

Planning Authority Applications presented on  
The site of the Libyan School, Ta' Giorni

A report presented to the  
St Julians Local Council

## **Background**

A number of PA applications have been submitted over the last days and weeks on the site as marked on the site plan in Appendix A. A number of current and old permits on the site have been submitted and are either concluded or awaiting recommendation from the case officer.

## **Scope**

The scope of this document is to review the current applications which have been submitted and inform the councillors of their status, the different projects being considered and how the council should position itself.

After meeting the representative of the proposer and the architect and the outcry on social media towards these projects, the Council should be informed as best possible to take decisions on how it should be positioning itself in the process.

## **Current Scenario**

The area was given to the Libyan Government for the exclusive use of Education purposes. Over the years a number of MoU's and changes were done but these are what is just available in the public domain. We do not have access to all documentation. There is uncertainty about what title is actually held over the site and what condition could be tied to this title.

## **Current Policy**

The policy for the area or local plan has a specific or dedicated local plan – NHSJ 12 as seen in Appendix C

## **Adverse media reaction**

There has been a lot of reaction both on social media and printed media to these applications. Residents have voiced their concerns and a protest has been organised to oppose this project. A petition is being circulated to be sent to the Planning Authority. See Appendix D

## Open Applications

The current PA applications which are still being processed on site or have been recently submitted and are subject to discussion are as follows:

PA Number	Description	Representation Expiry Date
PA/05912/23	To sanction outdoor play area and landscaping as built.	10 Nov 2023
PA/04536/24	To change from Class 2C (b) education residential to Class 2C (b) non- residential. To carry out internal structural alterations and installation of lift.	09 Sept 2024
PA/07295/24	Development of new residential block at Libyan Higher Vocational Institute consisting of 42 parking spaces and 40 apartments.	22 Nov 2024
PA/07490/24	Development of new mosque building consisting of two floor levels and turret.	16 Dec 2024

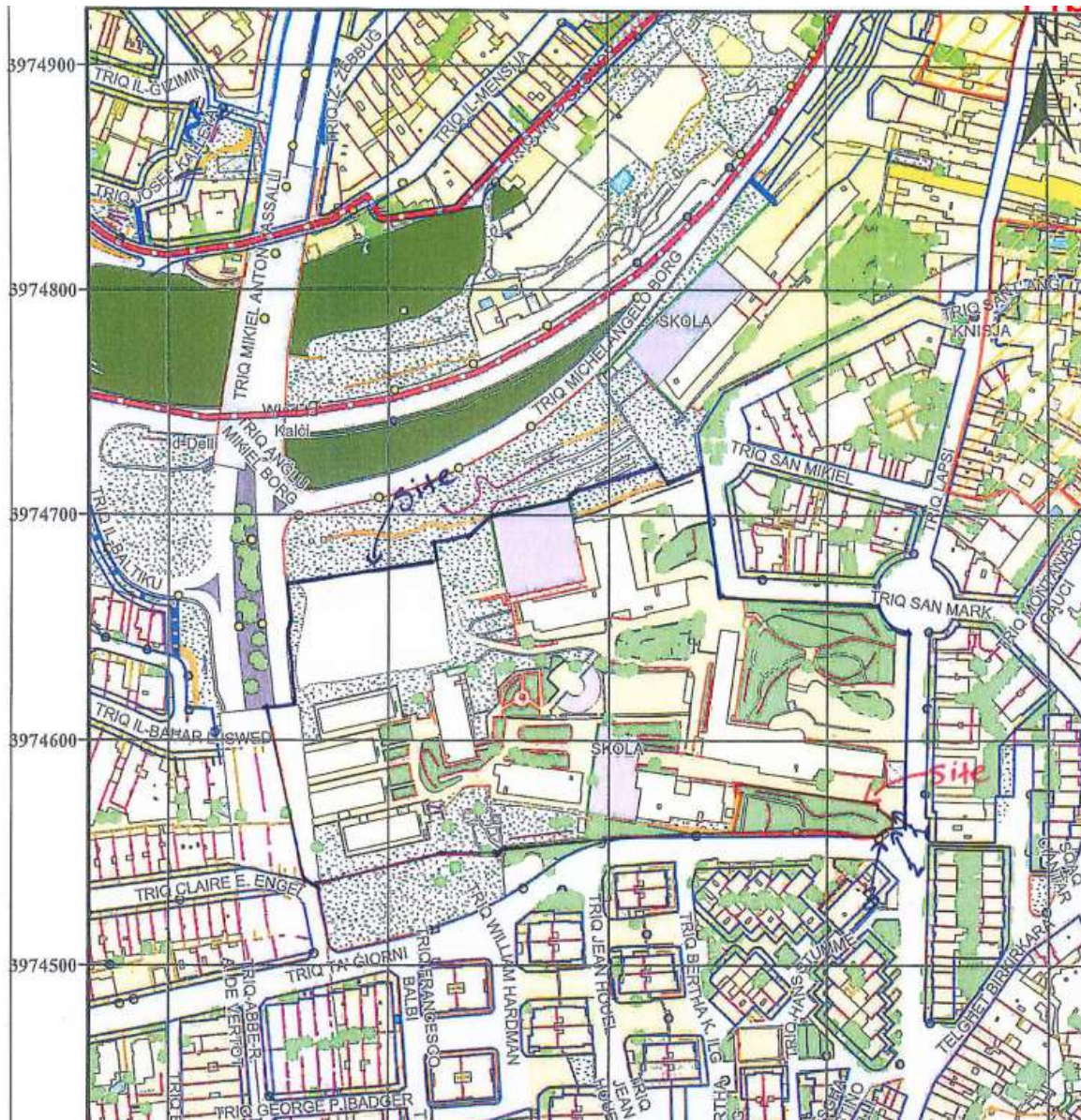
The following are applications which have been recently approved

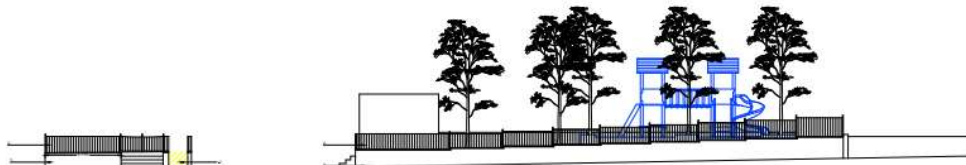
PA Number	Description	Approval Date
PA/02976/24	To sanction canopy over roof terrace at third floor level.	17 Oct 2024
PA/06441/22	Installation of LPG tank.	03 May 2023

Individual applications

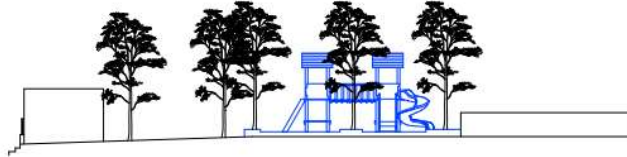
PA Number	Description	Representation Expiry Date
PA/05912/23	To sanction outdoor play area and landscaping as built.	10 Nov 2023

This application looks at sanctioning an outdoor play area and landscaping as built.



