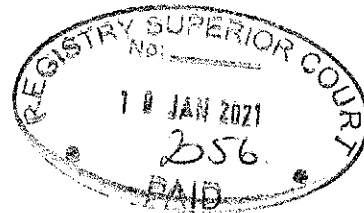


Dep. Reg.

Qorti Civili, Prim'Awla

11 ta' Jannar 2021

Ref. 37/2020 Luqa



Fl-Att tas-Subbasta Numru 37/2020

Fl-ismijiet

Catherine Spiteri

Vs

Carmelo Micallef

Re. 16/17, Triq Papa Innocenz, kantuniera ma' Triq il-Karmnu, Luqa

Biex is-sottoskritt waslet għall-valur hawn that imsemmi, ġew ikkonsidrati il-fatti kollha imsemmija fir-rapport anness.

Abbażi ta' dawn il-fatti, kif ukoll abbażi tas-sitwazzjoni kurrenti ta' bejgħ u xiri ta' proprjeta' f'Malta u fil-lokalita' in kwistjoni, l-istima ta' l-interess liberu u frank tal-fond imsemmi hija ta' erbgha mitt elf ewro (€400,000)

Tislijiet,

Perit Danica Mifsud

danica.mifsud@gmail.com

19 JAN 2021
Illum
Ippreżentat mill- *Perit Danica Mifsud*
B'isem *Witchard* dokumenti
Rose Marie Vella
Deputat Registrar
Deputy Registrar
Qorti tal-Gustizzja (Malta)
Law Courts (Malta)

1 | Pagna

Illum ➔

RAPPORT TA' VALUTAZZJONI

01 Indirizz tal-Fond

16/17, Triq Papa Innocenz, kantuniera ma' Triq il-Karmnu, Luqa

02 Sidien tal-Fond

Carmelo Micallef

03 Klijjent

Qorti Civili, Prim'Awla

Socjeta' Esponenti – Catherine Spiteri

04 Bazi għal din il-Valutazzjoni

Dan ir-rapport jagħti stima tal-valur kummerċjali tal-fond ('Market Value'), kif inhu definit f'Artikolu 49(2) tad-Direttiva tal-Kunsill Ewropew 91/674/EEC.

Il-valur imsemmi f'dan ir-rapport huwa l-aħjar prezz in fondi likwidi li mistenni jinkiseb minn bejgħ, fid-data ta' din il-valutazzjoni, u abbażi ta' dawn il-kundizzjonijiet –

Il-bejgħ ta' dan il-fond m'huwix sfurzat.

Ix-xerrej m'għandux interessi partikolari jew speċjali fil-fond in kwistjoni.

Il-fond m'għandux difetti moħbija u l-materjali li ntużaw għall-kostruzzjoni tiegħu kienu ta' kwalita' tajba.

Il-kundizzjoni tal-fond kien stabbilit minn ispezzjoni viżwali biss, u dawk il-partijiet li kienu koperti, inesposti jew mhux aċċessibli ma kienux spezzjonati, u għalhekk l-ebda testijiet ma saru fuqhom biex b'hekk jiġi stabbilit jekk għandhom xi difett jew ieħor li jista' jinvolti spejjeż sostanzjali.

05 Kundizzjonijiet Partikolari

Dan ir-rapport huwa konfidenzjali għall-klijent msemmi hawn fuq u gie ppreparat għall-iskop msemmi hawn tħat. Jista' jiġi muri lil professjonisti li qed jgħinu lill-klijent għal dan l-iskop biss, iżda lil haddieħor.

Is-sottoskritt huwa responsabbli biss għall-klijent.

It-titlu ta' dan il-fond ma kienx investigat, billi dan ma kienx l-iskop ta' dan ir-rapport.

06 Data ta' l-Ispezzjoni

4 ta' Jannar 2021

07 Skop tar-Rapport

Deskrizzjoni tal-fond indikat għal finijiet ta' Mandat ta' Qbid ta' Hwejjeg Immobli

08 Deskrizzjoni Generali

Il-proprjeta' tikkonsisti f'dar kantuniera, fuq żewġ sulari u b'faċċata fuq żewġ toroq.

L-aċċess huwa minn bieb ta' barra bin-numru 17, li jinsab fit-Triq Papa Innocenz.

Fis-sular ta' mat-triq, kif ukoll fuq l-ewwel sular, hemm aperturi li jagħtu għal proprjeta' oħra u jidher li dawn l-aperturi huma fil-proċess li jingħalqu. Fil-fatt ix-xogħol diġa beda. Dan ukoll kif huwa deskritt fil-permess PA/02172/19. L-aċċess msemmi m'estendix fil-proprjeta' l-oħra li mhix qed tiġi kkonsidrata f'dan ir-rapport.

Wieħed għandu jifhem illi s-sidien għandhom sehem diviż ta' l-appoġġi f'proporzjon indaqs, mas-sidien tal-proprjetajiet li jmissu fuq in-naħa ta' wara, u tax-xellug tal-fond in kwistjoni.

Il-dar hija antika u l-materjali li ntużaw jinkludu ħitan tal-ġebel, tarag tal-ġebel u soqfa tax-xorok u travi tal-ħadid. Il-kamra ta' fuq il-bejt għandha saqaf tal-konkos.

Salv xi avvenimenti straodrinariji, il-fond hawn imsemmi għandu jzomm il-valur kummerċjali ta' mhux anqas minn għaxar (10) snin, u huwa mifhum illi huwa liberu u frank.

09 Akkommodazzjoni

Kif wieħed jidhol mill-intrata, isib kamra fuq kull naħa. Il-kamra fuq ix-xellug għandha bieb ta' garaxx bin-numru 16, ukoll fi Triq Papa Innocenz. Il-kamra fuq il-lemin ta' l-intrata tinfer f'kamra oħra, it-tnejn bi twieqi li jagħtu fuq Triq il-Karmnu. Faċċata tal-intrata hemm it-tarag li jagħti għas-sular ta' fuq. Wara it-tarag hemm bitħa, u fuq in-naħa tax-xellug tat-tarag hemm kamra li tagħti għal fuq il-bitħa msemmija. Hemm ukoll kamra ċkejna li fiha hemm WC.

Fl-ewwel sular, wieħed isib l-istess erbat ikmamar, ħlief li il-kamra tal-kantuniera testendi ukoll fuq l-intrata tas-sular ta' taħt, u għalhekk hija kamra ikbar.

L-istess tarag jkompli għal sular ieħor, fejn wieħed isib kamra li tagħti għal fuq il-bejt li jestendi fuq it-tlett ikmamar ta' taħt li għandhom faċċata fuq il-triq.

Mill-bejt, wieħed isib taraġ estern, mal-ħajt tat-turretta, li jagħti għal fuq il-bejt ta' l-istess turretta.

Ma sar l-ebda kejl preċiż (*survey*) tal-fond in kwistjoni, peress illi dan ma kienx parti mill-iskop ta' dan ir-rapport.

Ritratti tal-fond huma annessi ma dan ir-rapport – Dok 'A'.

10 **Konsiderazzjonijiet dwar l-Ippjanar**

Il-fond in kwistjoni jiffirma parti mis-*South Malta Local Plan*, li ġiet ippublikata mill-Awtorita' tal-Ippjanar. Jinsab fiż-żona reżidenzjali ta' Hal-Luqa, kif ukoll ġewwa ż-żona ta' konservazzjoni urbana (Urban Conservation Area), u fiż-żona mmarkata bħala *Local Centre* – Dok 'B'.

Il-pjanta '*Fgura Building Height Limitations Map*' fl-istess Pjan Lokali, tiddiskrivi ż-żona bħala waħda ta' massimu ta' żewġ (2) sulari – Dok 'C'.

Mis-sit eletroniku tal-Awtorita', instab in-numru ta' l-applikazzjoni għall-permess ta' l-ippjanar li huwa PA/02172/19 fejn l-applicant, Carmelo Micallef applika biex jaqşam il-proprjeta fit-tnejn, dan kif ukoll muri fil-permess anness – Dok 'D'.

Wara saret applikazzjoni oħra, PA/06788/19, fejn l-applicant, David Borg applika biex iwessa l-bieb tal-garaxx, ibiddel is-saqaf tal-kamra ta' fuq il-bejt, u tibdiliet zġhar oħra, dan kif ukoll muri fil-permess anness – Dok 'E'.

Ma jirriżultax illi hemm *enforcements* fuq il-fond in kwistjoni.

Ma jidhirx li l-fond għandu elementi li huma kontra ir-regoli sanitarji.

11 **Kundizzjoni tal-Fond**

Fid-data ta' l-ispezzjoni, wieħed seta' jifhem illi ħadd ma qiegħed jgħix fil-fond in kwistjoni. Għalkemm kien hemm xi ftit għamara f'xi kmamar, il-post kien jidher mitluq.

Il-fond għandu madum tradizzjonali kwazi kullimkien.

Għandu bżonn xogħol ta' renovazzjoni ġenerali. Is-saqaf tal-kamra ta' fuq il-bejt għandu bżonn l-attenzjoni peress illi f'xi bnadi x-xibka tal-konkos qed tidher.

DOK 'A'



