



To: Mr Gorg Cilia
obo Malta Industrial Parks
P.O. Box 112
Sliema

Date: 16 November, 2004

Our Ref: PA 04695/04

Application Number: PA 04695/04
Application Type: Full Development Permission / 01
Date Received: 10 August, 2004
Approved
Documents : PA 04695/04/ID/1E/1F/1G/1H/1J/1K/1L/1M/1N/1P/1Q/1R/1S

Location: Factory HF60, Qasam Industrijali, Hal Far
Proposal: Internal and external alterations to existing factory in Hal Far Industrial Estate.

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. The following reserved matters still require approval by the Malta Environment & Planning Authority as part of this full development permit application:
A Waste Management Plan;
A Fire Safety Ventilation Report;
The widening of the trailer exit to a minimum of 8m.

Details of these reserved matters should be submitted for the approval of the Malta Environment & Planning Authority by 01/5/2005.

2. This development permission is subject to any relevant permits/clearances as required by law.
3. The applicant shall dispose of any hazardous waste in accordance with local and international laws.
4. All practical measures should be taken to minimise the potential environmental impacts that directly or indirectly may affect the Special Area of Conservation of Wied Żnuber. Excavations shall not be time constrained but should preferably occur between September and December to minimise the disturbance from vibration.

Copy of Original Decision Notice

5. The facade of the building shall be constructed in local stone, except where other materials, finishes and colours are indicated on approved plans and drawings.
6. Air conditioning units shall not be located on the facades of the building and must be hidden from public view. Any such units located at roof level shall be set back from the facade by at least 1m.
7. Any gates shall be so fitted that they do not open outwards over the pavement.
8. All practical measures should be taken to secure adequate visibility at accesses. The 'solid part' of the boundary walls should, preferably, not be higher than 1.05m (driver's eye height).
9. The development shall be constructed in conformity with the provisions of the 'Access for All' guidelines and subject to final endorsement by the National Commission of Persons with Disability.
10. There shall be no service pipes, cables and/or wires visible. All practical measures should be taken to ensure the undergrounding of services and ducting of the latter within the structure.
11. Apertures shall not be constructed of gold, silver or bronze aluminium.
12. All services located on the roof shall be screened and should not be higher than 1.4m.
13. All on site chemical and/or fuel storage shall be constructed to incorporate appropriate anti-pollution measures.
14.
 - a) This development permission is valid for a period of FIVE 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 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

Copy of Original Decision Notice

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) Waste materials resulting from this development 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.

j) 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.

k) 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.

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