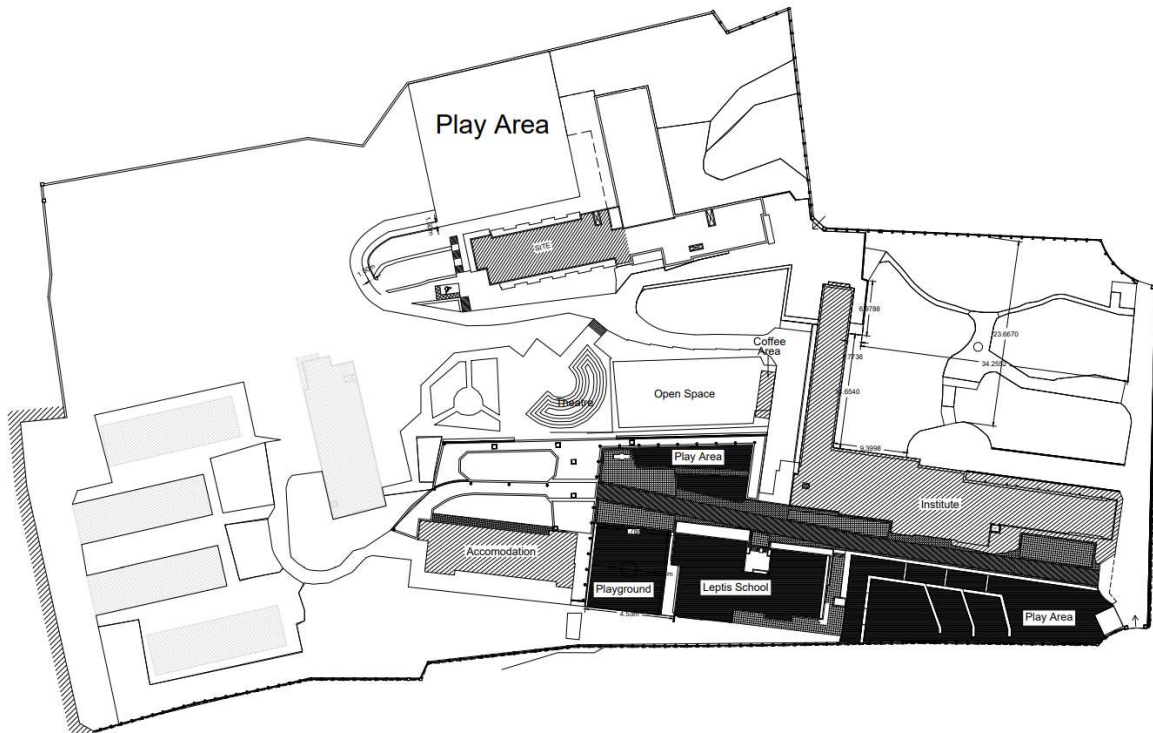


- Finishes:
1. Stone Color "Fuq II-FI"
  2. Black Wrought Iron Rolling
  3. Non-Slip surface



PA Number	Description	Representation Expiry Date
PA/04536/24	To change from Class 2C (b) education residential to Class 2C (b) non- residential. To carry out internal structural alterations and installation of lift.	09 Sept 2024

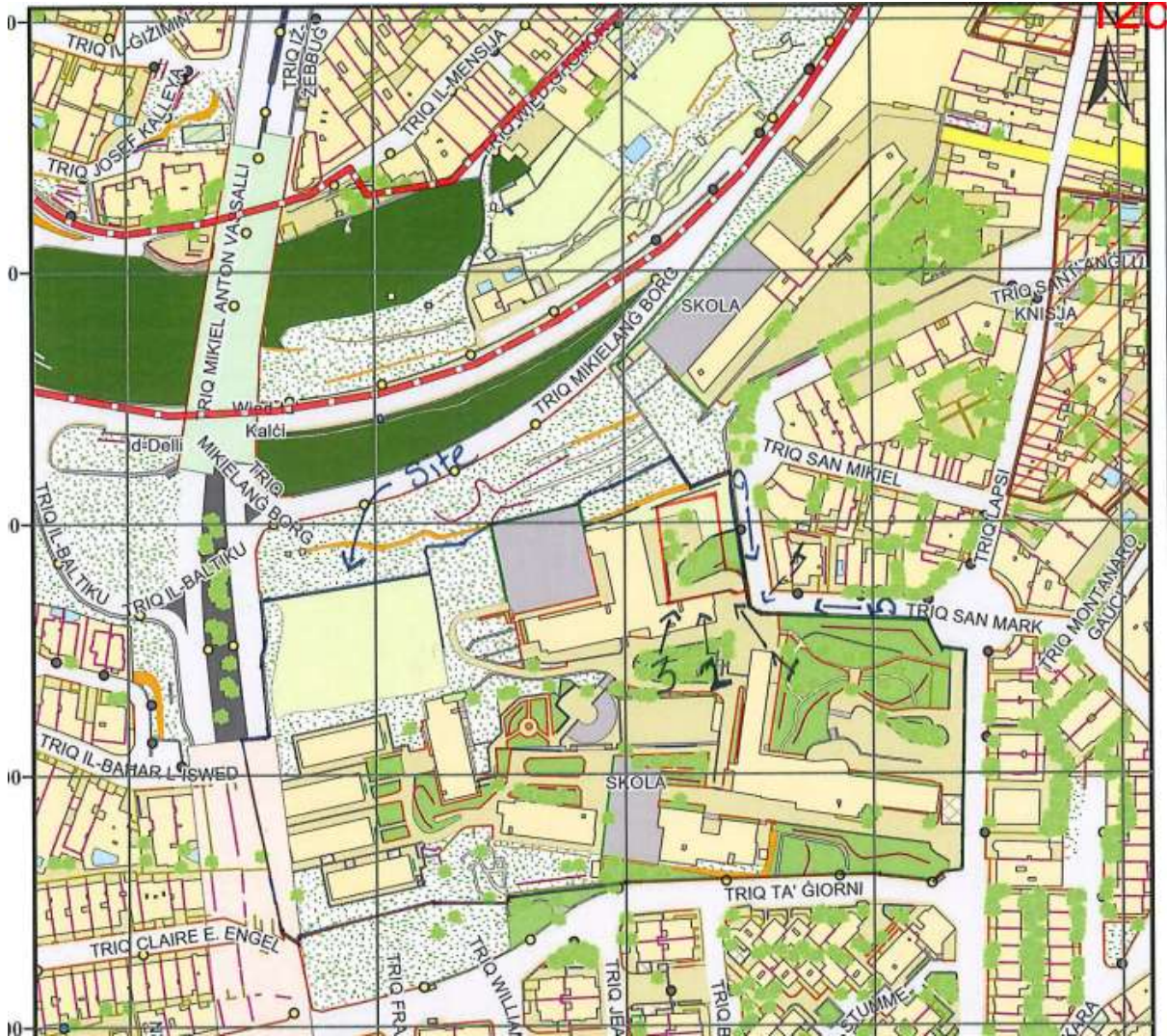
This application was validated and published on the 24<sup>th</sup> of July 2024. This application is awaiting recommendation from the case officer.