P1



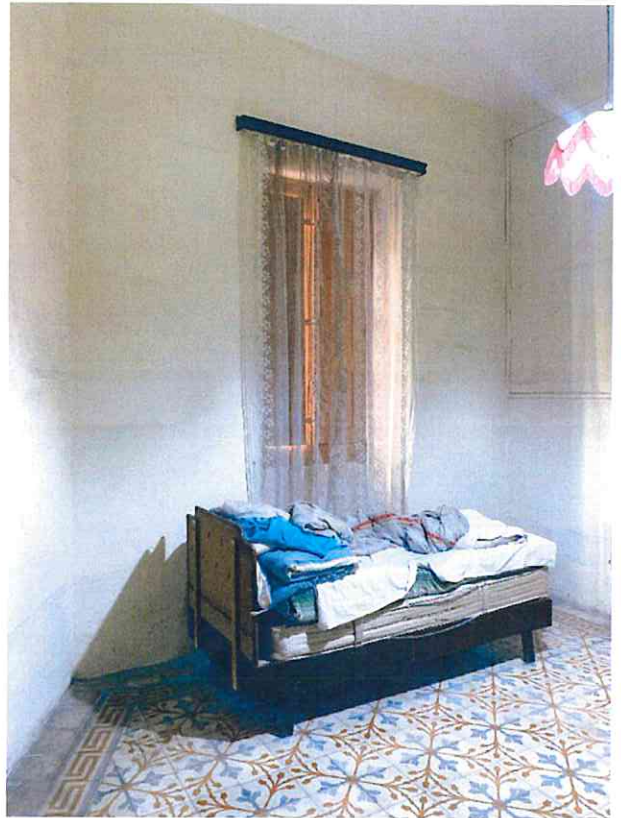
P2



P3



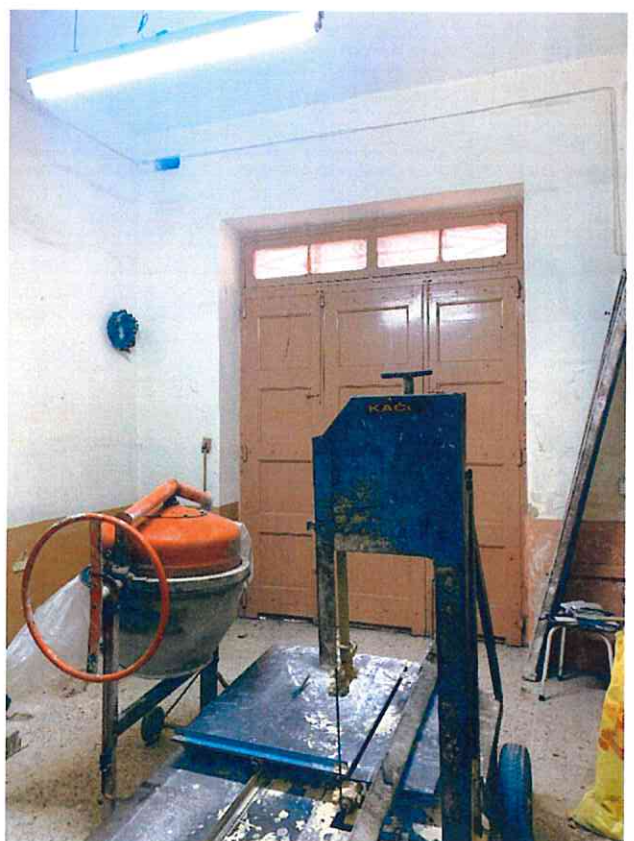
P4



P5



P6



P7



P8



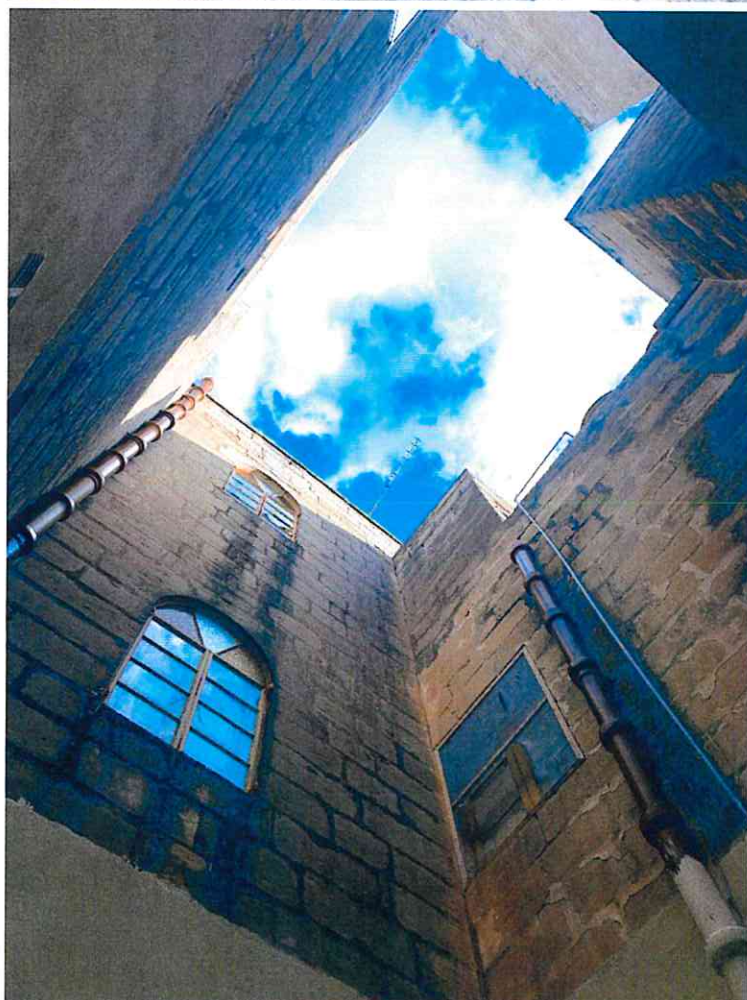
P9



P10



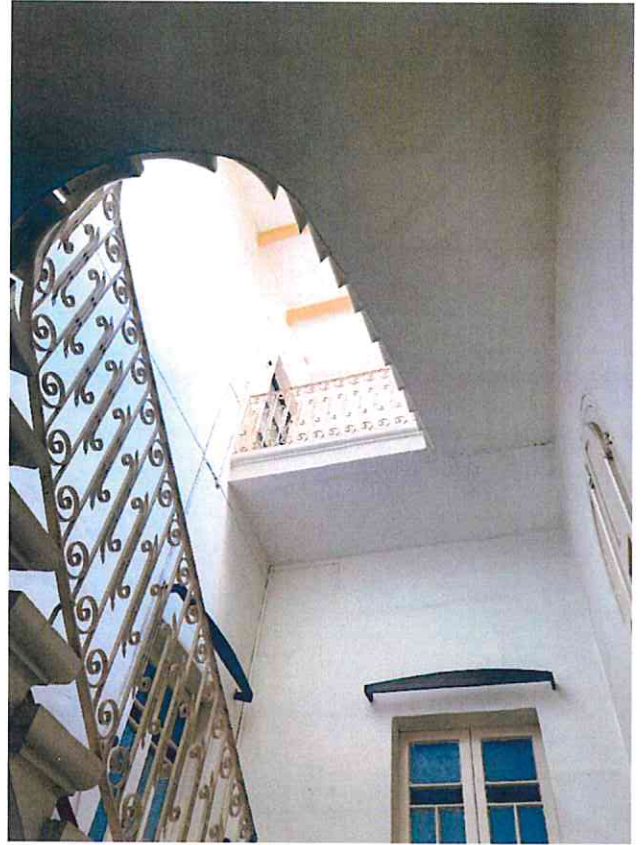
P11



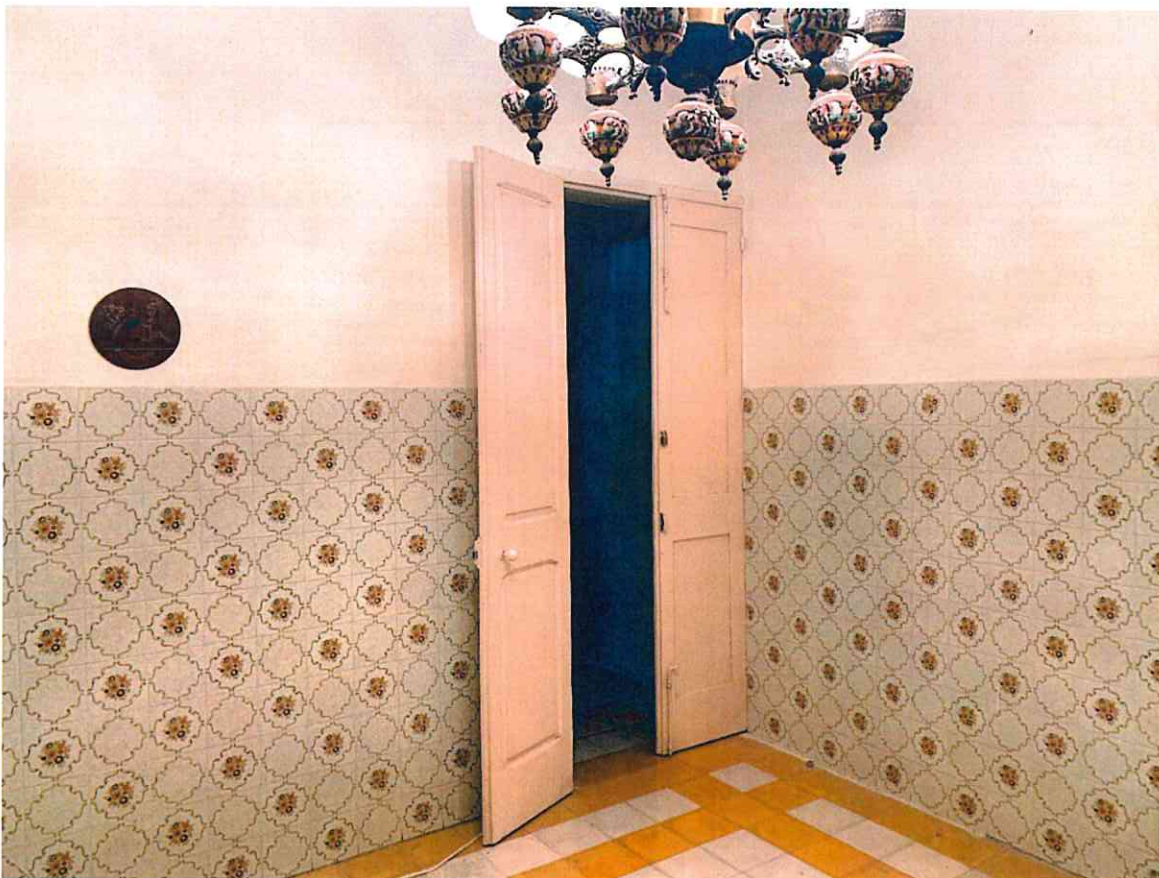
P12



P13



P14



P15



P16



P17



P18



P19



P20



P21



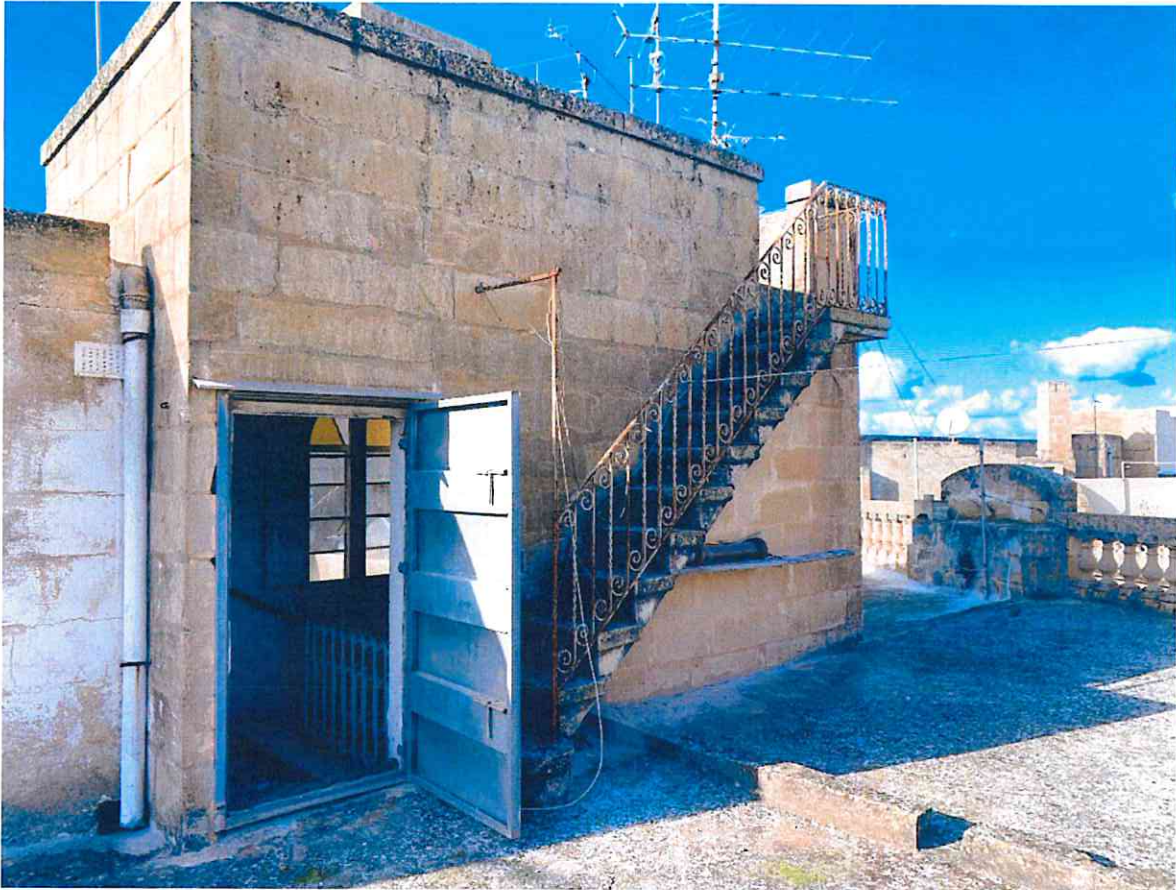
P22



P23



P24



P25



P26



P27



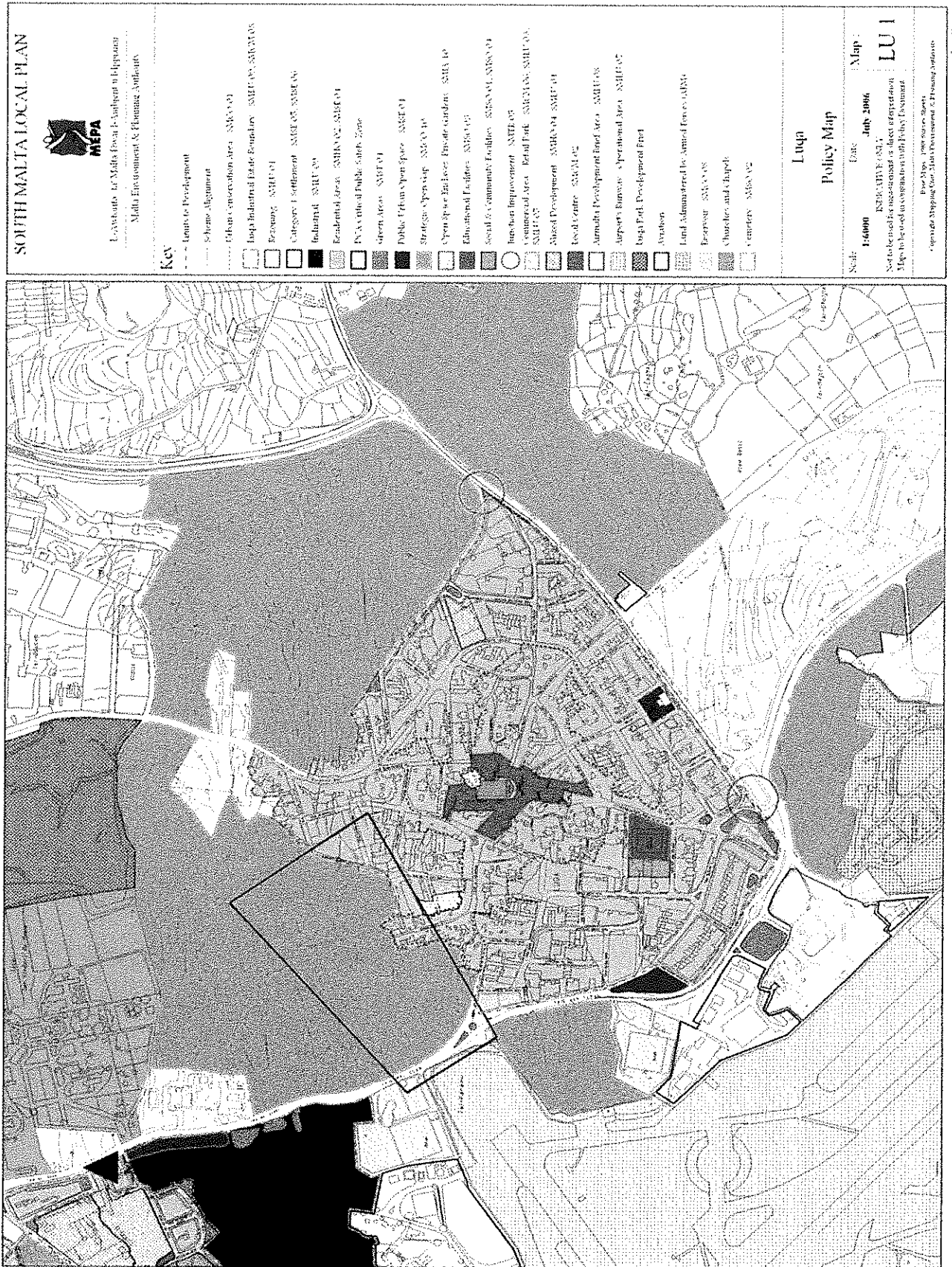
P28

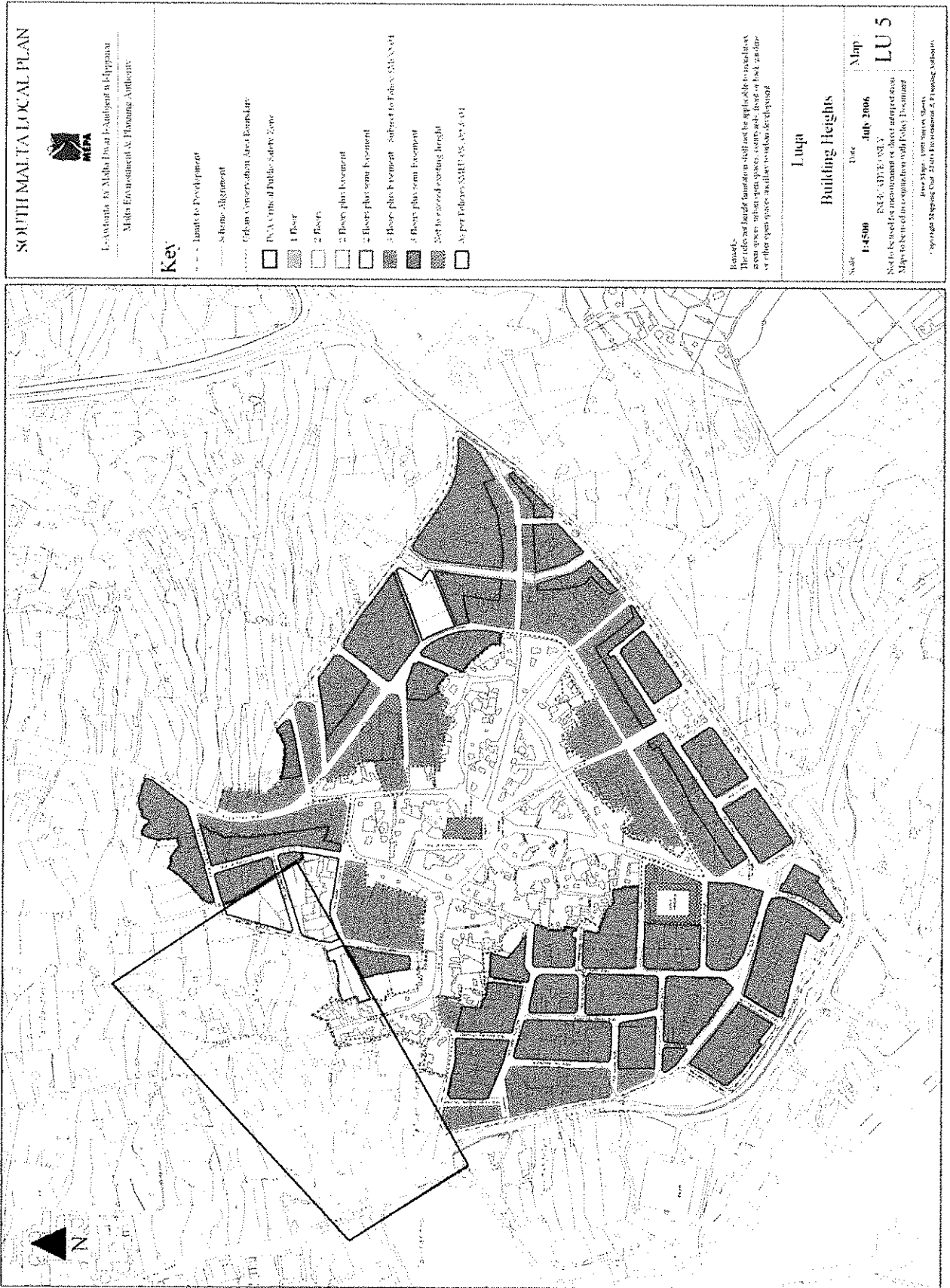


P29



P30





DOK 'D'

Mr. Carmelo Micallef

Date: 9 August 2019
Our Ref: PA/02172/19

Application Number: PA/02172/19
Application Type: Full development permission
Date Received: 23 February 2019
Approved Documents: PA/2172/19/1A/12B/12C/12D/12E/12F/12G/31B

Location: 17, Triq il-Papa Innocenzju c/w Triq il-Karmnu c/w, Triq l-Ahwa Vassallo, Luqa
Proposal: To divide existing property into two properties

Development Planning Act, 2016 Full Development Permission

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

- 1 a) This development permission is valid for a period of FIVE YEARS from the date of publication of the decision in the press but will cease to be valid if the development is not completed by the end of this validity period.
- b) This permission relates only to the development as specifically indicated on the approved drawings. This permission does not sanction any other illegal development that may exist on the site.
- c) A Commencement Notice is to be submitted to the Planning Authority, by the perit on behalf of the applicant, at least FIVE DAYS prior to the date of commencement of works or utilisation of the permission. Failure to submit the Commencement Notice (with all fields correctly completed) or failure to submit it within the required timeframe shall invalidate the Notice and shall result in the imposition of fines according to Schedule D of Legal Notice 277 of 2012, or its amendments, or its replacements. In addition, **if the applicant fails to submit the Commencement Notice or the Commencement Notice submitted is invalid, the relative permission shall be considered as never having been utilised** - Article 72(4) of the Development Planning Act (2016).
- d) Copies of all approved drawings and documents shall be available for inspection on site by Planning Authority officers at all reasonable times.
- e) The development shall be carried out in complete accordance with the approved drawings, documents and conditions of this permission. Where a matter is not specified, then the conditions of this permission and of Development Control Design Policy,

PA/02172/19

Print Date: 17/08/2019

Guidance and Standards 2015 shall apply.

- f) Before any part of the development hereby permitted commences, the enclosed green copy of this development permission 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 permission must be maintained in a good condition and it shall remain displayed on the site until the works are completed.
- g) All building works shall be erected in accordance with the official alignment and official/existing finished road levels as set out on site by the Planning Authority's Land Surveyor. The Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority when the setting out of the alignment and levels is required.
- h) Where an officially schemed street, within the development zone, bordering the site is unopened or unformed, it shall be opened up and brought up to its proper, approved and official formation levels prior to the commencement of any development hereby being permitted.
- i) It is the responsibility of the permit holder to ensure that development is carried out in accordance with the provisions of the Environmental Management Construction Site Regulations, Legal Notice 295 of 2007 (or subsequent amendments). Any hoarding shall be erected in accordance with Schedule 2 of the same Regulations.
- j) New development on vacant or redeveloped sites shall be provided with a water cistern to store rainwater run-off as required by the Energy Performance of Buildings Regulations (2012) [published through Legal Notice 376 of 2012 and any amendments thereto].
- k) No steps, ramps or street furniture are to be constructed on or encroached onto the public pavement or road.
- l) Any doors and windows, the lower edge of which is less than 2m above road level, and any gates shall not open outwards onto a public pavement or road.
- m) Where present, window grilles (including 'pregnant' windows), sills, planters and other similar elements which are part of or fixed to the facade of buildings, the lower edge of which is less than 2 metres above road level, shall not project more than 0.15 metres from the facade over a public pavement or street.
- n) Air conditioning units shall not be located on the facades of the building which are visible from the street or a public space.
- o) 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 or public space.
- p) Any garages/parking spaces shall only be used for the parking of private cars and shall be kept available at all times for this purpose.
- q) Any approved stores shall be used for domestic storage only and shall not be segregated from the rest of the building.
- r) Any unit approved on more than one floor (duplex or more) shall remain physically interconnected as a single unit, and shall not be sub-divided into separate units without specific Planning Authority consent.

- 2
- a) Where applicable, prior to any demolition of buildings/boundary walls abutting streets, the Setting Out Request Notice must be submitted to the Land Survey Unit of the Planning Authority. Demolition works shall not be undertaken before setting out is made by Planning Authority officials.
- b) Original internal and external walls shall not be hacked (mbaqqna) or grit-blasted. New stone on the façade is to be fair faced without any attrition or marking, unless otherwise specified in approved drawings or supporting documents.
- c) Unless otherwise indicated on the approved drawings, the facade of the building, all roof structures, rear garden/yard walls, (but excluding internal shafts), and back elevation shall be retained/constructed in local stone. The stone shall remain unrendered and unpainted, and it shall be allowed to weather naturally. Such components of a building indicated to be rendered/finished other than in local stone, are to be painted in local stone colour, unless other colours are indicated on the approved drawings.
- d) Unless otherwise indicated on the approved drawings, all external apertures and closed balconies, visible from a public space, shall be constructed in timber. Open balcony railings and all other metalwork, visible from a public space, shall be in wrought iron.
- e) All services located on the roof of the uppermost roof structures shall not extend beyond the height of the approved parapet wall.
- 3 This application is not sanctioning the cladding of the dado for either of the respective sites. The said cladding shall be removed once new planning applications are submitted.

4 **Conditions imposed and enforced by other entities**

A. Where construction activity is involved:

(a) the applicant shall:

(i) **Appoint a Project Supervisor for the Design Stage and a Project Supervisor for the Construction Stage** and any such appointment shall be terminated, changed or renewed as necessary. The same person may be appointed to act as project supervisor for both the design and construction stage, if that person is competent to undertake the duties involved and

(ii) **Keep a health and safety file** prepared by the Project Supervisor for the Design Stage.

(b) When the construction works related to this application are scheduled to last longer than thirty working days and on which more than twenty workers are occupied simultaneously, or on which the volume of work is scheduled to exceed five hundred person-days, the project supervisor **shall communicate a prior notice to the Occupational Health and Safety Authority (OHSA) at least four calendar weeks before commencement of works.**

(c) The Project Supervisor for the Design Stage shall **draw up a health and safety plan** which sets out the occupational health and safety rules applicable to the construction activities concerned, outlining the measures to ensure cooperation between different

contractors and shall also include specific measures concerning occupational risks that may be present at this site.

B. Where the development concerns a change of use to a place of work, the applicant shall obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

C. Where the development concerns a place of work:

The applicant shall:

(i) obtain a Perit's declaration that the necessary requirements arising out of LN 44 of 2002 have been included in the plans and drawings; and

(ii) obtain a Perit's declaration that the building conforms to the requirements of LN 44 of 2002.

D. The development is to strictly adhere to the 'Design Guidelines on fire safety for buildings in Malta' to ensure that all Fire Safety measures and provisions are addressed as indicated in the Design Guidelines on Fire Safety for Buildings in Malta, published by the DCID in 2004, (or other relevant standard, provided it is approved by the Civil Protection Department), Policies, and the Laws and Regulations of Malta.

E. Prior to laying of water and wastewater services in the road, the development shall comply with the requirements of Legal Notice 29/10 Part III (Roads in inhabited Areas) Clause 12.

