



Ħaż-Żebbuġ - Città' Rohan

KUNSILL LOKALI HAŻ-ŻEBBUĠ

LAQGHA B'URĠENZA - AĠENDA NUMRU 27 – 18 ta' Frar 2021

Minuti tas-sebgha u ghoxrin laqgħa tal-Kunsill tat-tmien Legislatura tal-Kunsill Lokali ta' Ħaż-Żebbuġ, Città' Rohan, li saret nhar it-18 ta' Frar, 2021 fil-5:30pm.

Il-Kunsill Lokali ta' Ħaż-Żebbuġ iltaqa' virtwalment fis-5:30 ta' filgħaxija sabiex issir Aġenda Numru 27. Il-laqgħa bdiet fl-5:55pm.

Preżenti:	Dr. Malcolm P. Galea	Sindku
	Mark Camilleri	Viċi-Sindku
	Steve Zammit Lupi	Kunsillier
	Clive Azzopardi	Kunsillier
	Philip Edrick Zammit	Kunsillier
	David Battistino	Kunsillier
	Kevin Glynn	Kunsillier
	Patrick Bonnici	Kunsillier
	George Cortis	Kunsillier

Assenti b'Apologija: Hadd

Sindku (Mayor): Dr Malcolm Paul Galea MD MSc (Family Medicine) MMCFD MRCGP (Int)

Viċi-Sindku (Vice Mayor): Mark Camilleri BSc (Hons.) ALIBF

Kunsilliera (Councillors): Steve Zammit Lupi Bachelor of European Studies (Honours) with Communications,
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George Cortis, Kevin Glynn, David Battistino

Segretarju Eżekuttiv (Executive Secretary): Paula Marie Valletta B. Com (Hons.) Banking & Finance, M A (Financial Services)
Indirizz (Address) : Triq Frans Sammut, Ħaż-Żebbuġ, ŻBG 1905,
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Assenti : **Hadd**

Pubbliku: **Hadd**

Uffiċjal prezenti: **Paula M. Valletta** Segretarju Eżekuttiv

27.1 PA 8425/20 – Villa Buleben, Triq il-Madonna, Ħaż-Żebbuġ

Dwar din it-tema kienet iċċirkolata ittra b'ogġezzjoni għal dan il-pjan ta' żvilupp. Inqrat din l-ogġezzjoni u kien hemm diskussjoni.

L-ittra tghid hekk:

Objection to PA8425/20 – Villa Buleben, Triq il-Madonna, Ħaż-Zebbug

Dear Sir/Madam,

The Ħaż-Zebbug Local Council has reviewed the permit in caption with reference to Villa Buleben.

Whilst the local council actively encourages the proper regeneration and conservation of the building, its structure and surrounding gardens, upon review of the proposal submitted, the local council has various concerns which are to be addressed. Based on the following concerns, the Zebbug local council is objecting to this development:

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- 1. The proposed use as a Class 3B Hotel is objectionable. A Class 3B development in this area, together with its ancillary facilities is not acceptable due to the induced demand that these activities are likely to have on the surrounding infrastructure as well as the injury to amenity within a predominantly residential area.*
- 2. The infrastructure in Triq il-Madonna is not equipped to handle the traffic generated and required for the operation of a hotel. Triq il-Madonna is accessed from the Zebbug Urban Conservation Area only and therefore any increase in traffic would negatively impact the characteristics and amenity of a residential urban conservation area. Moreover, the exit from the proposed development through Triq il-Madonna would face two pinch points which are not accessible to heavy vehicles and would therefore force the hotel's activities (catering, dry-cleaning, alighting/boarding, etc..) to be carried out with small vehicles, again increasing the traffic generated through the UCA. Additional traffic generation on Triq il-Madonna is therefore unacceptable. A traffic impact assessment is therefore required.*
- 3. There has been no provisions made for alighting/boarding and un/loading within the proposal's extents. This would add additional strain on Triq il-Madonna and also lead to loss of on-street parking spaces in an area which is naturally deprived of this resource.*
- 4. The proposal seeks to demolish a very old olive grove on the right-hand side of the building which is considered to be integral in the legibility of the building with its surroundings.*
- 5. The proposal would encroach onto an existing valley bed which is being inappropriately described as a disused quarry. It is evident that an analysis into the geology and topography of this garden has not been carried out and thus, no proof has been presented that the area is a disused quarry.*
- 6. According to the South Malta Local Plan Policy which governs this area, Policy SMIA10: Protection of Private Gardens and Open Space Enclaves in UCAs, development proposals will be considered subject to a list of conditions including: "the take up of soil or planted areas, irrespective of the existing condition of such areas, for the development permitted under [items] (i), (ii) and (iii) [as the same Policy], should be minimal and in no case exceed 15% of the total soil and planted areas". It is clearly that the proposal surpasses the maximum allowable uptake of land.*

For the reasons above, the Ħaż-Zebbug Local Council is unanimously objecting to this development.

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Besides the points mentioned above, the Local Council is requesting more information about the restoration works of the Scheduled Grade 1 Chapel which forms part of this property.

Kien hemm qbil unanimu li ssir oġġezzjoni kif preżentata. Is-Segretarju Eżekuttiv nfurmat lill-Kunsill li kienet ser tagħmel l-oġġezzjoni fis-sistema tal-Planning Authority immedjatament minħabba li kien għad baqa ftit ħin sabiex isiru l-oġġezzjonijiet.

Dr. Malcolm P. Galea

Sindku

Paula M. Valletta

Segretarju Eżekuttiv

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