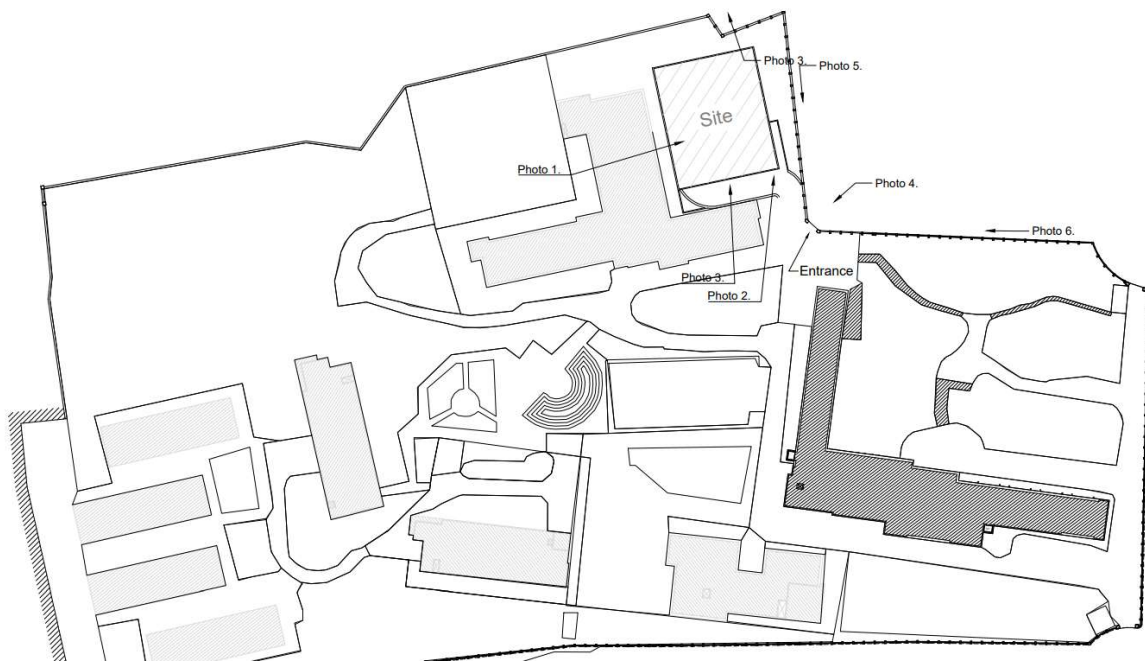


On the PA database for this application, the Department for Quality and Standards in Education on the 16<sup>th</sup> September 2024, have asked for further information on the changes proposed. No reply seems to have been submitted yet.

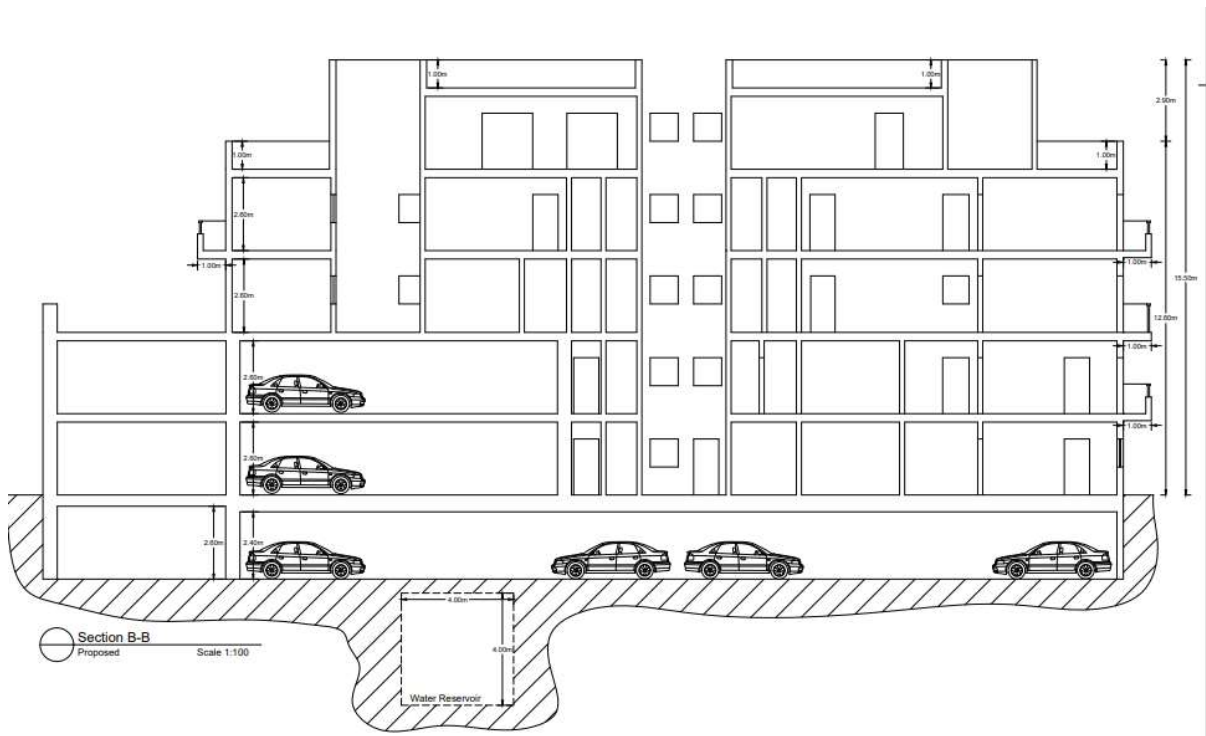
PA Number	Description	Representation Expiry Date
PA/07295/24	Development of new residential block at Libyan Higher Vocational Institute consisting of 42 parking spaces and 40 apartments.	22 Nov 2024

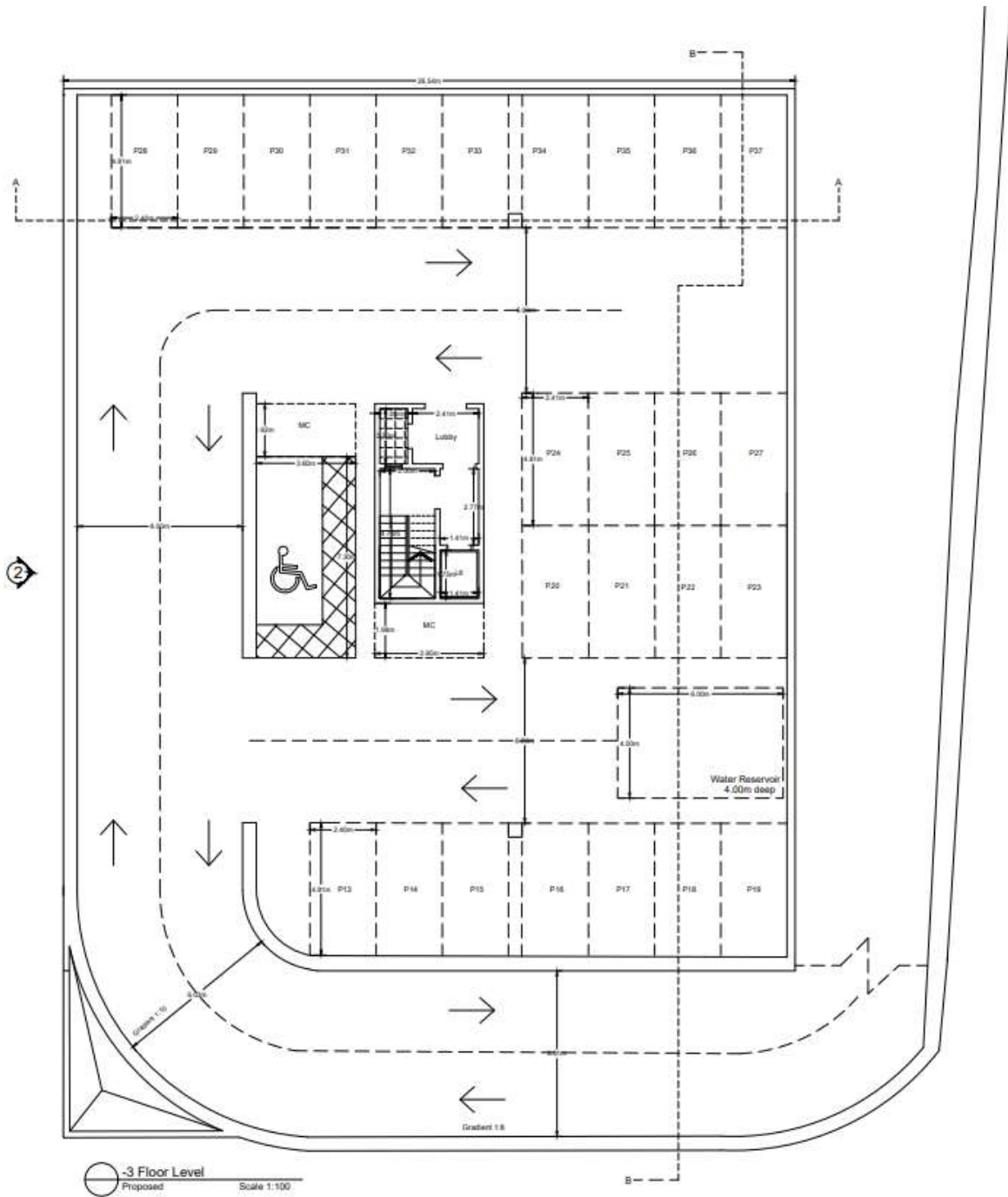
The application is for the construction of a new residential block to the East of the property which currently is a mix of open space, trees and buildings.