F. In the event of an accidental discovery in the course of approved works, any cultural heritage feature discovered should not be damaged or disturbed and the Superintendence is to be immediately informed of such discovery. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2002 (CAP 445). The discovery of cultural heritage features may require the amendment of approved plans.

G. Where the development includes a swimming pool:

(a) Any effluent, if discharged in the sewers, shall meet the specifications listed in L.N.139 of 2002 as amended by L.N.378 of 2005.

(b) Adequate sampling points should be installed as directed by WSC – Discharge Permit Unit officials.

(c) Chlorine concentration of the effluent should not exceed 100 mg/L Cl₂.

H. Where the development includes a livestock farm:

(a) The farm **shall not** be connected directly to the sewer network.

(b) Sifting traps, sedimentation pits as well as manure clamps shall be installed, as shown on the approved drawings. Settled Waste water shall only be discharged in approved waste receiving stations.

(c) Any effluents discharged shall have chloride levels lower than 1000 mg/L. The operators shall acquire a Public Sewer Discharge Permit before commencing operations.

In terms of Article 72(3) of the Development Planning Act, 2016, the execution and validity of this permission is automatically temporarily **suspended** and no works as approved by the said development permission may commence before the lapse of the time period established in Article 13 of the Environment and Planning Review Tribunal Act and subsequently will remain so suspended if the Tribunal so decides in accordance with the Environment and Planning Review Tribunal Act.

Where the approved drawings and/or documents are dimensioned, then the declared dimensions shall prevail over the actual size as depicted on the approved drawings and/or documents.

Developers are advised to check the invert level to the sewer main with the Water Services Corporation as they would have to make their own arrangements where a gravity service connection is not possible. In these cases, the architect has to indicate the solutions envisaged and to indicate on the plan what needs to be carried out and obtain approval from WSC. Developers are further reminded that connection of storm water into main sewers is not allowed.

If the declaration of ownership, as contained in the application form, is determined as incorrect by a Court of Law, then the said Court of Law can declare this development permission as null and void. 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.

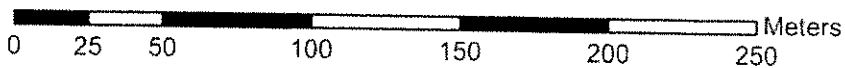
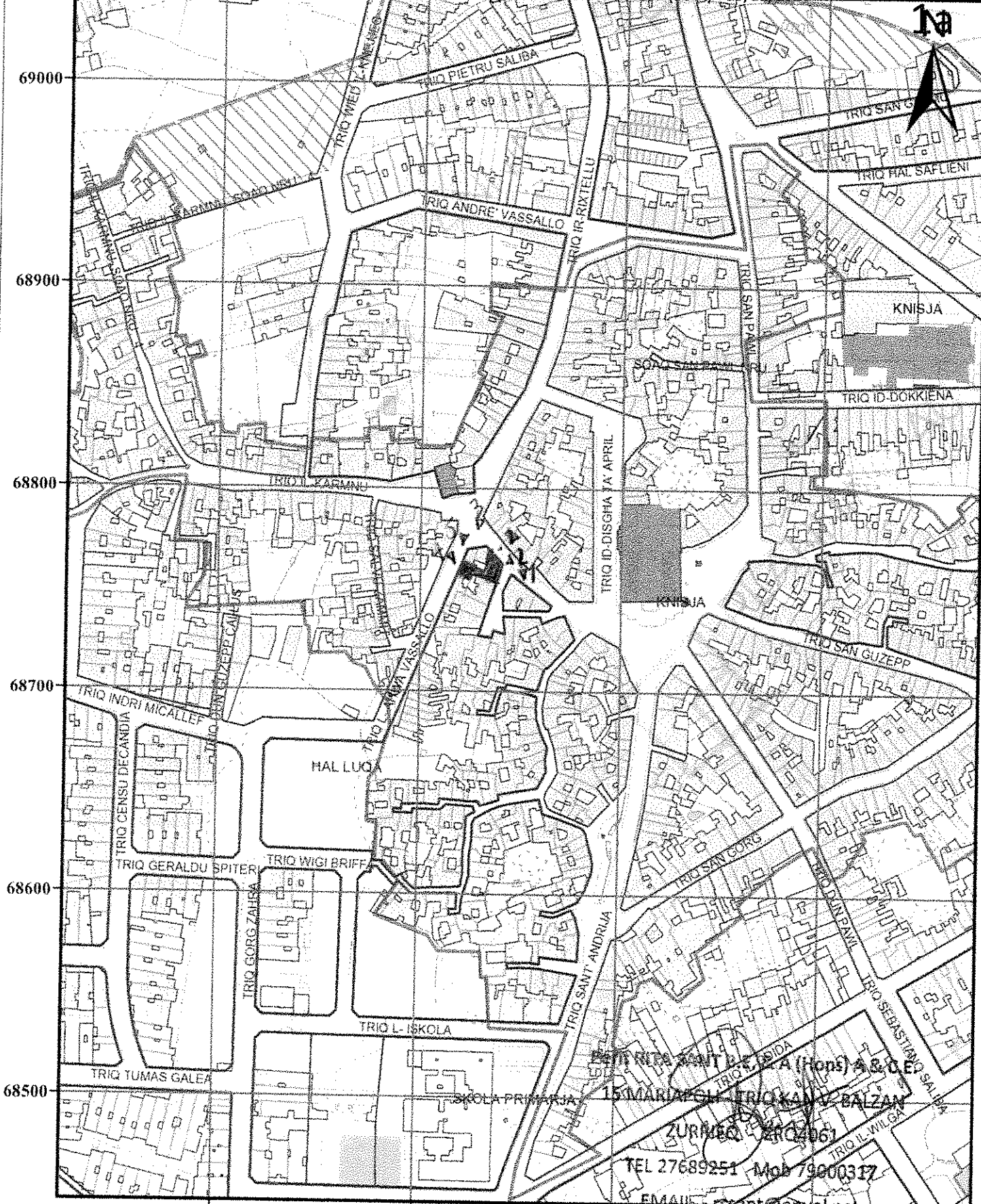
This development permission is granted saving third party rights. This permission does not exonerate the applicant from obtaining any other necessary permission, license, clearance or approval required from any Government department, local council, agency or authority, as required by any law or regulation.

This development permit does not authorise any storage of substances listed in Occupational Health and Safety Authority Act (Cap. 424) - Control of Major Accident Hazards Regulations, 2003, as amended, in quantities that would render this site an establishment within scope of these regulations. The storage and handling of said substances may require a new or amended development permission in line with current policies and regulations.

For any non-residential uses hereby being approved, prior to commencement of any works on site or any eventual permitted change of use, the applicant shall be required to contact the Environment and Resources Authority to obtain any necessary operational permit or registration. This requirement does not apply to Class 2B, 2C, 4A and 4B uses as listed in the Development Planning (Use Classes) Order 2014, or its subsequent amendments.

This decision is being published on 28 August 2019.

Monica Gauci
Secretary Planning Commission
Outside Development Zone and Urban Conservation Areas



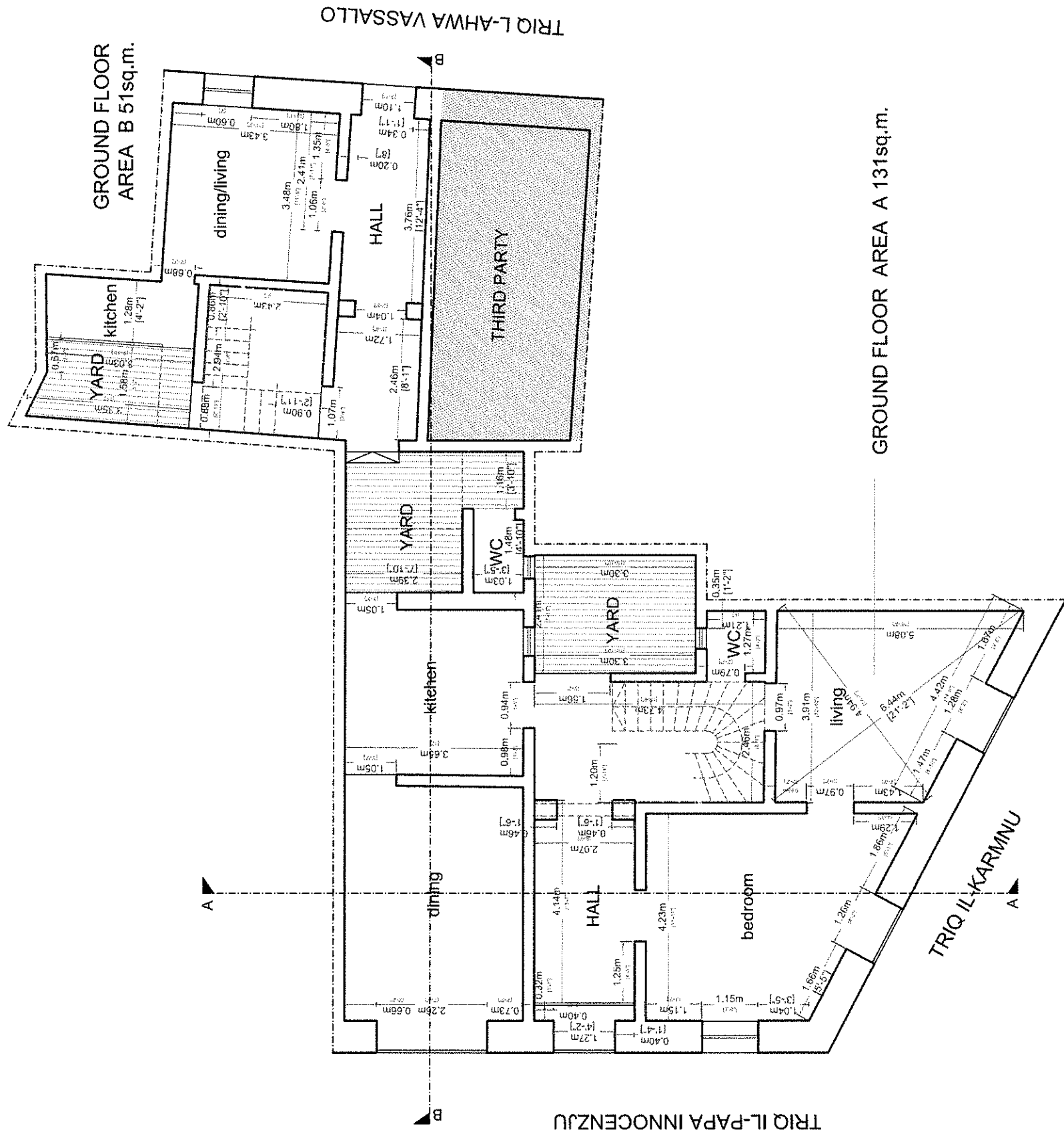
1:2,500 Date Printed: 23/02/2019

Public Geoserver

Compiled and published by the Mapping Unit, Planning Authority ©PA.
 Reproduction in whole or in part by any means is prohibited without the prior permission of the Mapping unit.
 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments

PLANNING AUTHORITY

St. Francis Ravelin, Floriana
 Tel. +356 2290 0060, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt

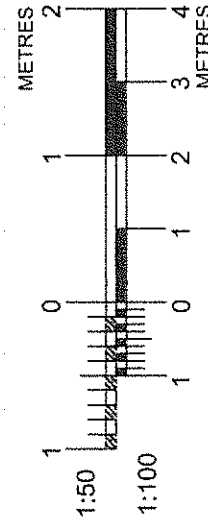


GROUND FLOOR PLAN as existing
SCALE 1:100

CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUQA

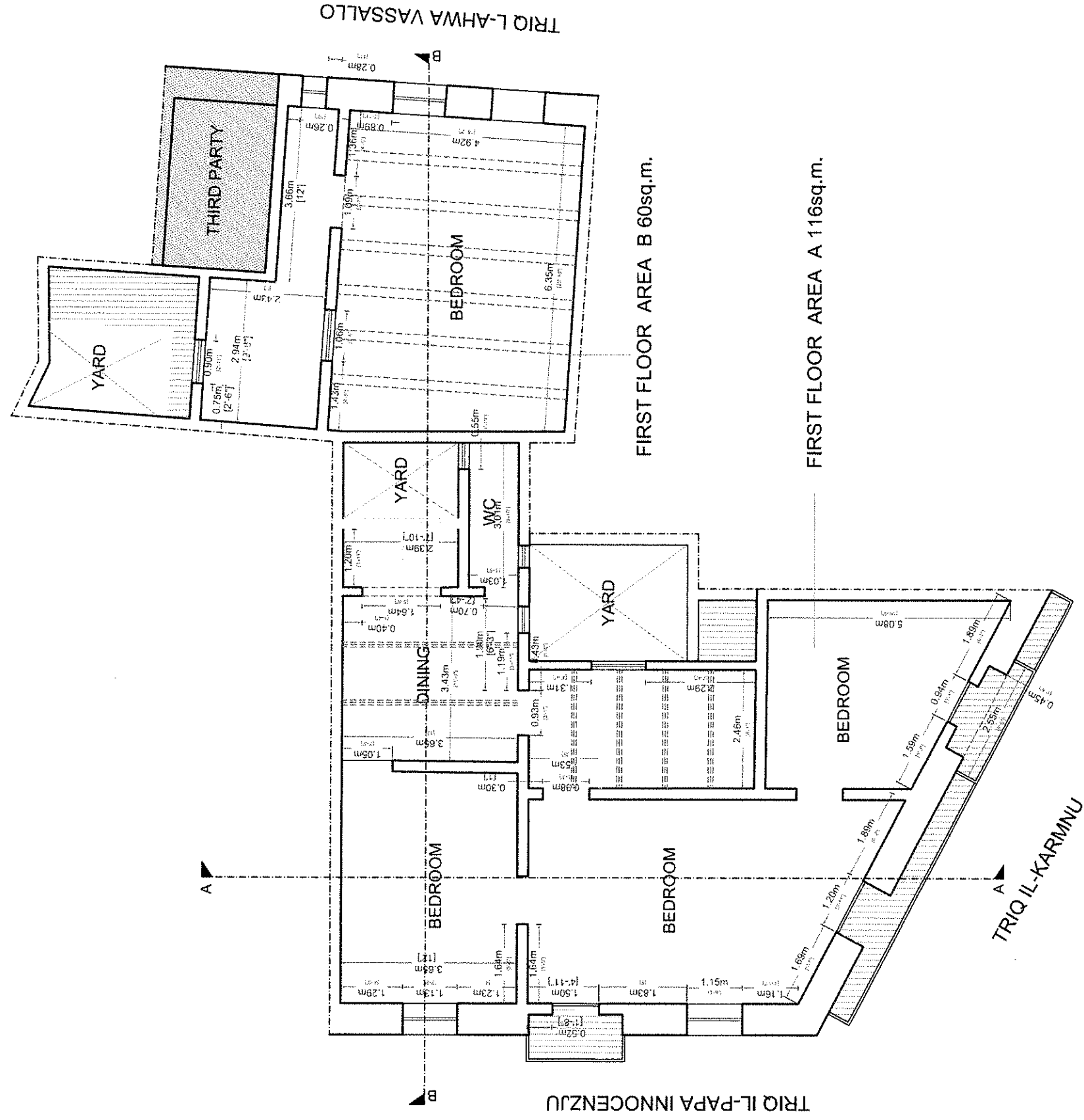
PROJECT
EXISTING PLANS

SCALE 1:50 1:100 DATE OCT 2018



RITA SANT

ARCHITECT AND CIVIL ENGINEER
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04



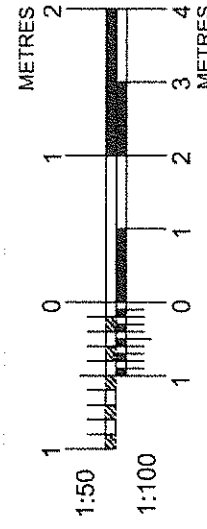
FIRST FLOOR PLAN as existing
SCALE 1:100

CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUGA

PROJECT
EXISTING PLANS

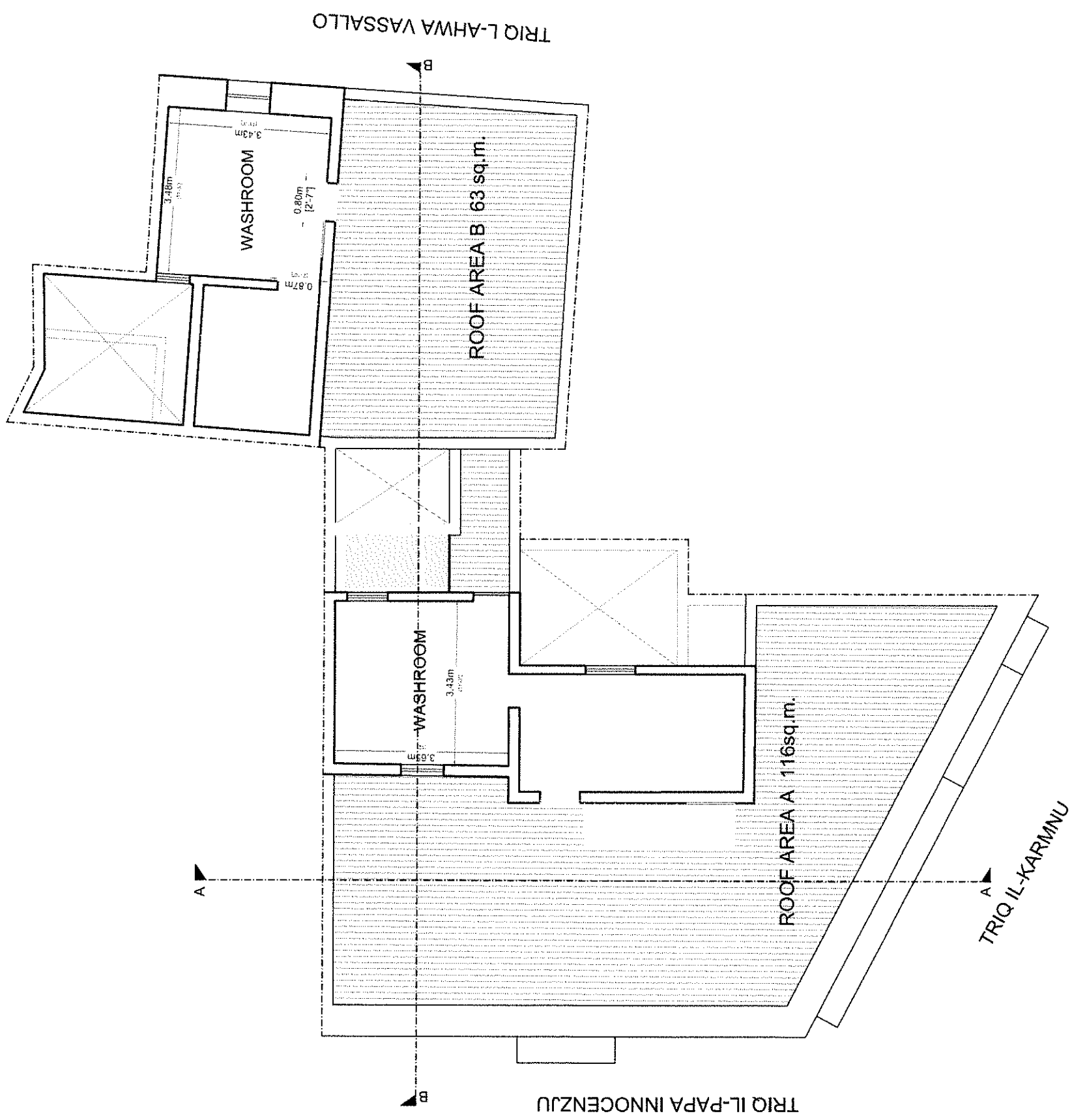
SCALE 1:50 1:100

DATE OCT 2018



RITA SANT

ARCHITECT AND CIVIL ENGINEER
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04

