street bordering the site is unopened, it shall be opened up **prior to the commencement of the building operations** hereby permitted.
- j) Work shall not commence on the construction (including excavation), alteration or demolition of the building until a covered way or a fence, boarding or barricade has been constructed as follows
 - A Where the construction or demolition activity is located **less than 2 metres from a public way used by pedestrians** a covered way shall be provided (unless the work is carried out within a solid enclosure; site work conditions are more than 2 metres from a public way used by pedestrians, or the work duration does not exceed 5 days). This covered way shall
 - (i) have a clear height of not less than 2.5 metres;
 - (ii) have a clear width of not less than 1.5 metres or the width of the public way whichever is the lesser;
 - (iii) be designed and constructed to safely support all loads that may be reasonably be expected to be applied to it;

Copy of Original Decision Notice

- (iv) have a weather tight roof sloped towards the site or if flat be equipped with a splash board not less than 300mm high on the road side;
- (v) be totally enclosed on the site side with an enclosure having a reasonably smooth surface facing the public way;
- (vi) have a railing 1 metre high on the road side where the covered way is supported by posts on the road side, and
- (vii) be adequately lighted between sunset and sunrise.

B Where the construction or demolition activity is located **2 metres or more from a public way used by pedestrians**, a strongly constructed hoarding, boarding or barricade shall be erected between the site and the public way or open sides of a construction site, and the hoarding, boarding or barricade shall

- (i) be not less than 1.8 metres high;
- (ii) have a reasonably smooth surface facing the public way;
- (ii) be without openings, except those required for access.

Access openings shall be equipped with solid gates which shall be kept closed and locked when the site is unattended and shall be maintained in place until completion of the construction or demolition activity.

Authorisation for these arrangements must be obtained from the Local Council.

k) No building material, waste material, machinery or plant shall obstruct the pavement or the smooth flow of traffic on the road in the vicinity of the site. The deposit of materials or the placing of equipment in the street must be authorised by the Police.

l) Any soil on the site shall not be built over but shall be collected for reuse. A permit from the Director of Agriculture is required to remove the soil from the site. All soil shall be deposited at the place indicated by the Director of Agriculture.

m) Rock spoil, boulders and other waste materials resulting from excavations or from demolition on this site shall be deposited at an official waste disposal site or used as fill material. If waste materials from the development are not to be reused, they shall not be disposed of other than at an official waste disposal site. A permit from the Environmental Protection Directorate is required to this effect.

n) The height of the building shall not exceed that indicated in approved drawing Numbers PA 1792/04/1V/1W.

o) The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on the approved plans and drawings.

p) Apertures and balconies shall not be constructed of gold, silver or bronze aluminium.

6. The development hereby permitted shall not be brought into use until the Final Compliance (Completion) Certificate, certifying that the development has been carried out in full accordance with the plans approved by this permission and with the other conditions imposed in this permission, has been issued by the Malta Environment & Planning Authority. Before the issuing of any Compliance Certificate, the applicant shall submit a clearance and verification of the conditions and requirements imposed by the Civil Protection Department, Enemalta and the National Commission Persons with Disability.

Copy of Original Decision Notice

7. The area shown on Approved Drawing Number PA 1792/04/, reserved for the parking of employees' and/or customers' cars, shall be kept available for this purpose at all times. No permanent development, whether or not permitted by the Development Planning Act 1992, shall be carried out on such land except the erection of private garages.
8. The premises shall be used only for general industrial purposes, including any use falling within Class 12 of the Development Planning (Use Classes) Order 1994.
9. Landscaping of the site shall be implemented in its entirety within the first planting season following completion of the development hereby approved, in accordance with the details submitted with the application unless the prior approval in writing of the Malta Environment & Planning Authority has been obtained to depart from these details. No compliance certificate (partial or full) shall be issued on part, or the whole, of the development hereby approved prior to the implementation of the landscaping scheme in its entirety.
10. All buildings used by the public must have appropriate access, toilet and internal arrangements for the disabled (including self-propelled wheelchair users), the elderly and children in prams or pushchairs. Adequate parking provision must be provided for the physically handicapped.
11. There shall be no service pipes, cables or wires visible on the front elevation or on any other elevations of the building which are visible from the street.
12. Air conditioning units shall not be located on the facades of the building which are visible from a public space. Any such units located at roof level shall be set back from the facade by at least 1 metre.

This permit is granted saving third party rights. The applicant is not excused from obtaining any other permission required by law. The applicant should contact the following regarding the location and provision of services prior to commencing development:- Enemalta, Water Services Corporation, Maltacom, Drainage Department and Melita Cable.



Frances Pisani
Secretary
Development Control Commission