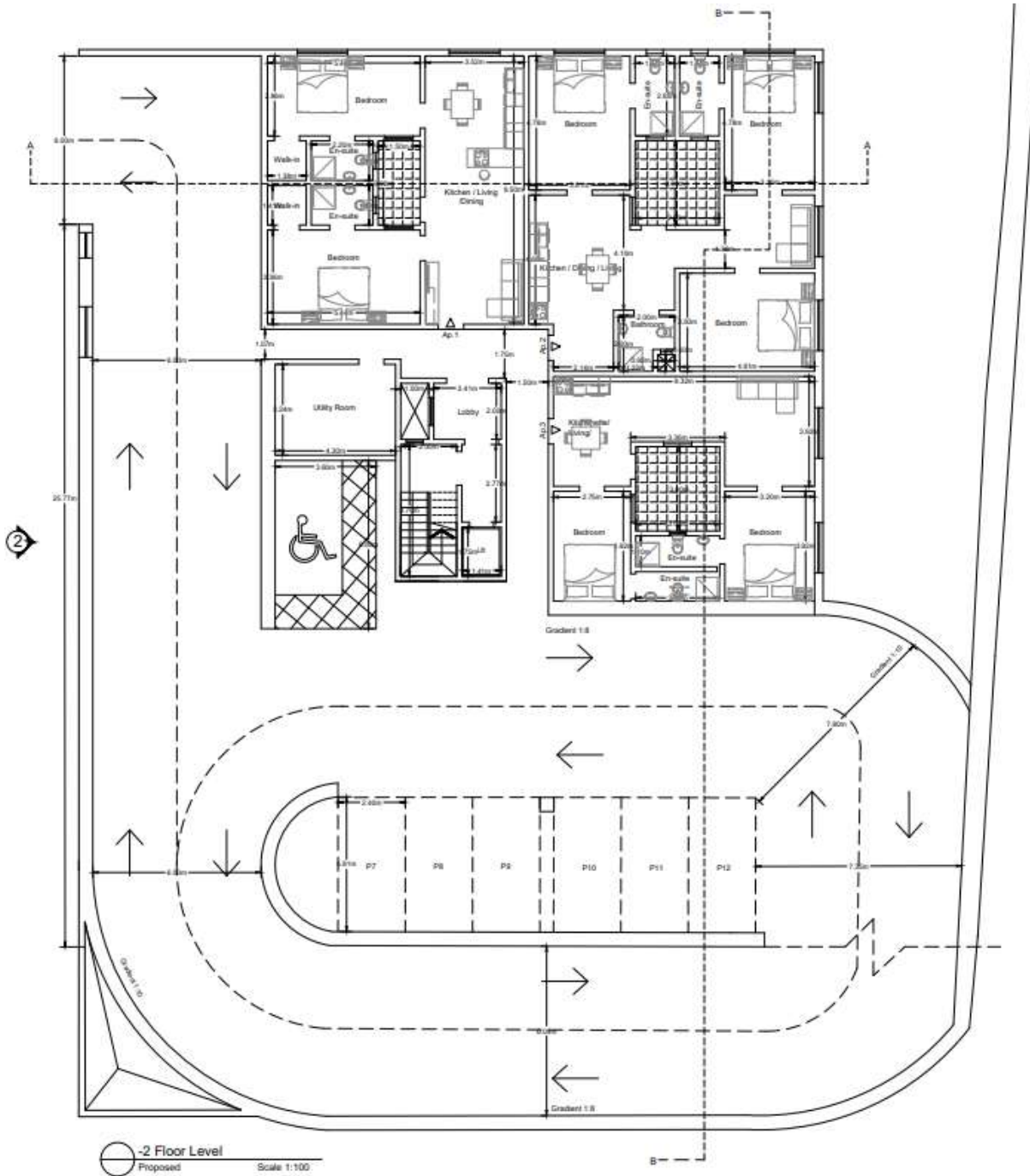


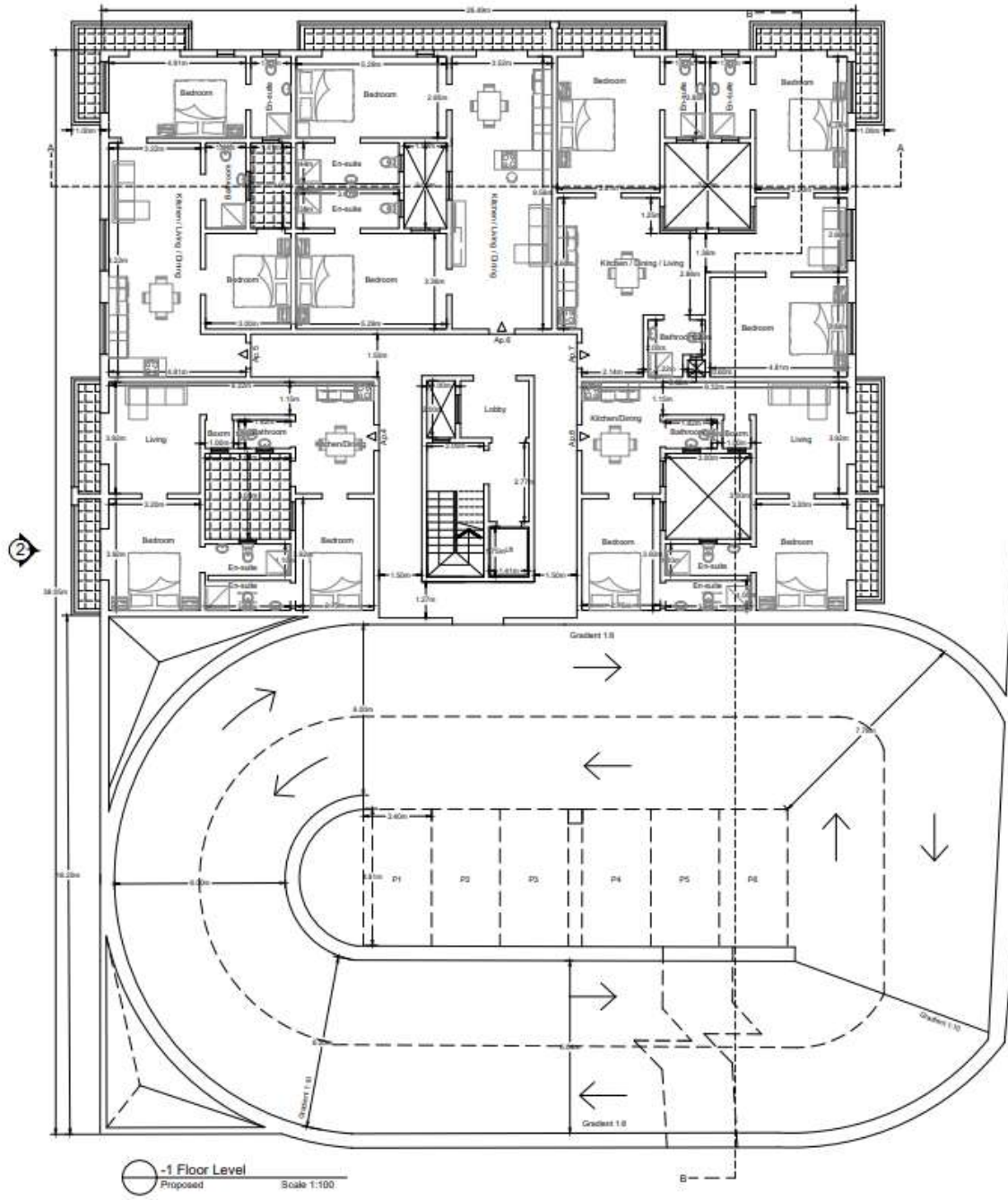


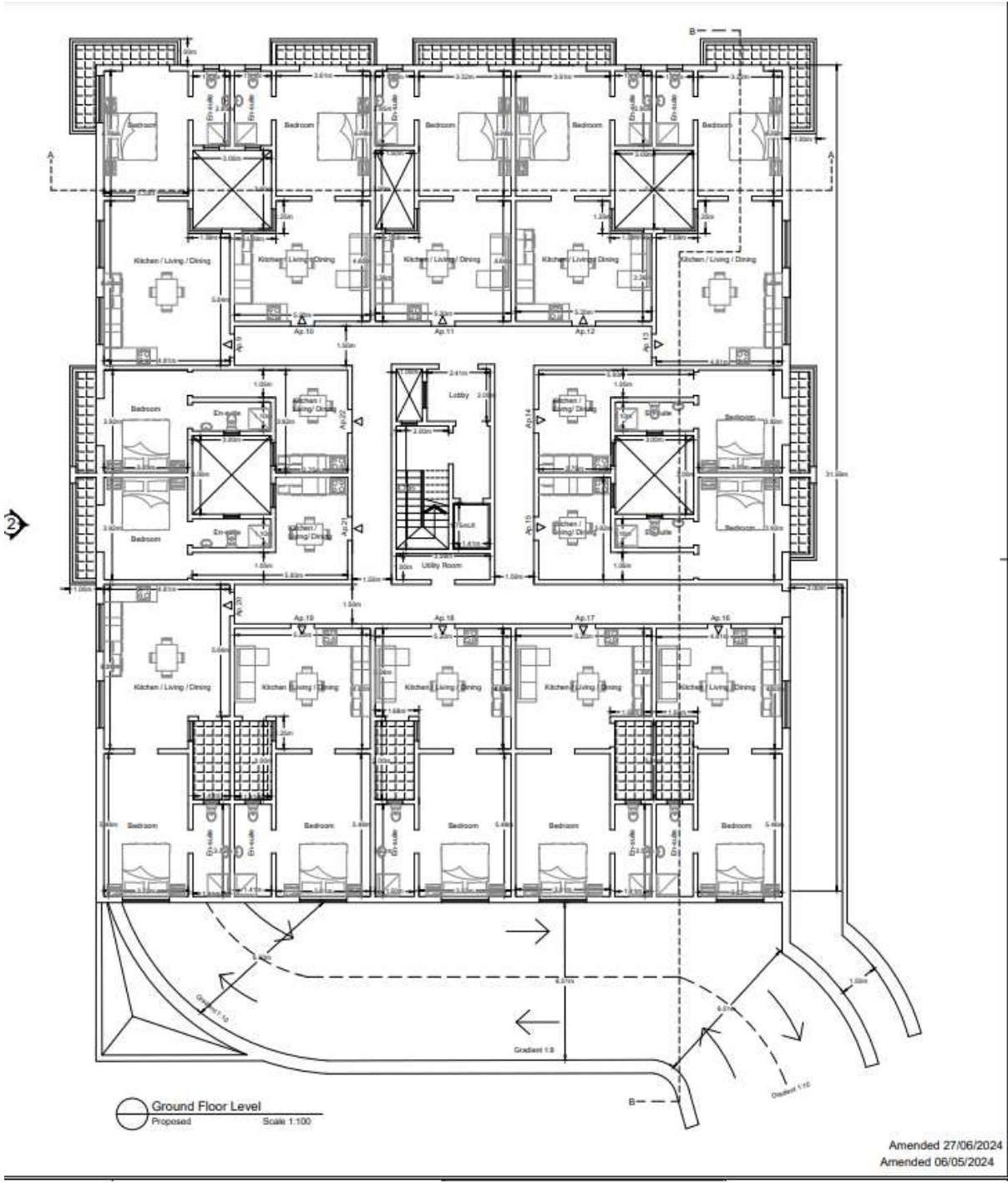
It has 3 underground floors for parking and also some accommodation at level -2, this is possible due to the different levels at different positions, and rises to 3 floors above ground level. The property main entrance, or façade, is internal to the development, with the block's "back" abutting the road at Triq San Mark. Although there is distance from the wall to the back of the block, it will be the rear terraces that will overlook the properties on Triq San Mark.