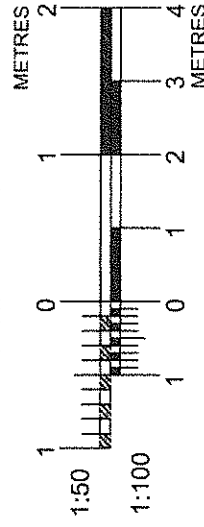


ROOF PLAN as existing
SCALE 1:100

CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUQA

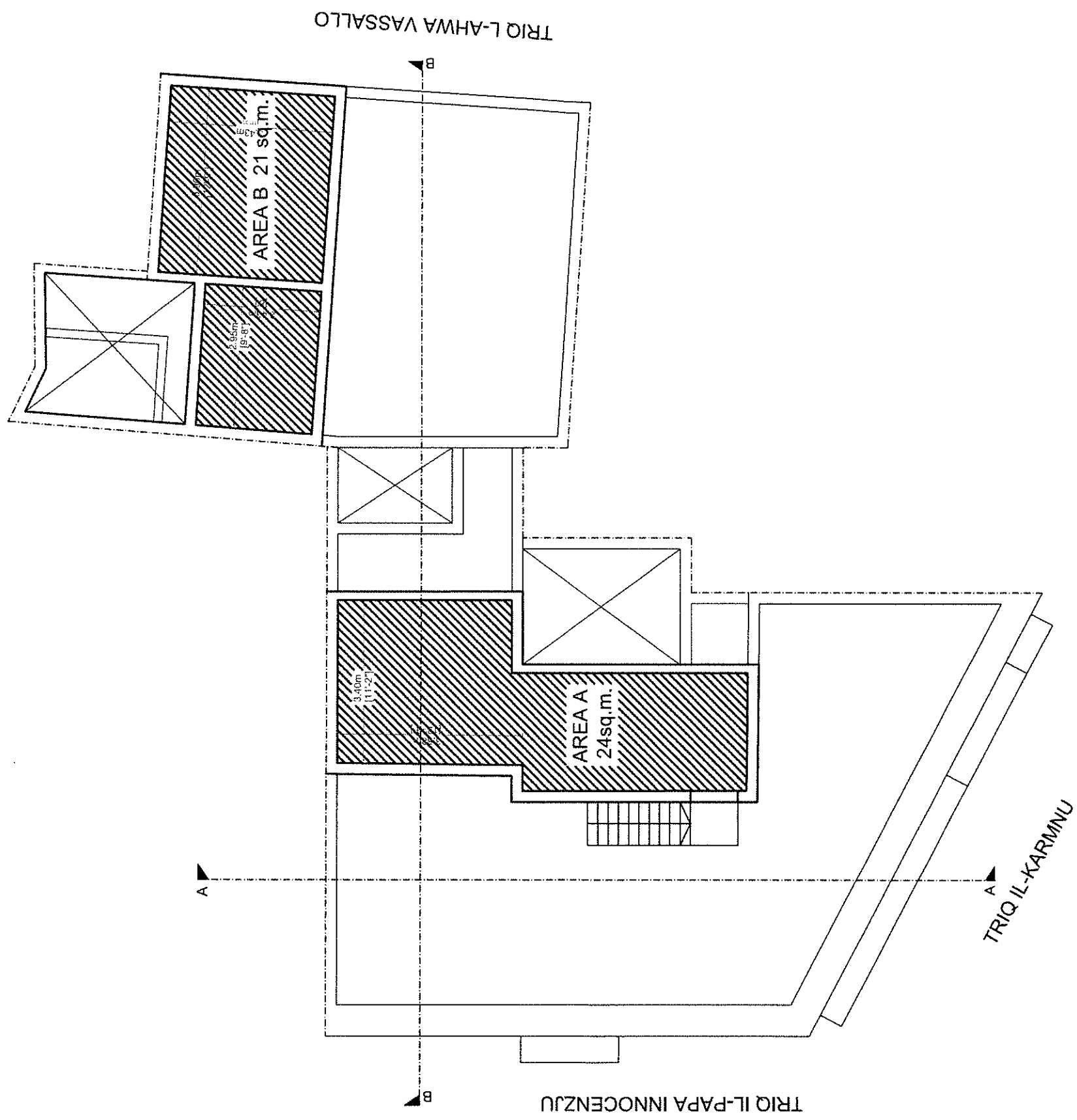
PROJECT
EXISTING PLANS

SCALE DATE OCT 2018



RITA SANT

ARCHITECT AND CIVIL ENGINEER
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04

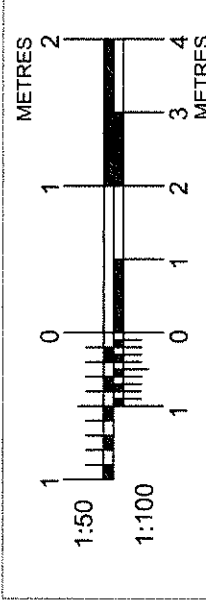


UPPER ROOF PLAN as existing
SCALE 1:100

CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUQA

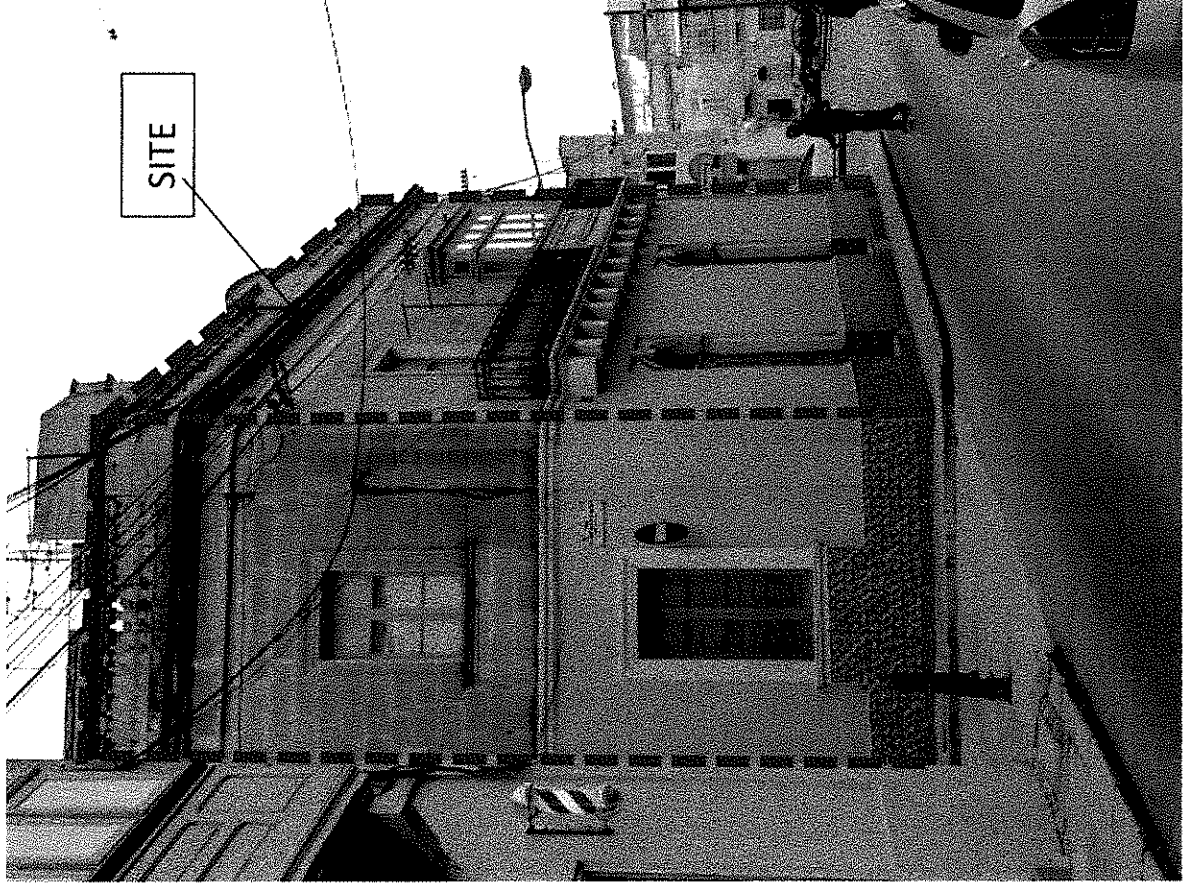
PROJECT
EXISTING PLANS

SCALE DATE OCT 2018



RITA SANT

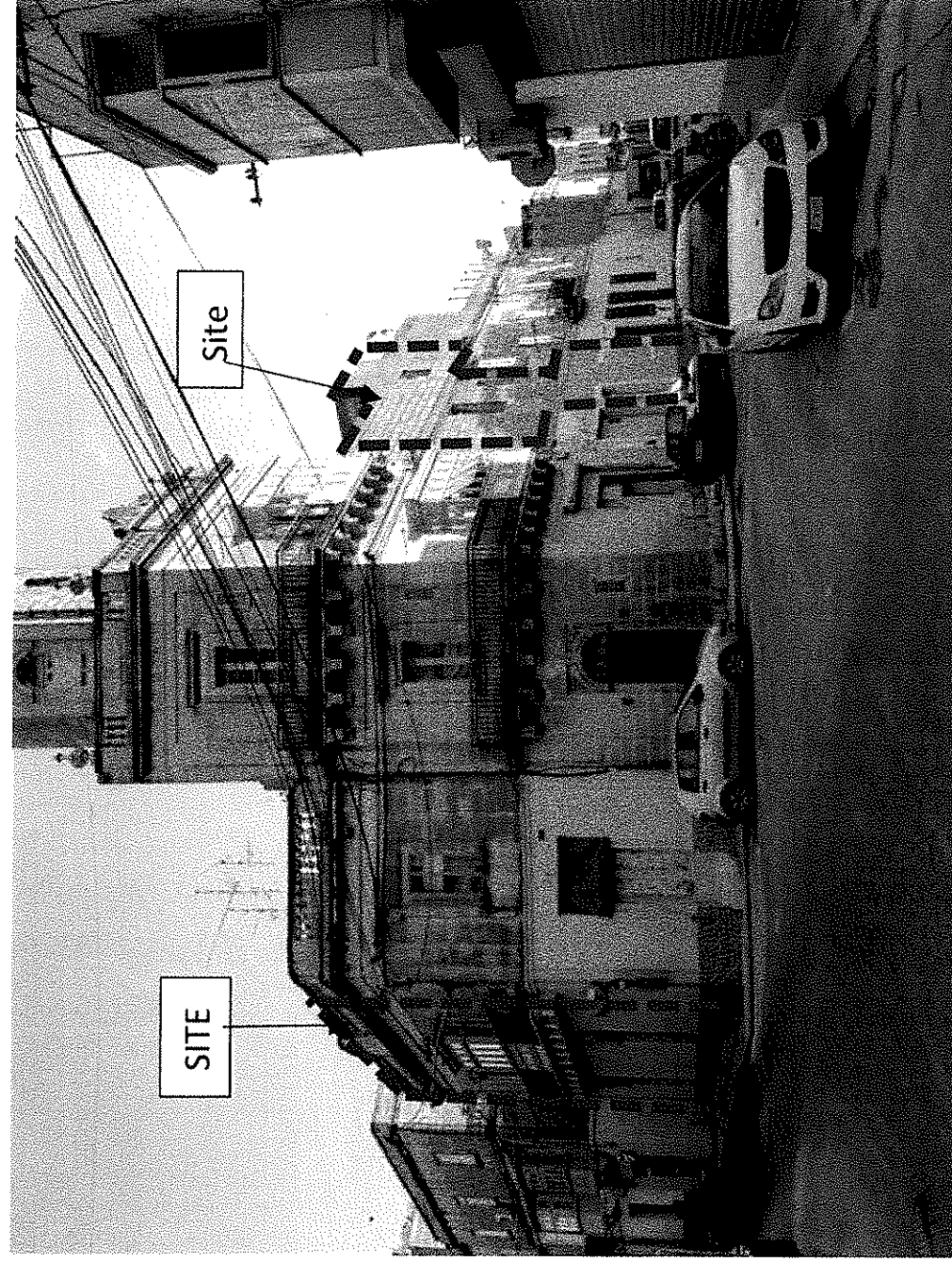
ARCHITECT AND CIVIL ENGINEER
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04