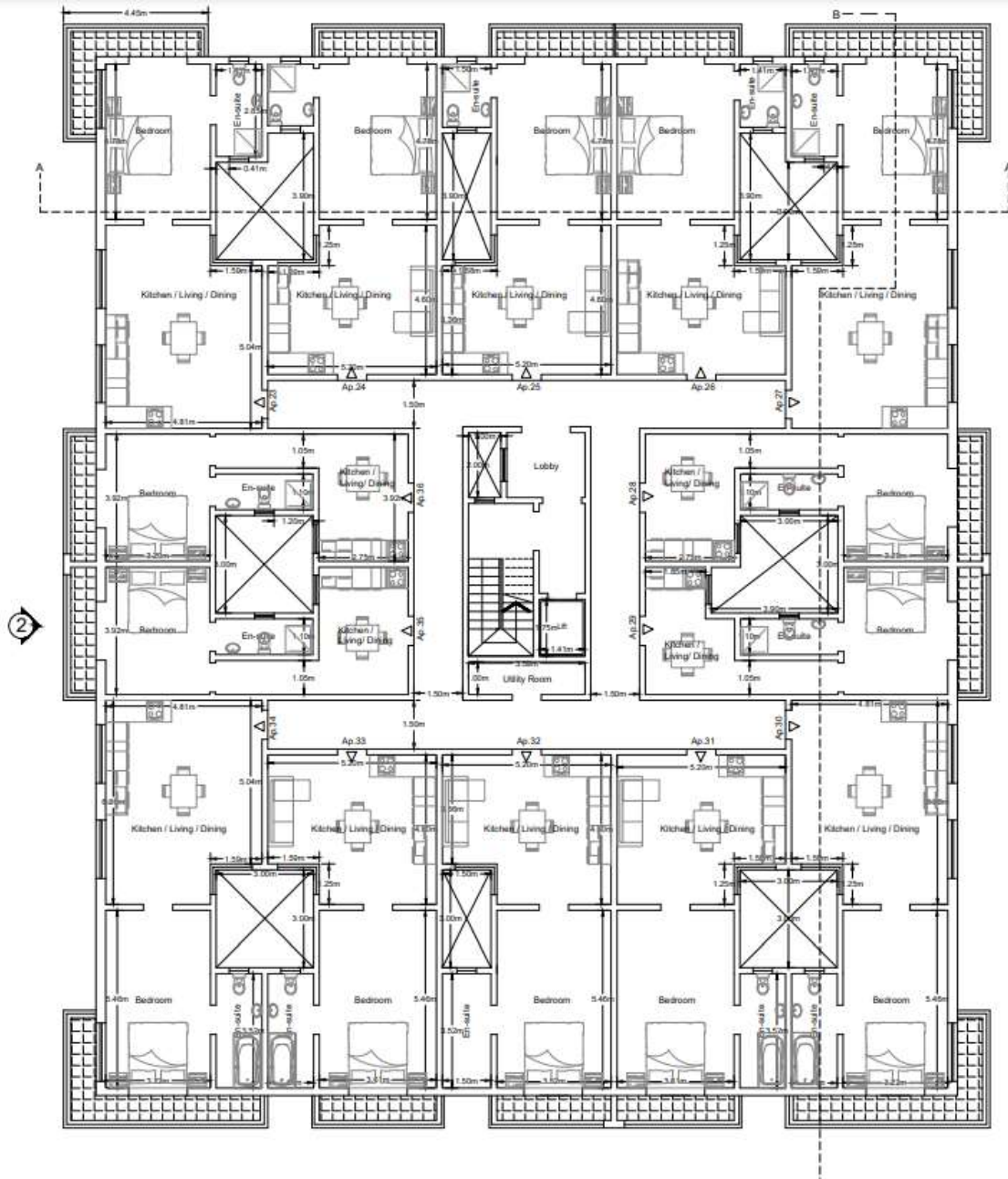












## Meeting the project representative

A meeting was held on the 14<sup>th</sup> of November with the project representative and its architect to discuss and voice a number of concerns especially by the residents in the area. Many things were pointed out and the councillors expressed their views on the matter. These included, but are not limited to:

- Are the apartments for internal use or will they be rented to third parties
- Will the mosque be used just by internal residents of the complex
- Has a traffic assessment been done, how many cars will be visiting the area
- Has an EIA been carried out
- How is the accommodation block based, does it overlook the neighbours

Other questions were raised to which a number of answers and explanations were given.

## Objectors and Objections

A number of representations have been submitted with the PA and these mainly represent the following:

### a) Not a single application

It is being argued that a number of applications have been submitted to circumvent the requirement to produce a number of reports which are required if this would have been one major project. These include a Traffic Impact Assessment (TIA) and an Environment Impact Assessment (EIA). These reports would provide more detailed information about the impact of the project to the surrounding area and further along

### b) Traffic Impact

Residents are arguing that the large scale of the project will have a big impact on the traffic. It is being argued that the Mosque will be to service the growing number of Muslims in Malta, which although they have every right to practice their religion, the project should not be impacting the residents of the surrounding area

### c) Parking

The added traffic, cars and bikes to the area to use the amenities of the site will impact heavily on the parking of the surrounding area. The project is proposing 42 parking spaces which are not enough, if they are made available to those frequenting the Mosques, to accommodate everyone using the site.

d) Environment

The added traffic, cars and bikes to the area to use the amenities of the site will impact the environment of the residents around the site, all the way to Ta' Giorni Housing Estate, Mensija and San Gwann, and down to the old part of St Julians, Lapsi, Carmel and Main Streets.

e) Not a student block

The 42 apartments, a mix of 1- and 2-bedroom apartments, do not reflect the necessity to have student accommodation. It is argued that this is masking the real intent of the project proposer that they will either be rented out for other purposes or eventually sold off.

f) Increase in student activity

No evidence or business plan is being presented to sustain the increase in student activity and hence why the new development is being proposed and applied for. There is also no evidence from local authorities to substantiate the claim to increase requirement approval has been given. As per above, the authorities have requested more information and this was not provided as a clearance or a no objection from the authorities has not been issued.

g) Does not meet the requirements of Local Plan

The site is earmarked as an "Opportunity Site" as per Appendix C. where it states that:

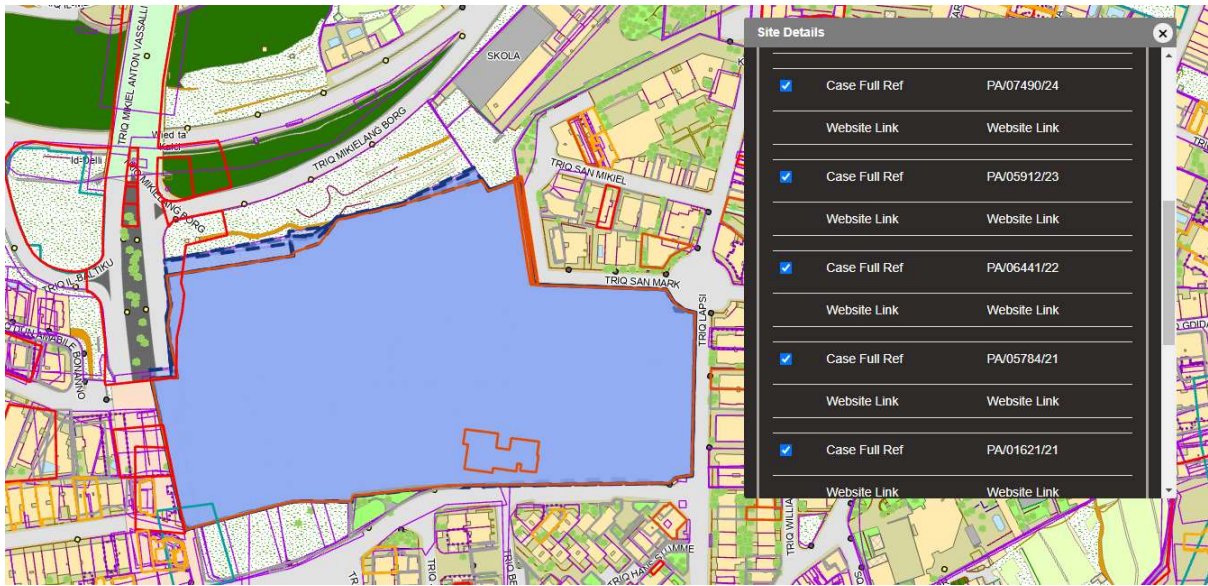
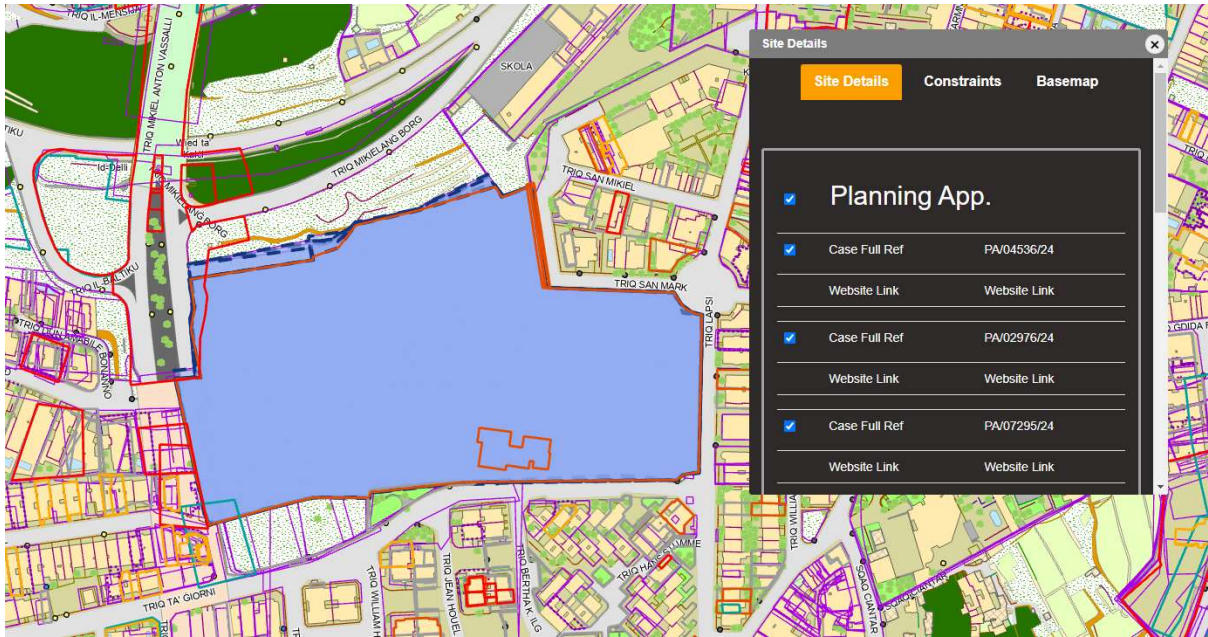
- i. Are comprehensive and include the whole site;
- ii. Include uses which are either educational, institutional or residential, or an appropriate mix and layout of these uses;
- iii. Provide good access to bus services;
- iv. Upgrade existing nearby junctions to create safe and convenient access onto the Regional Road;
- v. Limit through traffic in surrounding residential streets;
- vi. Have full regard to the Local Plan's policies and to the provisions of the DC2005 relating to landscaping, open space and amenity standards; and
- vii. Have building heights that do not disrupt important local and long distance views.

The applications submitted are piecemeal and therefore each application must be compared to the requirements above. The plans produced in each of the application go directly against the policy on ALL points mentioned above.

## **Conclusion and recommendations**

Given the above, that the applications do not meet all the requirements as covered by the local plans, the impact the projects will have on the area and its residents, and the great opposition which is notable from the residents, not just close to the project but further away, it is of our opinion that the Council objects to each of the two above applications at this point and unless more information is provided during further consultation, that the Council votes against this application when it is put to vote at the PA board meeting when that time comes.

# Appendix A – Site Plan






## Appendix B – Applications on site

Application Status (Does not reflect any appeal decisions on the case)	
Case Status	Awaiting Recommendation

Application Details	
Case Number:	PA/04536/24
Location of development:	Block C, Libyan School Libyan Higher Vocational Institute, Ta' Giorni Heights, Triq ta' Giorni, Triq Lapsi, Triq San Mark, San Giljan
Description of works:	To change from Class 2C (b) education residential to Class 2C (b) non- residential. To carry out internal structural alterations and installation of lift.
Current Applicant:	Aimin Mohamed Hader Omran obo Libyan Higher Vocational Institute
Current Architect:	Perit Duncan Muscat
Reception date:	29 January 2024


Initial Processing	
Validation Date:	24 July 2024
Target Date:	16 November 2024
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication	
Site Notice Image:	
Publication Date:	24 July 2024
Representation Expiry Date:	09 September 2024

Application Status (Does not reflect any appeal decisions on the case)	
Case Status	This application has been approved by Planning Board / Commission.

Application Details	
Case Number:	PA/02976/24
Location of development:	Block C, Libyan School Libyan Higher Vocational Institute, Ta' Giorni Heights, Triq ta' Giorni, Triq Lapsi, Triq San Mark, San Giljan
Description of works:	To sanction canopy over roof terrace at third floor level.
Current Applicant:	Aimin Mohamed Hader Omran obo Libyan Higher Vocational Institute
Current Architect:	Perit Duncan Muscat
Reception date:	15 February 2024


Initial Processing	
Validation Date:	22 May 2024
Target Date:	14 September 2024
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication	
Site Notice Image:	
Publication Date:	22 May 2024
Representation Expiry Date:	21 June 2024

Application Status (Does not reflect any appeal decisions on the case)	
<b>Case Status</b>	Awaiting Recommendation

Application Details	
<b>Case Number:</b>	PA/07295/24
<b>Location of development:</b>	24 December Libyan Higher Vocational Institute, Ta' Giorni Heights, Triq ta' Giorni, Triq Lapsi, Triq San Mark, San Giljan
<b>Description of works:</b>	Development of new residential block at Libyan Higher Vocational Institute consisting of 42 parking spaces and 40 apartments.
<b>Current Applicant:</b>	Aimin Mohamed Hader Omran obo Libyan Higher Vocational Institute,
<b>Current Architect:</b>	Perit Duncan Muscat
<b>Reception date:</b>	22 February 2024

Initial Processing	
<b>Validation Date:</b>	23 October 2024
<b>Target Date:</b>	10 February 2025
<b>Application Type:</b>	Full development permission
<b>Case Category:</b>	Within Development Zone


Publication	
<b>Site Notice Image:</b>	
<b>Publication Date:</b>	23 October 2024
<b>Representation Expiry Date:</b>	22 November 2024

Representation:  [Submit Representation](#)

Application Status (Does not reflect any appeal decisions on the case)	
<b>Case Status</b>	Awaiting Recommendation

Application Details	
<b>Case Number:</b>	PA/07490/24
<b>Location of development:</b>	Mosque, 24 December Libyan Higher Vocational Institute, Ta' Giorni Heights, Triq ta' Giorni, Triq Lapsi, Triq San Mark, San Giljan
<b>Description of works:</b>	Development of new mosque building consisting of two floor levels and turret.
<b>Current Applicant:</b>	Aimin Mohamed Hader Omran obo Libyan Higher Vocational Institute,
<b>Current Architect:</b>	Perit Duncan Muscat
<b>Reception date:</b>	14 June 2024