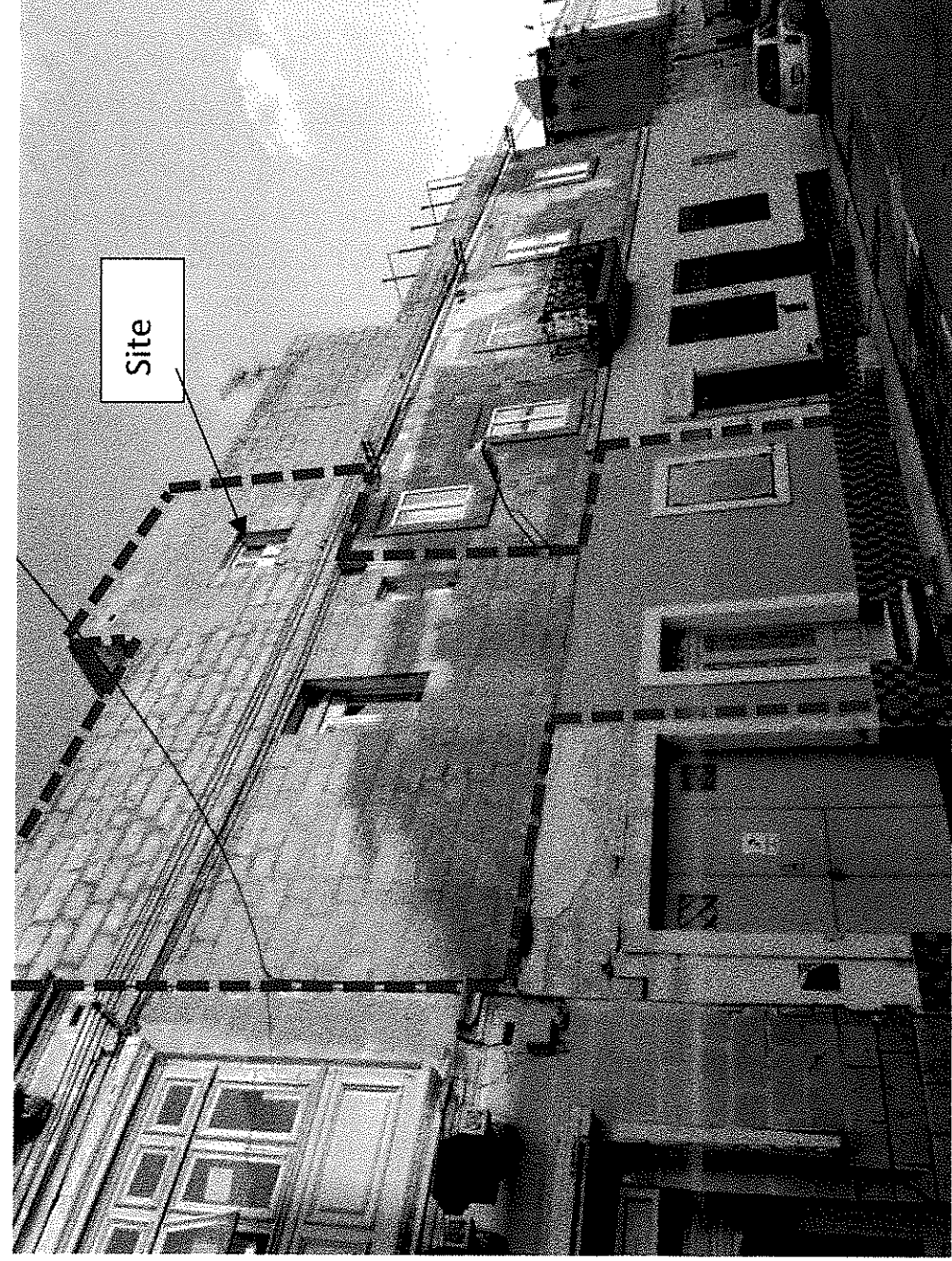
Triq il-Karmnu Position 1



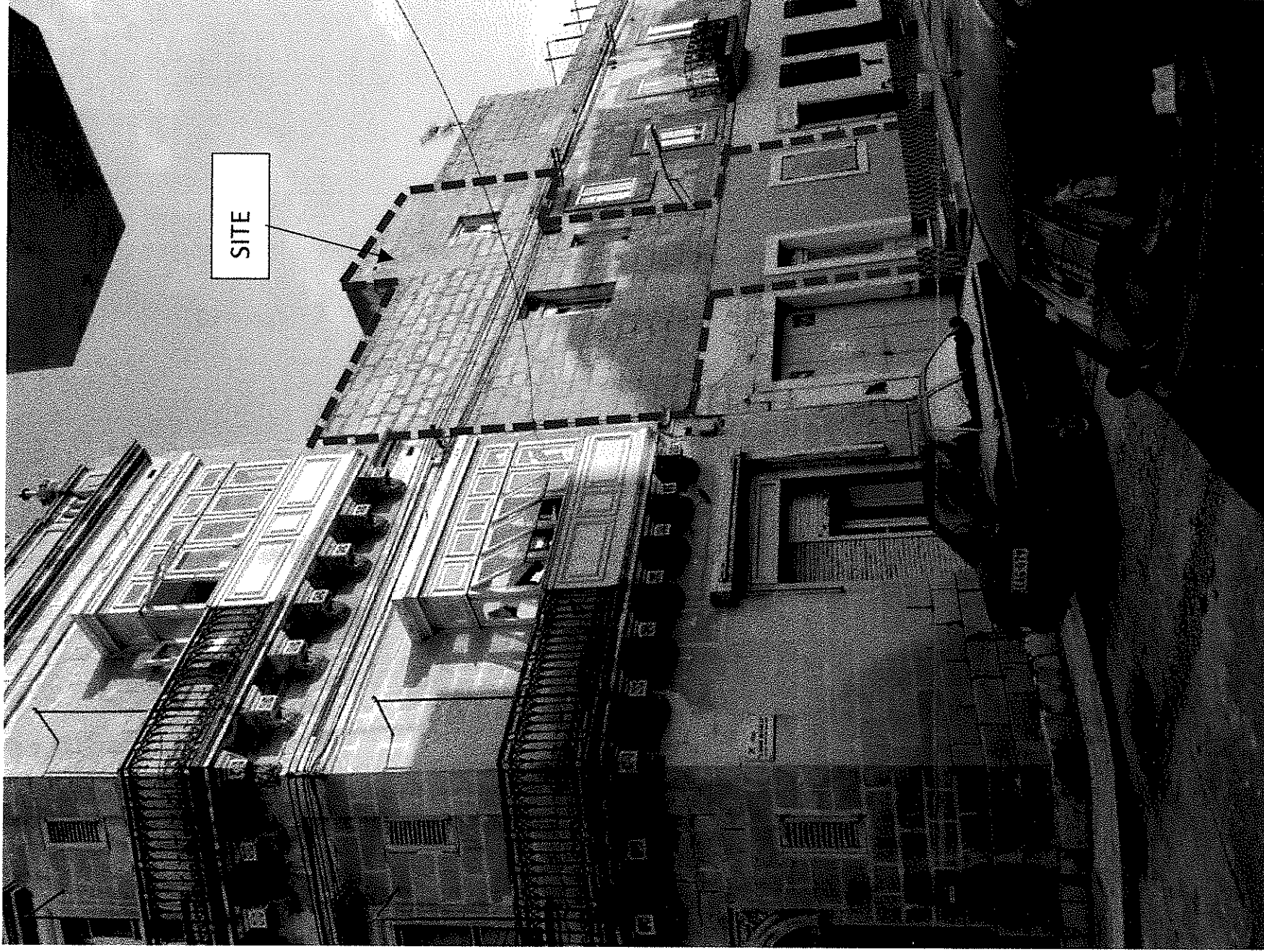
Triq Papa Innocenzju Position 2



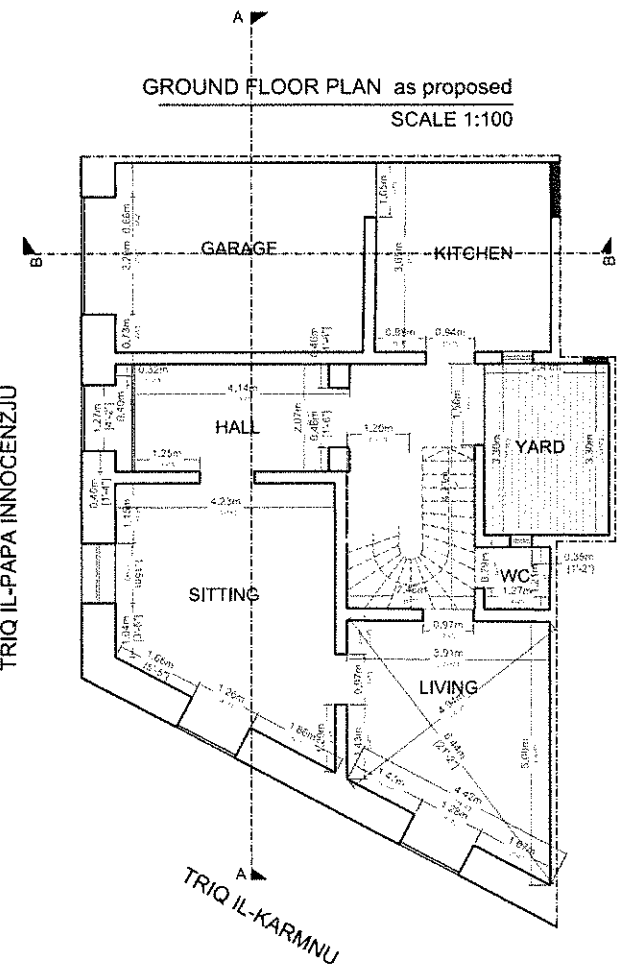
Triq il-Karmnu c/w Triq L-Ahwa Vassallo Position 3



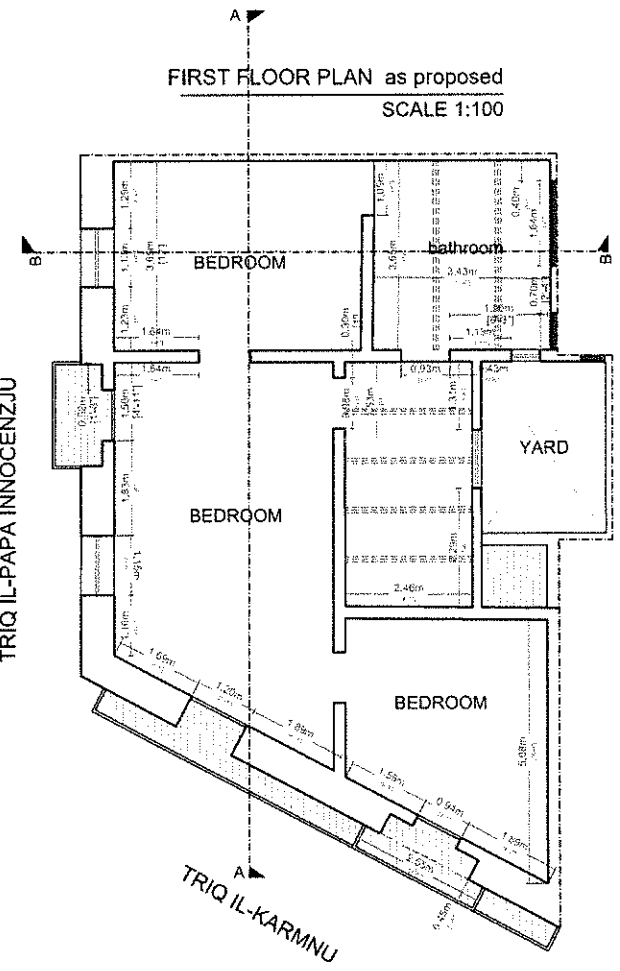
Triq L-Ahwa Vassallo Position 4



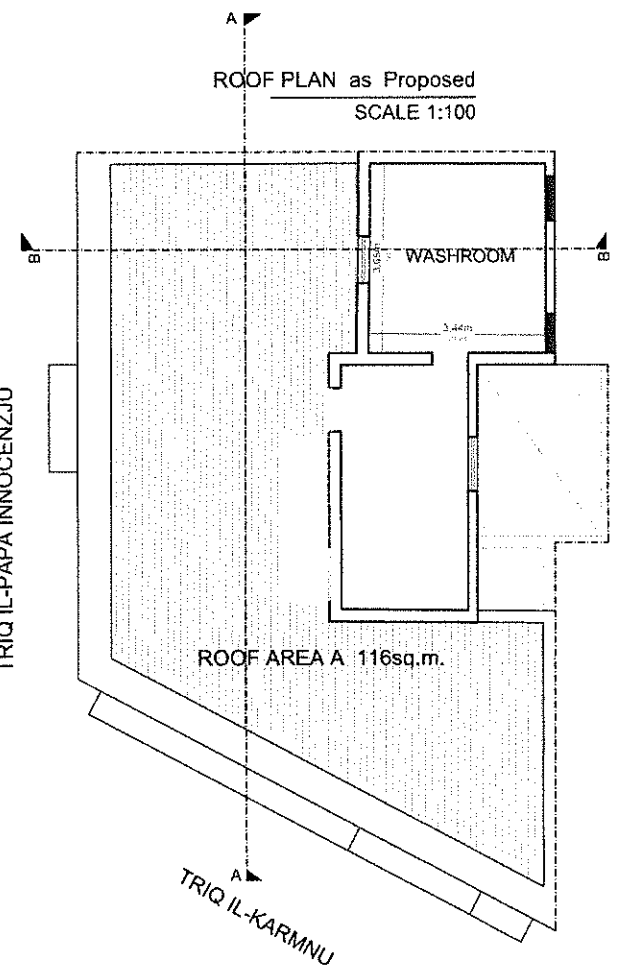
Triq L-Ahwa Vassallo Position 5



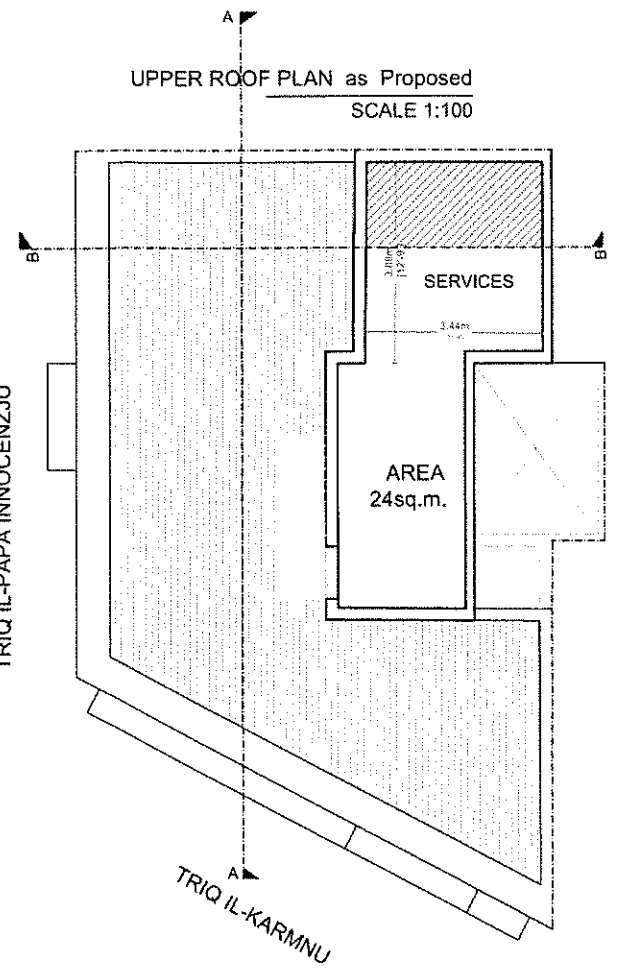
GROUND FLOOR AREA 131sq.m.



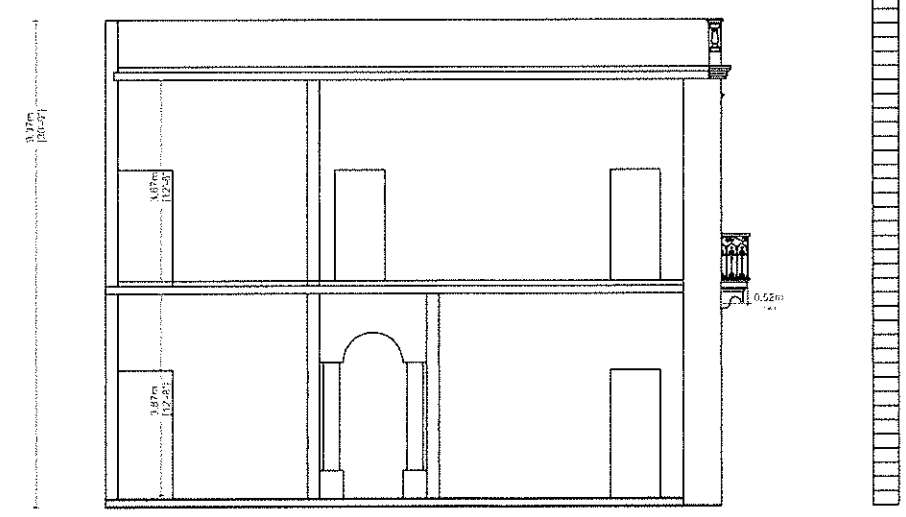
FIRST FLOOR AREA 116sq.m.



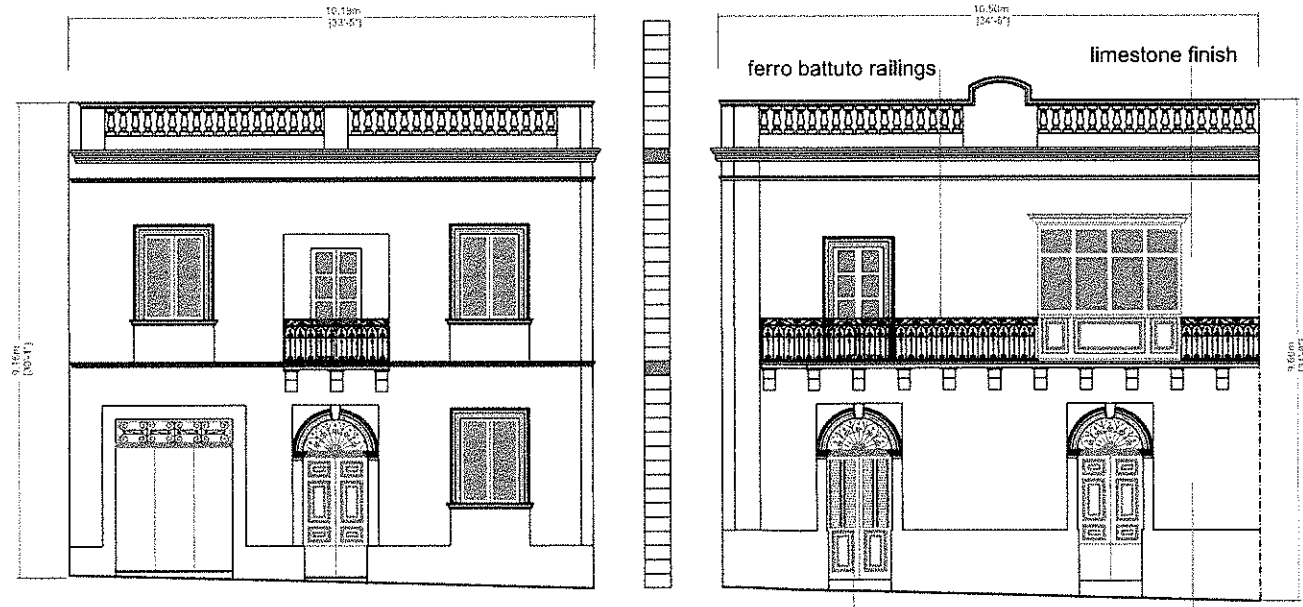
ROOF AREA A 116sq.m.



AREA 24sq.m.



SECTION A A as existing and proposed SCALE 1:100



PROPERTY 1

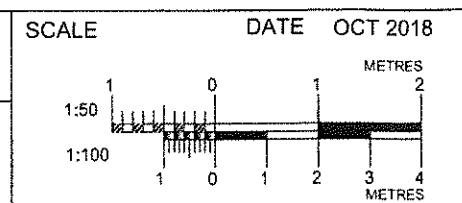
TRIQ IL-PAPA INNOCENZJU

TRIQ IL-KARMNU

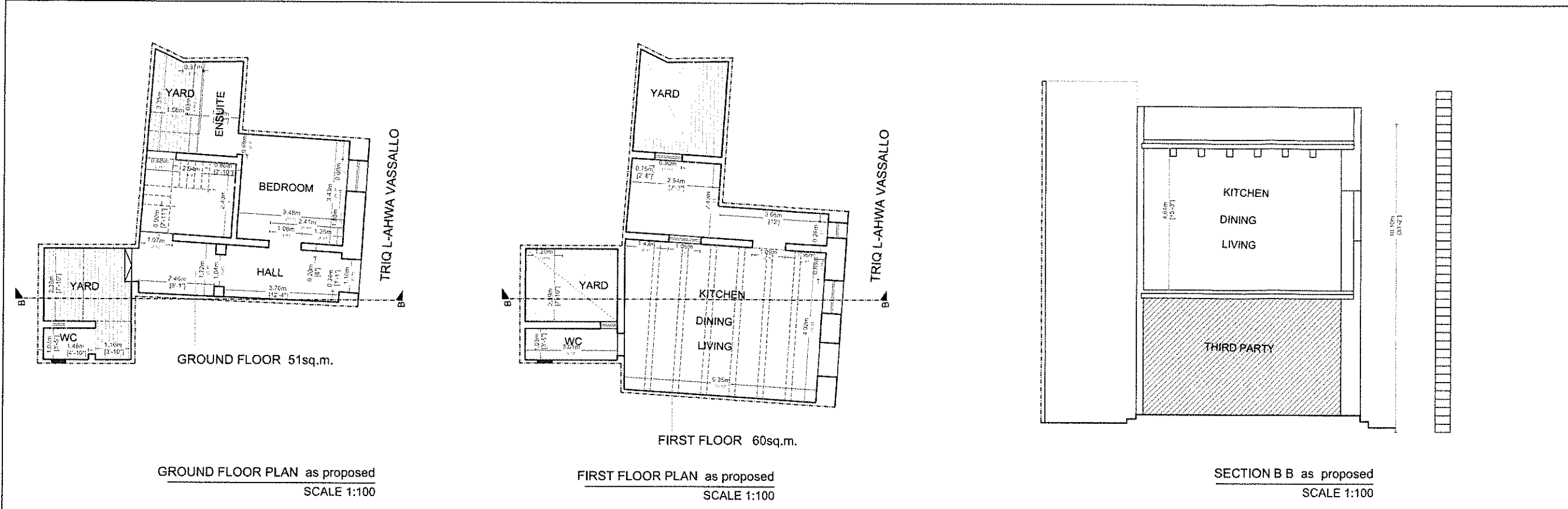
FRONT ELEVATIONS as existing and as proposed SCALE 1:100

CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUQA

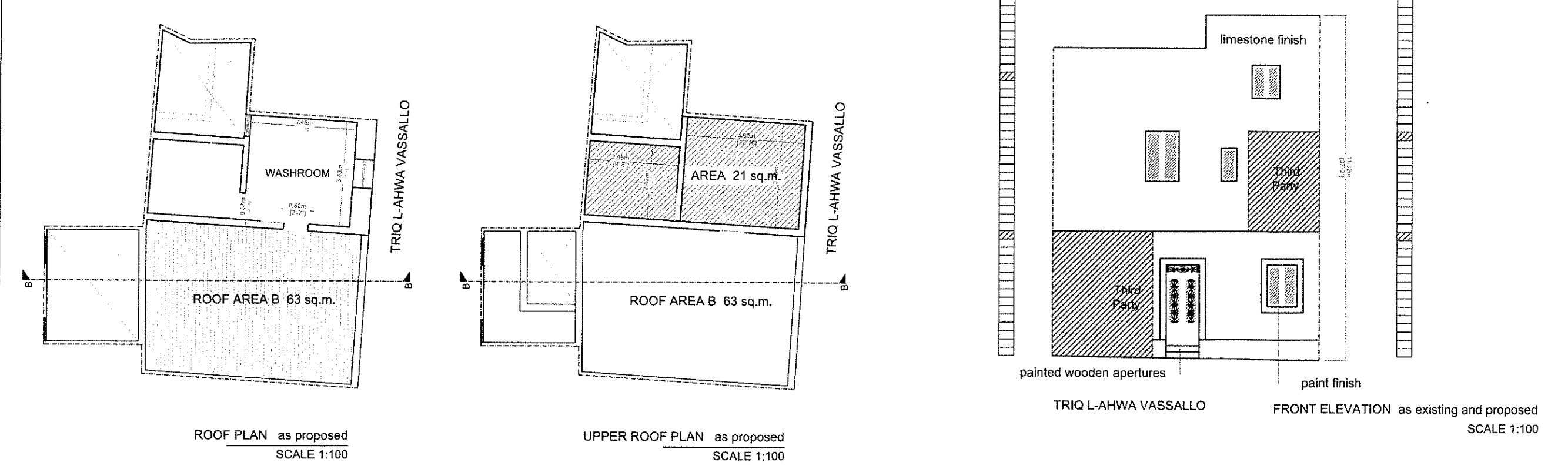
PROJECT
EXISTING PLANS



RITA SANT
ARCHITECT AND CIVIL ENGINEER
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04

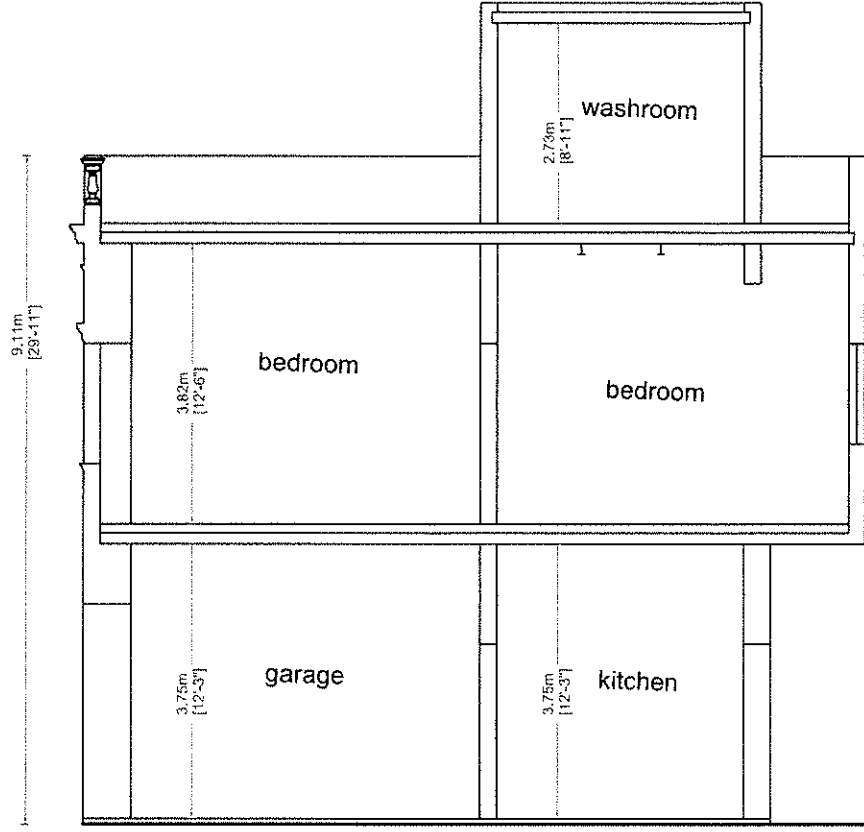


PROPERTY 2

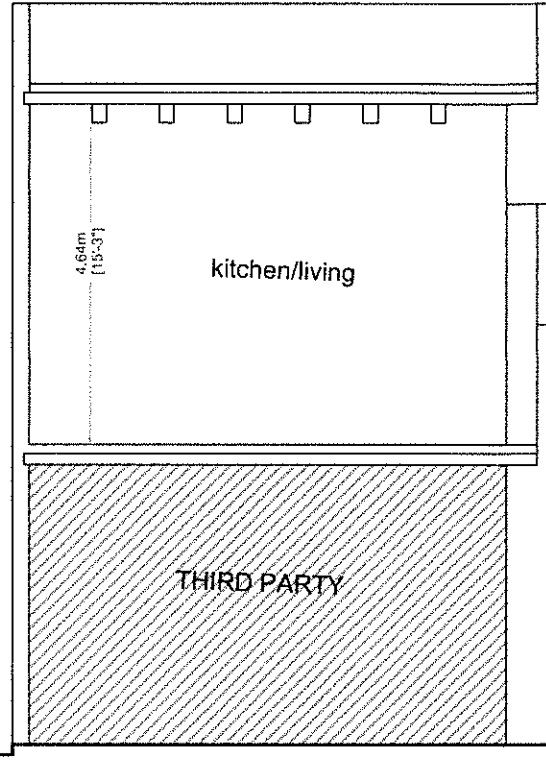


CLIENT MR CARMELO MICALLEF 17 POPE INNOCENT STREET LUQA	SCALE 1:50 1:100	DATE OCT 2018	<p>RITA SANT ARCHITECT AND CIVIL ENGINEER 15, MARIAPOLI TRIQ KAN. V BALZAN ZURRIEQ ZRQ04</p>
PROJECT EXISTING PLANS			

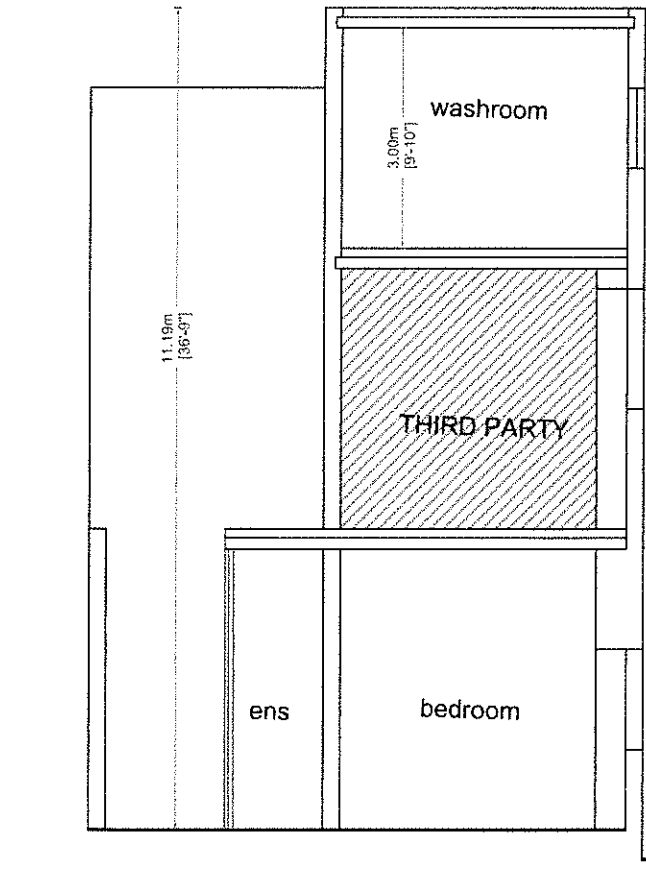
SECTION C C as existing
SCALE 1:100



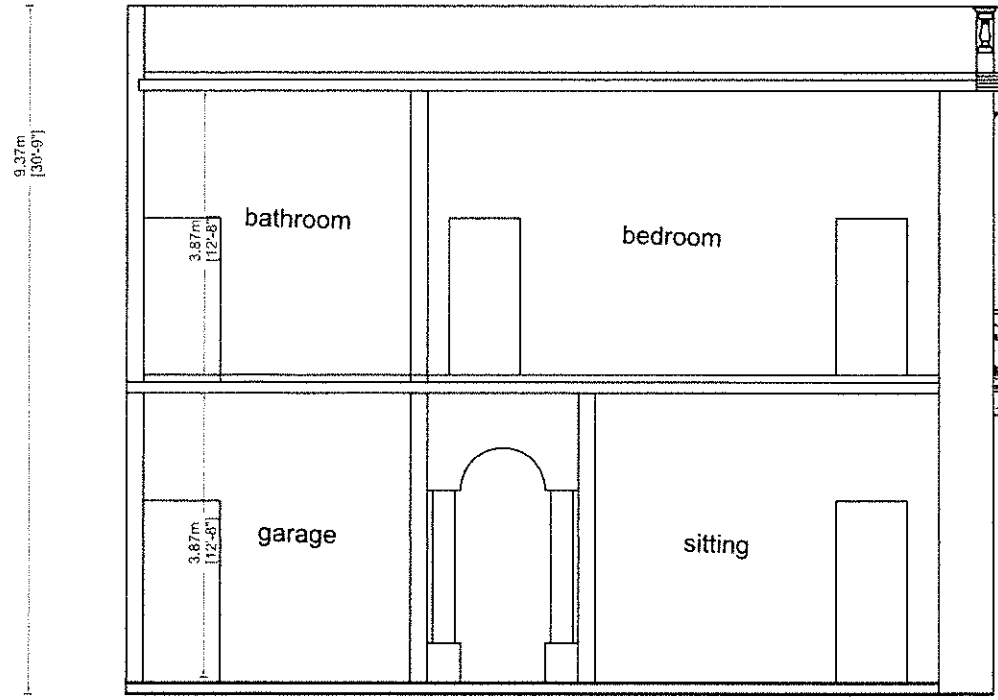
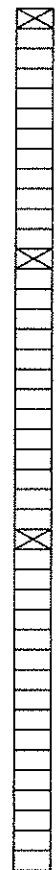
SECTION B B as existing
SCALE 1:100



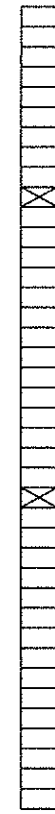
10.10m
[33'-2"]



9.96m
[32'-8"]



SECTION AA as existing
SCALE 1:100



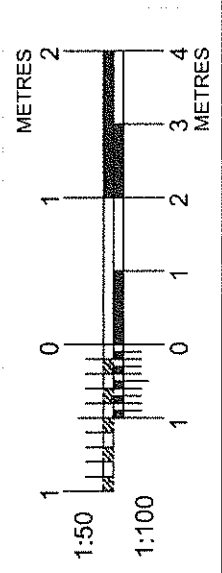
CLIENT MR CARMELO MICALLEF
17 POPE INNOCENT STREET
LUQA

PROJECT
EXISTING PLANS

SCALE 1:50 1:100

DATE OCT 2018

ARCHITECT AND CIVIL ENGINEER
RITA SANT
15, MARIAPOLI
TRIQ KAN. V BALZAN
ZURRIEQ ZRQ04



DOK 'E'

Mr. David Borg

Date: 7 January 2020
Our Ref: PA/06788/19

Application Number: PA/06788/19
Application Type: Full development permission
Date Received: 8 August 2019
Location: 17, Triq il-Papa Innocenzju c/w, Triq il-Karmnu, Luqa
Proposal: Proposed widening of garage door, replacement of door to window on façade, change of use of rooms, addition of ensuite and new gypsum wall to form corridor at first floor and replacement of roofs.

Development Planning Act, 2016 Refusal of Development Permission

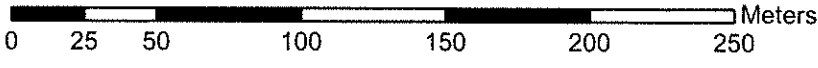
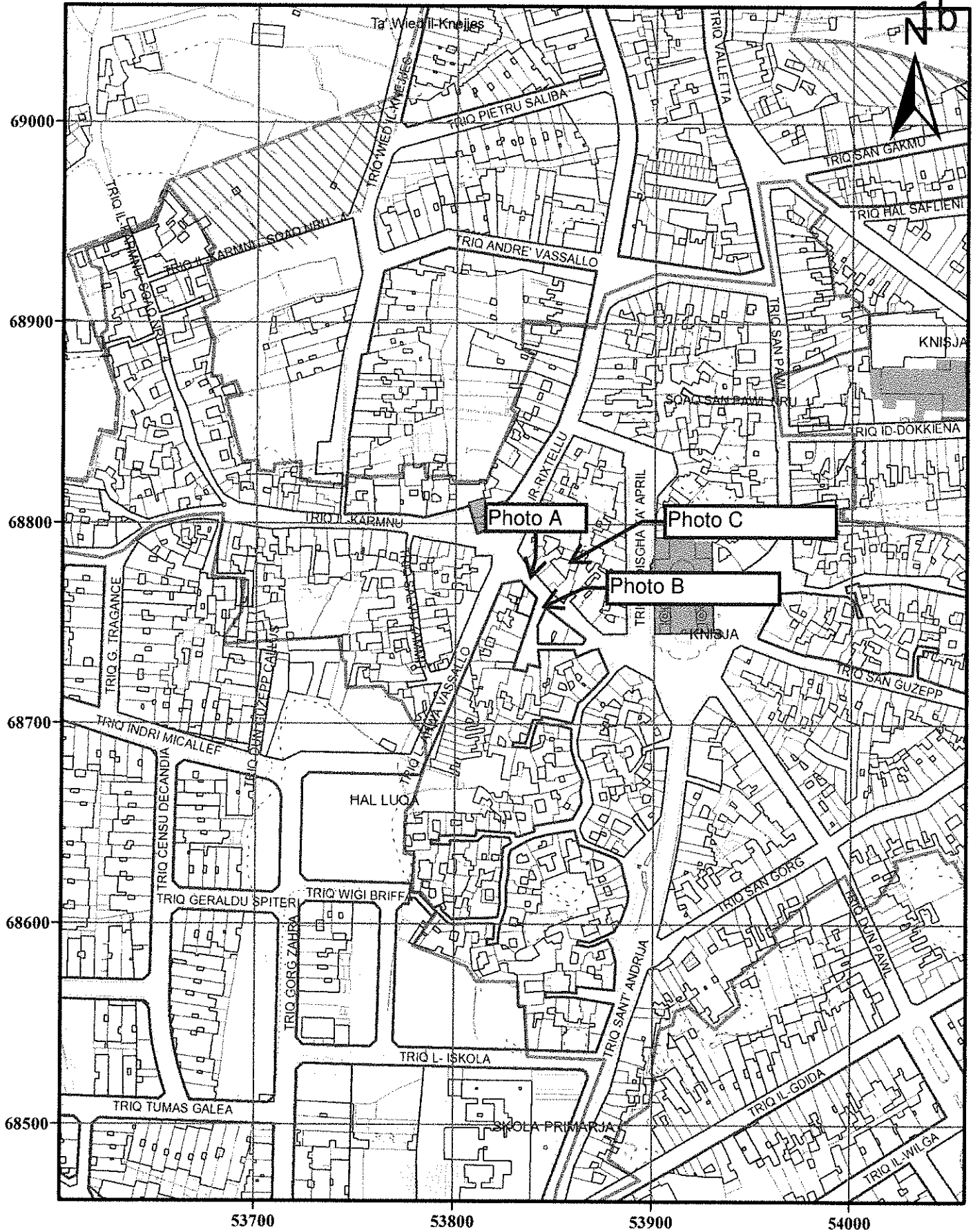
The Planning Authority hereby refuses permission for the development described above, for the following reasons:

- 1 The proposed development runs counter to the provisions of policies P5, P15, P19 and P20 of the Development Control Design Policy, Guidance and Standards 2015. The proposal therefore also runs counter to the Urban Objective 3 of the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.

Your rights to appeal to the Environment and Planning Review Tribunal, is described in the attached notes.

This decision is being published on 22 January 2020.

Monica Gauci
Secretary Planning Commission
Outside Development Zone and Urban Conservation Areas

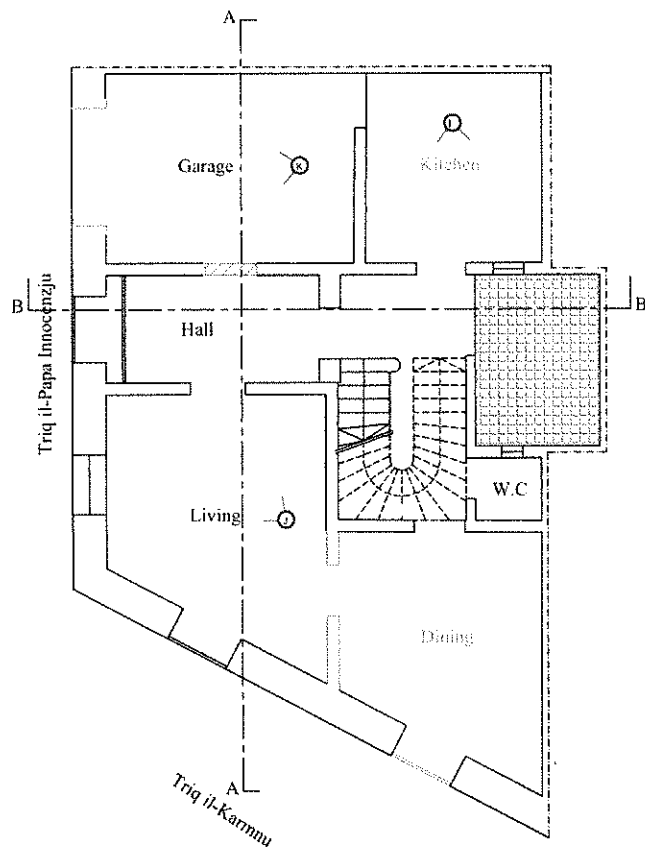


1:2,500 Date Printed: 07/08/2019

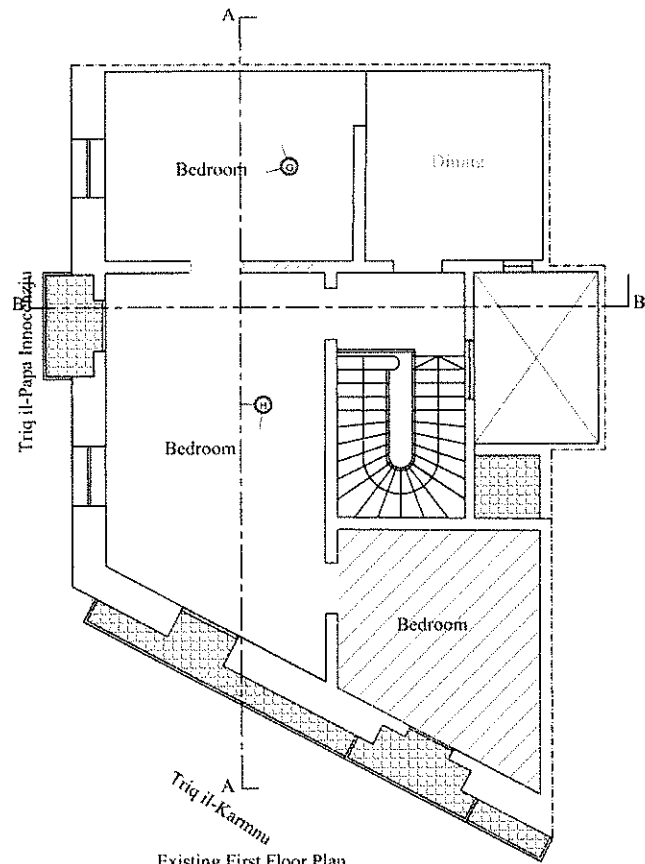
Public Geoserver

Compiled and published by the Mapping Unit, Planning Authority ©PA.
 Reproduction in whole or in part by any means is prohibited without the prior permission of the Mapping unit.
 Data Captured from: 1988, 1994, 1998, 2004 & 2008 aerial photography and updates from 2012 orthophotos.
 Truncated U.T.M. Coordinates. Levelling Datum M.S.L. (Mean sea level). Contours when shown are at 2.5m vertical interval. Not to be used for interpretation or scaling of scheme alignments
 Copyright © PA - Planning Authority. Not for resale