Initial Processing	
<b>Validation Date:</b>	13 November 2024
<b>Target Date:</b>	03 March 2025
<b>Application Type:</b>	Full development permission
<b>Case Category:</b>	Within Development Zone


Publication	
<b>Site Notice Image:</b>	
<b>Publication Date:</b>	13 November 2024
<b>Representation Expiry Date:</b>	16 December 2024

Representation:  [Submit Representation](#)

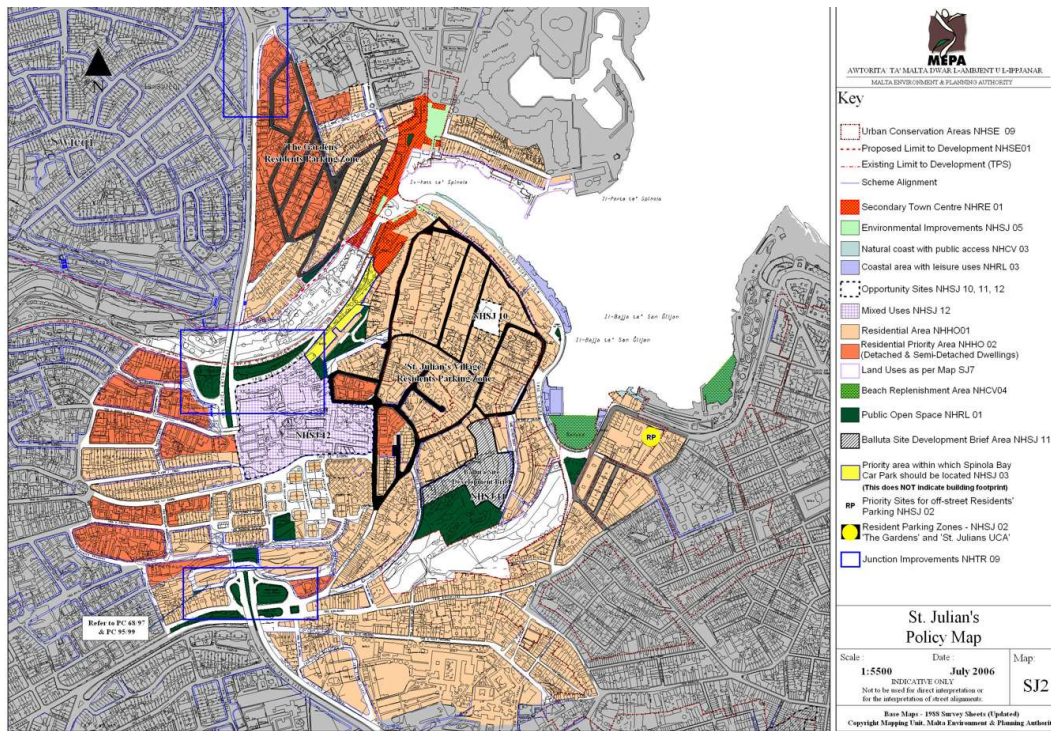
Application Status (Does not reflect any appeal decisions on the case)	
Case Status	Awaiting Recommendation

Application Details	
Case Number:	PA/05912/23
Location of development:	Libyan Higher Vocational Institute, Triq ta' Giorni, San Giljan
Description of works:	To sanction outdoor play area and landscaping as built.
Current Applicant:	Dr Mohammed Hassan obo Libyan Higher Vocational Institute
Current Architect:	Perit Duncan Muscat
Reception date:	12 June 2023

Initial Processing	
Validation Date:	11 October 2023
Target Date:	31 July 2024
Application Type:	Full development permission
Case Category:	Within Development Zone

Publication	
Site Notice Image:	
Publication Date:	11 October 2023
Representation Expiry Date:	10 November 2023

## Appendix C – Local Plan



The details of the policy are as follows:

### NHSJ12

### Ta` Giorni Opportunity Site

In line with the overall Local Plan strategy for land use and transport the Ta` Giorni Opportunity Site is safeguarded for future mixed uses. This site is designated as indicated in Map SJ2. If, during the period of the Local Plan, the site is presented for redevelopment, MEPA will ensure proposals:

- i. Are comprehensive and include the whole site;
- ii. Include uses which are either educational, institutional or residential, or an appropriate mix and layout of these uses;
- iii. Provide good access to bus services;
- iv. Upgrade existing nearby junctions to create safe and convenient access onto the Regional Road;
- v. Limit through traffic in surrounding residential streets;
- vi. Have full regard to the Local Plan's policies and to the provisions of the DC2005 relating to landscaping, open space and amenity standards; and
- vii. Have building heights that do not disrupt important local and long distance views.

**This policy does not prejudice the continuation of the current use of the site for educational purposes. A proposal for development relating to this use will be positively considered providing it complies with other relevant policies in the Structure Plan and the Local Plan.**

17.4.31 This site is well placed in relation to the Regional Road and major existing and growing centres of population. The Local Plan's strategy is to encourage the redevelopment or take up of sites within designated Town Centres or near major junctions with the Regional Road. The site is currently occupied by a technical institute and includes large areas of under-utilised space and buildings. Through this policy, MEPA will promote the more efficient use of land and the future use of the site for a suitable mix of uses, provided development does not adversely affect the residential amenity of surrounding residents. This policy is in no way intended to prejudice the present use of the site or stimulate its relocation.

Appendix D – Media Response



**Jacob Gauci Cunningham**

16 November at 16:50 · 🌐

Diskors qasir fuq il-bini propost f'ta Giorni, flimkien ma' resident lokali [Matthew Falzon](#) u kif ukoll kelliem [Karmenu Borg](#).

Dan hu bini li ma jirraprezentax il-kultura Maltija u ma jirraprezentax l-bżonnijiet tal-lokalita' u tal-poplu Malti.

**SAVE ST. JULIANS**  
**SAY NO TO LARGE SCALE**  
**DEVELOPMENT IN OUR**  
**COMMUNITY!**

**PA/07295/24**  
DEVELOPMENT OF A  
RESIDENTIAL BLOCK  
COMPRISING 40  
APARTMENTS

**PA/07490/24**  
DEVELOPMENT OF A NEW  
MOSQUE BUILDING WITHIN THE  
SCHOOL GROUNDS,  
CONSISTING OF TWO FLOORS  
AND A TURRET



**MEET US FOR A PHYSICAL SIGNING OF PETITION  
TO FORWARD TO PLANNING AUTHORITY**

**DATE: SUNDAY 17TH NOVEMBER**

**LOCATION:**

- ST. JULIANS PRIMARY SCHOOL  
(OPPOSITE LAPSI CHURCH)**

**: 10:00-11.30 AM**

Today's Petition Signing of objections to the planning applications recently filed by the Libyan Higher Vocational Institute (PA/07295/24 and PA/07490/24).

Thanks to all the persons who turned up for the signing of the petition. This was a success and we have already hundreds of signatures. Many residents have also taken more sheets to continue this important exercise with the neighbours in their streets. Let's keep up the momentum! The more signatures we have, the more weight we will have in stopping this development madness.

We would also like to thank the members of the Local Council who are showing their support for this petition.

Viva San Giljan. 🖤🟡❤️

(If anybody requires the petition so that they can get more signatures, kindly let send us ([C Spiteri Staines](#), [Caroline Ciantar-Barbara](#)) a private message on facebook and we will share it with you)