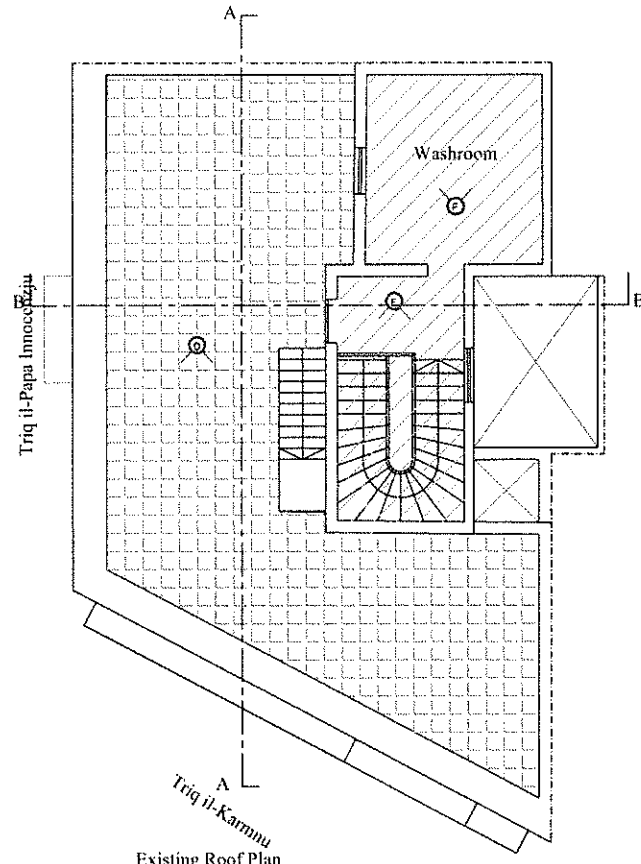
PLANNING AUTHORITY
 St. Francis Ravelin, Floriana.
 Tel: +356 2290 0000, Fax: +356 2290 2295
 www.pa.org.mt, mappingshop@pa.org.mt



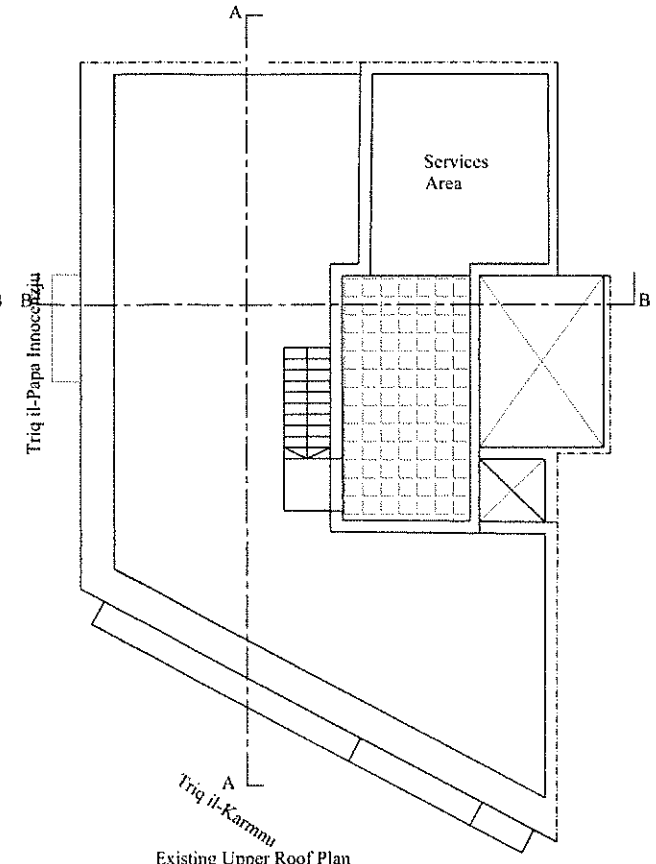
Existing Ground Floor Plan
Scale 1:100



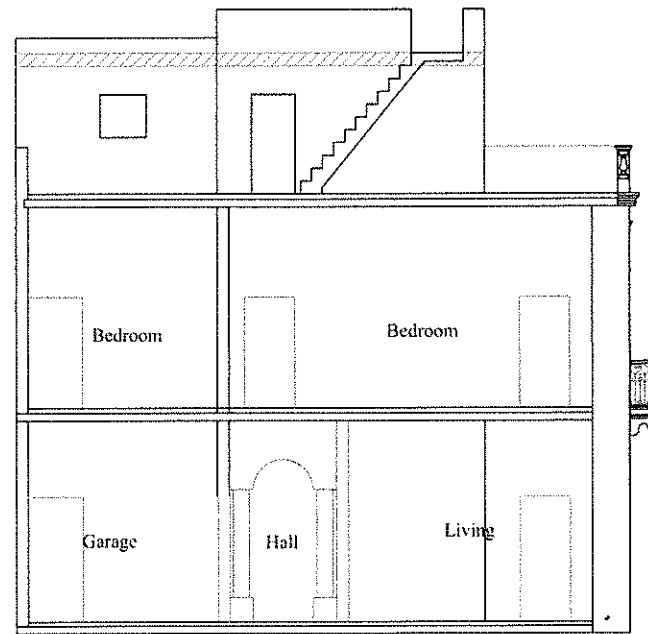
Existing First Floor Plan
Scale 1:100



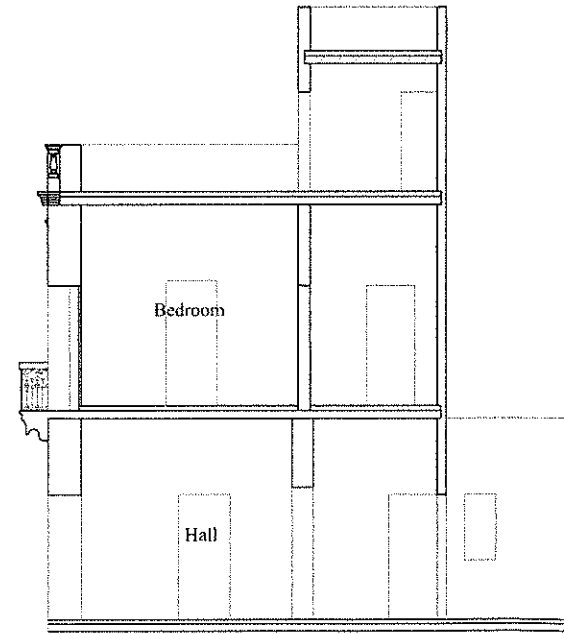
Existing Roof Plan
Scale 1:100



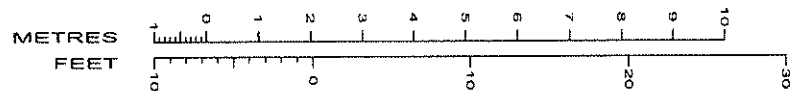
Existing Upper Roof Plan
Scale 1:100



Section A-A As Existing
Scale 1:100



Section B-B As Existing
Scale 1:100



SCALE 1:100

JOSEPH SALIBA A.&C.E.

22, Triq Sigismondo Dimech, Balzan BZN1100
10, Triq Santa Katerina, Zejtun ZTN1818
Mob: 79261045 salibaperit@gmail.com

REVISIONS

No.	DATE	DESCRIPTION	BY:
-	--/--/17	--	

PROJECT:

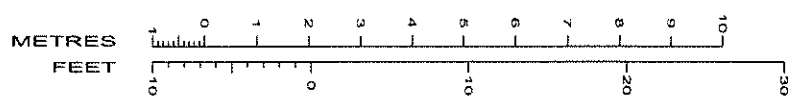
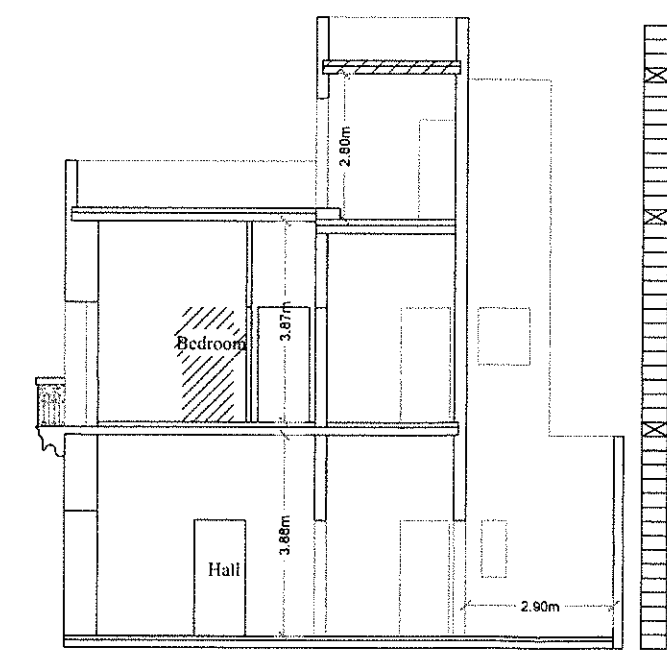
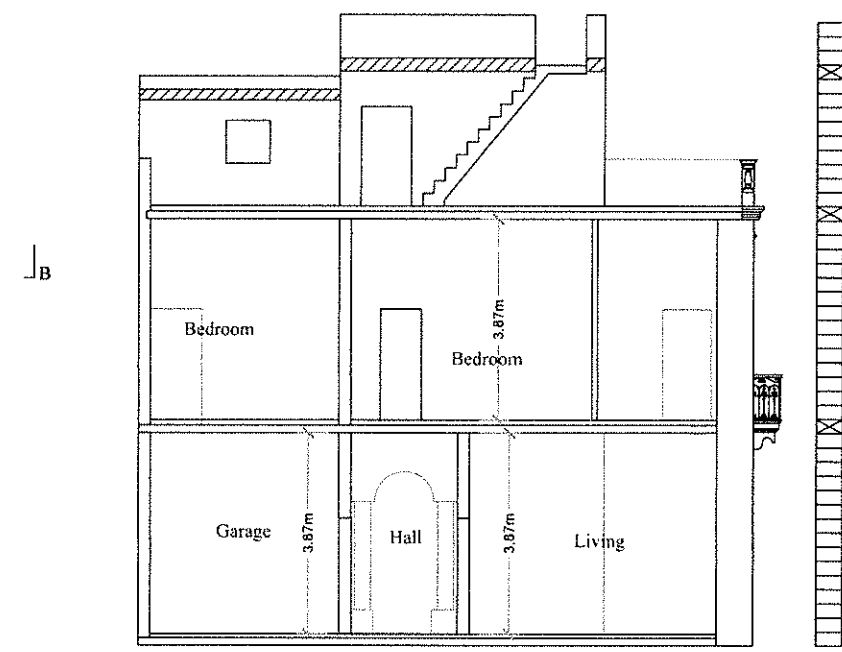
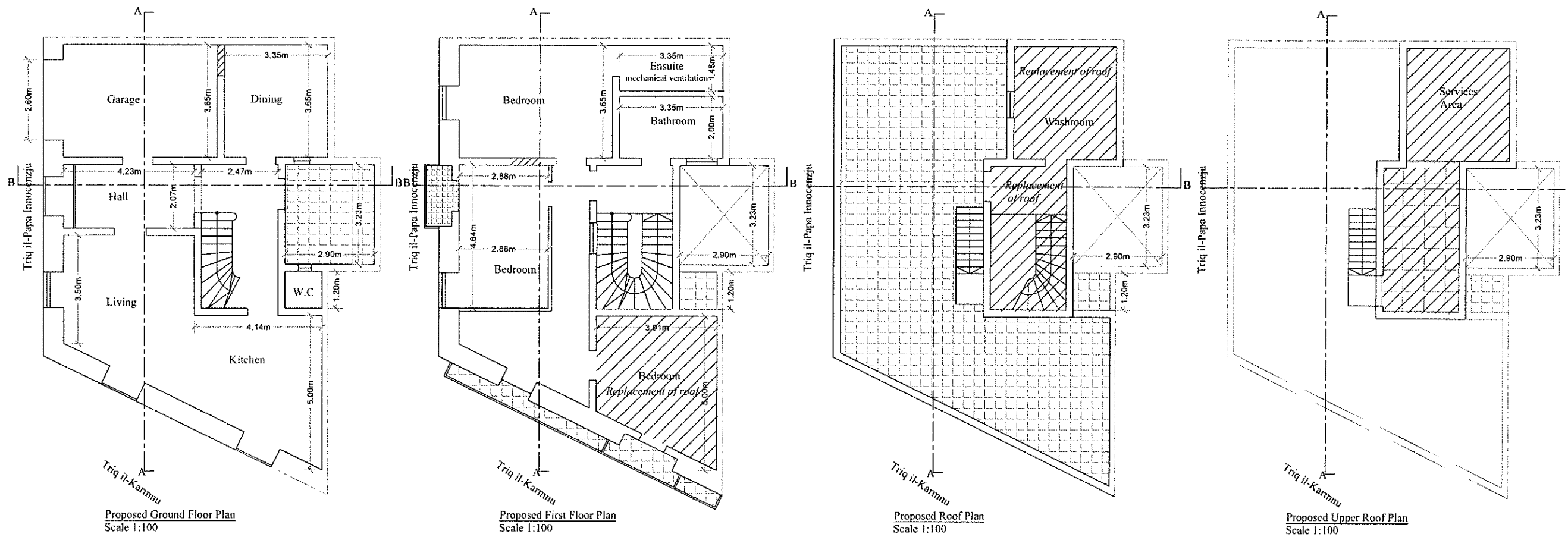
Proposed internal & external alterations

DRG TITLE:

EXISTING PLANS & SECTION

SCALE: 1:100

DRAWN BY: J.S.	CHECKED BY: O.B.	DATE: AUG '19
SCALE: 1:100	FILE No.: JS0135	DRG. No.: PA-01



SCALE 1:100

JOSEPH SALIBA A&C.E.

22, Triq Sigismondo Dimech, Balzan BZN1100
10, Triq Santa Katerina, Zejtun ZTN1818
Mob: 79261045 salibaperit@gmail.com

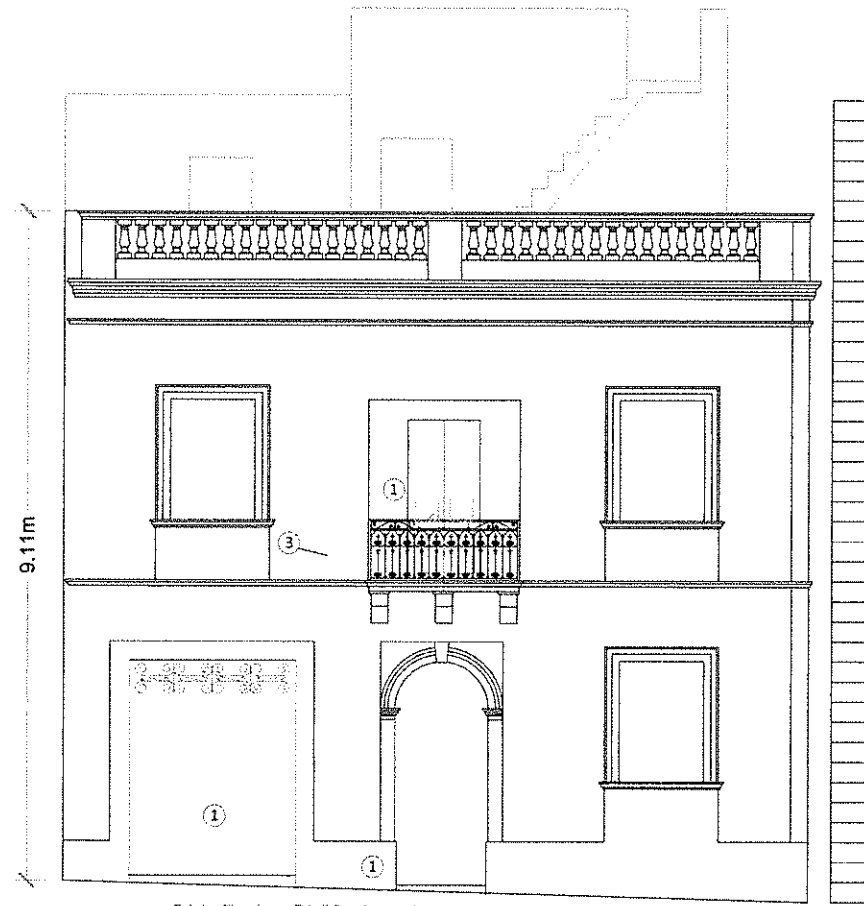
REVISIONS			
No.	DATE	DESCRIPTION	BY:
-	-/-/17	-	-

PROJECT:
Proposed internal & external alterations

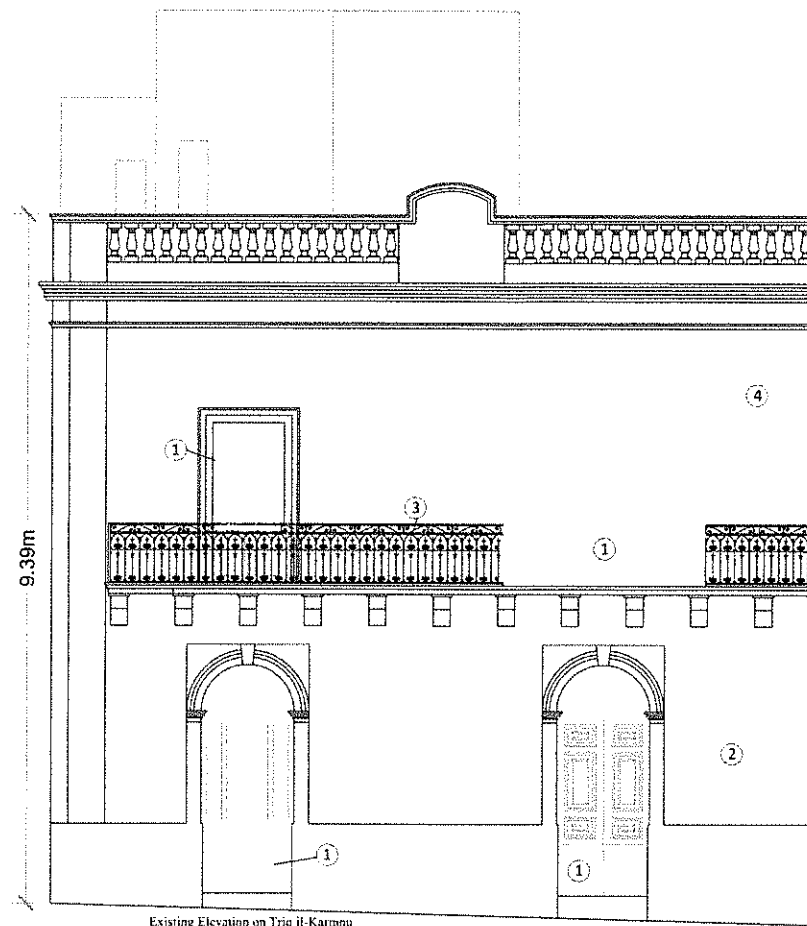
DRG TITLE:
PROPOSED PLANS & SECTIONS

SCALE: 1:100

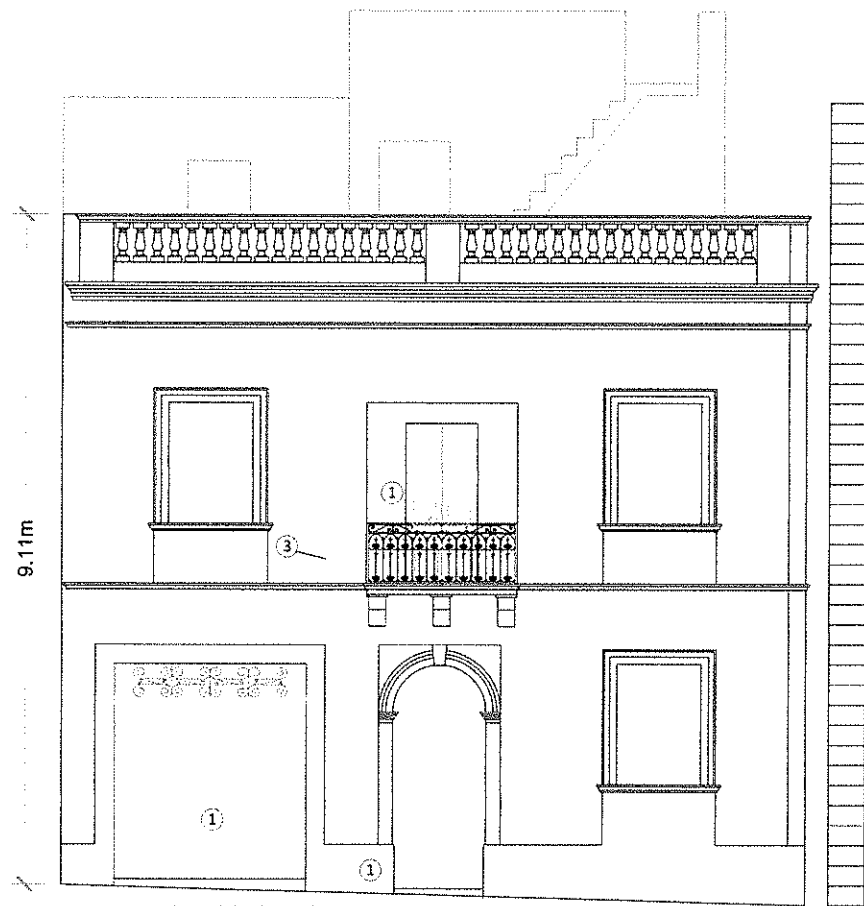
DRAWN BY: J.S.	CHECKED BY: O.B.	DATE: AUG '19
SCALE: 1:100	FILE No.: JS0135	DRG. No.: PA-02



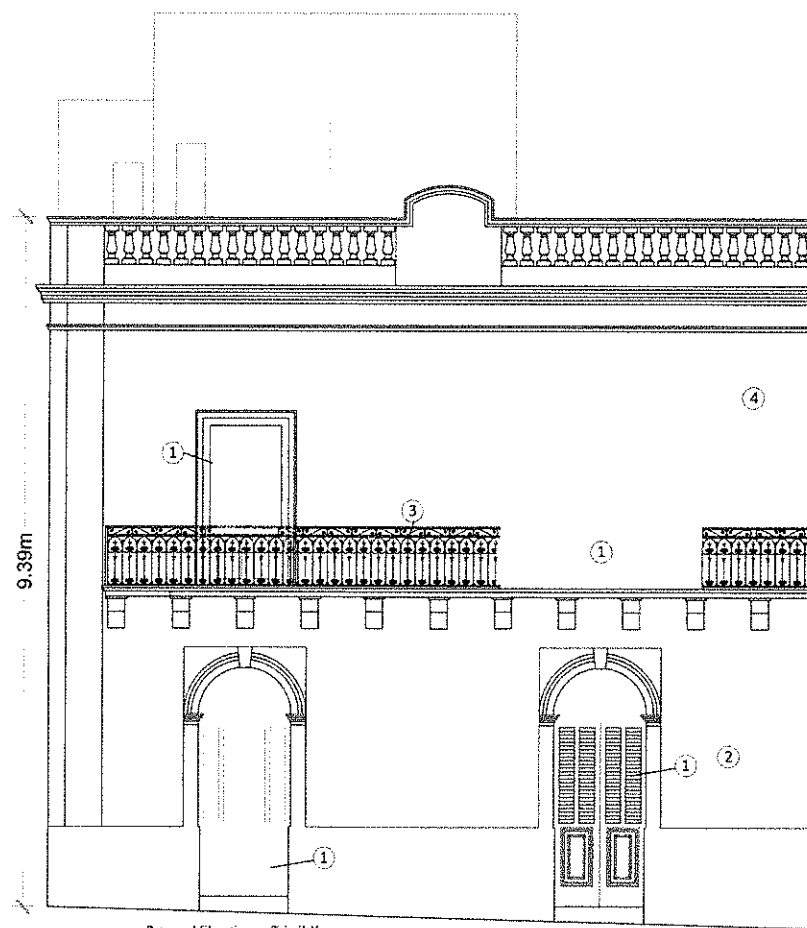
Existing Elevation on Triq il-Papa Innocenzju
Scale 1:50



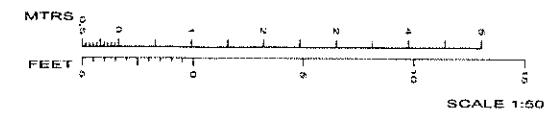
Existing Elevation on Triq il-Karimu
Scale 1:50



Proposed Elevation on Triq il-Papa Innocenzju
Scale 1:50



Proposed Elevation on Triq il-Karimu
Scale 1:50



- LEGEND:
- ① Brown Wooden Apertures
 - ② Paint Finish
 - ③ Ferro Battuto Railing
 - ④ Fuq il-fil Finish

JOSEPH SALIBA A.&C.E.

12, Triq Sigmundo Dimock, Balzan BZN1190
 03, Triq Santa Katerina, Żejran ZTN1818
 Mob: 79281045 salibapenit@gmail.com

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJECT:
Proposed internal & external alterations

PROJECT TITLE:
EXISTING & PROPOSED ELEVATIONS

SCALE: 1:50

DRAWN BY	CHECKED BY	DATE
J.S.	O.B.	AUG '19
SCALE	FILE NO.	DRG. NO.
1:50	JS01.35	PA-03



EIGHTH SCHEDULE

PHYSICAL ATTRIBUTES OF IMMOVABLE PROPERTY

Locality	Luqa
Address	16/17, Triq Papa Innocenz, kantuniera ma' Triq il-Karmnu, Luqa
Total Footprint of Area Transferred*	c. 118sqm

TICK WHERE APPLICABLE (Tick one box in each case except where indicated otherwise)

Type of Property	<input type="checkbox"/> Villa	<input type="checkbox"/> Semi-Detached	<input type="checkbox"/> Bungalow	<input type="checkbox"/> Flat/Apartment
	<input type="checkbox"/> Penthouse	<input type="checkbox"/> Mezzanine	<input type="checkbox"/> Maisonette	<input type="checkbox"/> Farmhouse
	<input checked="" type="checkbox"/> Terraced House	<input type="checkbox"/> Ground Floor Tenement		
Age of Premises	<input type="checkbox"/> 0-20 years	<input checked="" type="checkbox"/> Over 20 years	<input type="checkbox"/> Pre WWII	
Surroundings	<input type="checkbox"/> Sea View	<input type="checkbox"/> Country View	<input checked="" type="checkbox"/> Urban	
Environment	<input checked="" type="checkbox"/> Quiet	<input type="checkbox"/> Traffic	<input type="checkbox"/> Entertainment	<input type="checkbox"/> Industrial
State of Construction	<input type="checkbox"/> Shell	<input type="checkbox"/> Semi-Finished**	<input checked="" type="checkbox"/> Finished**	
Level of Finishes	<input type="checkbox"/> Good	<input type="checkbox"/> Adequate	<input checked="" type="checkbox"/> Poor	
Amenities <small>Tick as many as appropriate</small>	<input type="checkbox"/> With Garden	<input type="checkbox"/> With Pool	<input type="checkbox"/> With Lift	<input type="checkbox"/> With Basement
	<input type="checkbox"/> No Garage	<input checked="" type="checkbox"/> One car Garage	<input type="checkbox"/> Two Car Garage	<input type="checkbox"/> Multi Car Garage
Airspace	<input checked="" type="checkbox"/> Ownership of Roof	<input type="checkbox"/> No Ownership of Roof	<input type="checkbox"/> Shared Ownership	

* Includes all lands and gardens but excludes additional floors, roofs and washrooms

** Includes ** plus bathrooms and apertures

** Includes plastering, electricity, plumbing and floor tiles

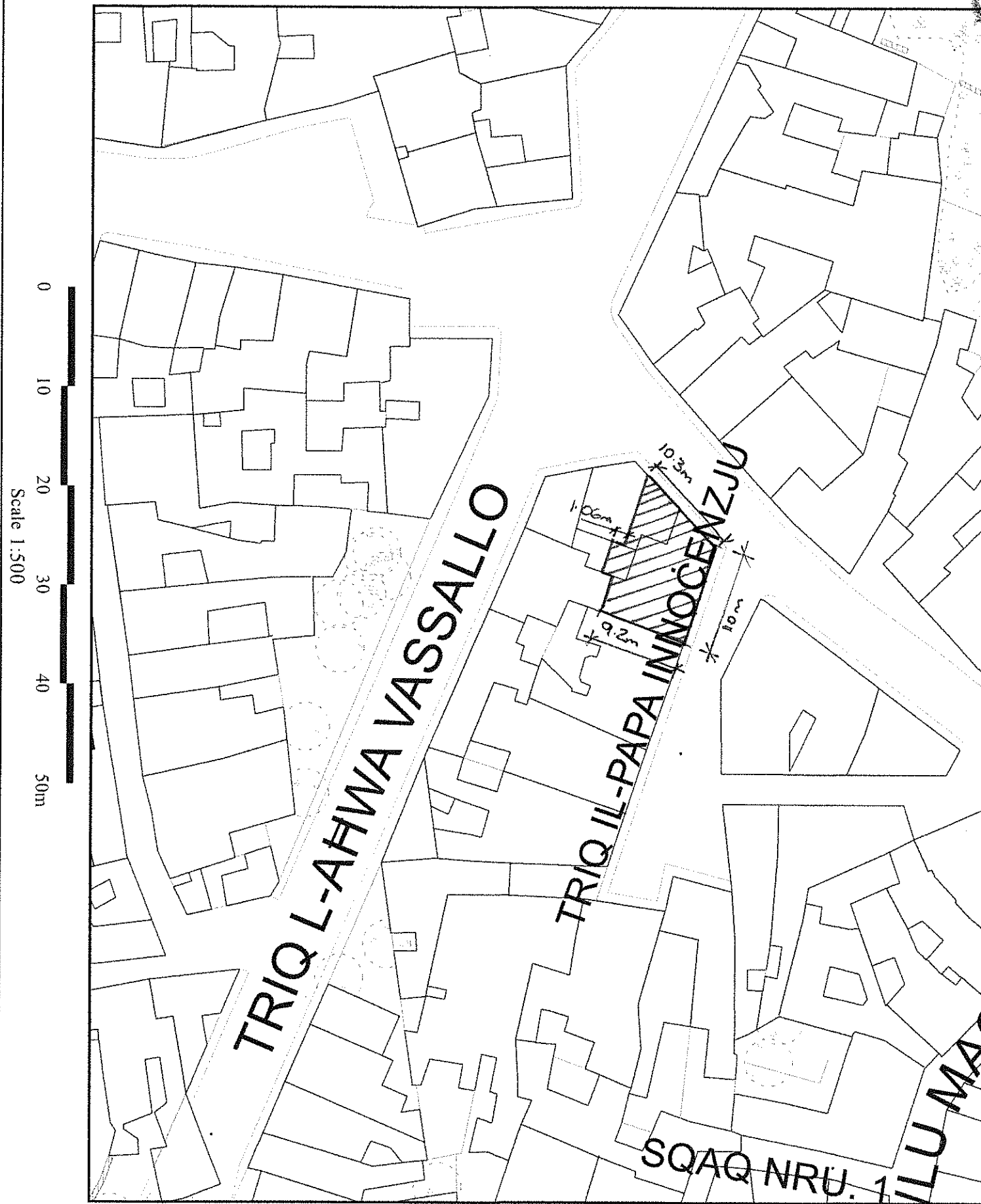
Date: 11. 01. 2021

Perit's Signature.

Warrant Number: 521

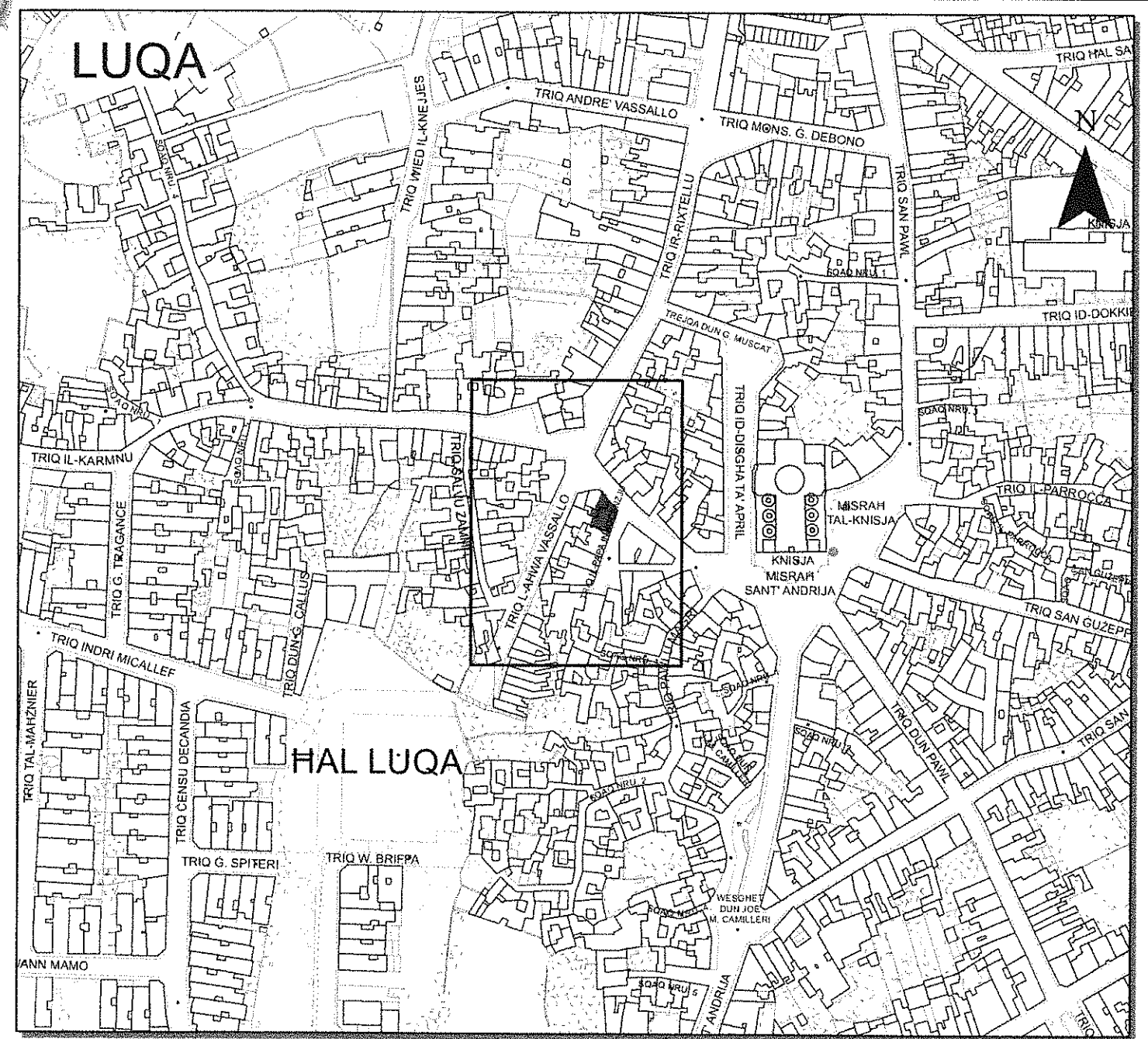
Rubber Stamp.

PERIT DANICA MIFSUD
B.E.& A. (Hons) MSc. Struc. Eng. (Surrey)
email: danica.mifsud@gmail.com
mobile: 00356 9946 5522



PROPERTY ON ALL FLOORS.

Scale 1:500



Pjanta tas-Sit 1:2500 Site Plan

Aġenzija għar-Reġistrazzjoni tal-Artijiet

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta



Land Registration Agency

116, Casa Bolino, Triq il-Punent, Il-Belt Valletta

Nru tal-Mappa: **192037 E**
Map Number:

Pozizzjoni Ċentrali: **x = 53823**
Centre Coordinates: **y = 68757**

Parti min S.S.: **5268**
Extracted from S.S.:

Data: **05/01/2021**
Date:

Perit: **DANICA MIFSUD**

Architect: **WARRANT No. 531**

Timbru tal-Perit:

Architect's Stamp: **PERIT DANICA MIFSUD**

B.E.& A. (Hons) MSc. Struc. Eng. (Surrey)

email: **danica.mifsud@gmail.com**

mobile: **00356 9946 5522**

Qies (metri kwadri): **Plot Area c. 118 sqm**

Area (square metres):

Firma ta' l-Applikant:

Applicant's Signature:

LR 185232

Dritt imħallas
Fee Paid