

# **CIRCULAR PA 3/98**

## **1 THE COMMUTED PARKING PAYMENT SCHEME 2 CHANGES TO THE BUILDING LEVY 3 PROCESSING SETTING OUT REQUESTS 4 GDO NOTIFICATION FORM**

### **INTRODUCTION**

This Circular announces amendments to the Commuted Parking Payment Scheme and to the Building Levy Rates Regulations. It also deals with a change in the timescale for the processing of Setting Out Requests by the Land Survey Unit and introduces a GDO Notification Form.

### **1 COMMUTED PARKING PAYMENT SCHEME**

- 1.1 A report on the Commuted Parking Payment Scheme was approved by the Minister on 1st July 1998. The report proposes changes to the Scheme. The report is attached as an appendix and the salient points are summarised below (however the report itself remains the definitive statement).
- 1.2 The current scheme has been reviewed in the light of criticism of its operation. A new, standard methodology is established for applying the scheme to commercial centres throughout Malta where traffic congestion and parking are problematic. The new methodology will define commercial areas or congested centres (the zone within which the CPPS will operate), determine whether the scheme is appropriate to those areas, and calculate the cost of providing parking spaces. The resulting CPPS fee is likely to vary from area to area. The fee will therefore be calculated on an objective basis, taking account of local conditions.
- 1.3 Briefly, the detailed methodology involves measuring the current parking supply, forecasting the ultimate parking demand (the amount of parking which would be required if the area were developed to its ultimate permissible extent) and assessing the desired parking level (based on social and environmental factors). The desired number of spaces is then considered in relation to the ultimate demand, and if there is a significant difference between

the two, they will be reassessed to determine a realistic final supply figure, based on prevailing socio-political factors. If the final supply figure is greater than the current level, then the difference is the target number of spaces to be provided.

- 1.4 The report also stresses the need for the implementation of several key transport policies and the enforcement of traffic laws to be more rigorously pursued. Local council involvement in the scheme and in the provision of parking, and publicity of the scheme, are also important.
- 1.5 Other significant additions and amendments to the current CPPS policy are described in the following paragraphs.

#### **Development Eligible For Participation**

- 1.5.1 Developments which fall wholly or partly within a CPPS zone, and which would normally be required to provide on-site parking facilities, will normally be required to contribute to the CPPS operating in that zone, unless they are able to provide parking facilities which are beneficial to the parking strategy for the area (eg. major projects). CPPS zones will come into operation from time to time and will be defined on an appropriately scaled map base in the CPPS policy document and/or in the relevant local plan. If the developer is not prepared to make a CPPS payment where required then the application will be refused.

#### **Exempt Development**

- 1.5.2 Developments which clearly fall outside the defined CPPS zone, and development within the zone but which is normally exempt from providing on-site parking, will not be required to contribute to the CPPS.

#### **Payment Mechanism**

- 1.5.3 The fee per space will be based on the cost of providing the target parking provision for a CPPS zone and the anticipated development capacity within that zone, in accordance with the approved methodology. The fee may therefore vary between zones but it will be consistent within any one zone.

#### **Implementation**

- 1.5.4 The Planning Authority will define CPPS zones based on the anticipated development of the commercial (or other) area, and the availability of a site or sites for public parking. A parking facility within walking distance (this may vary but is, on average, around 180 metres) of a development will be considered as directly beneficial to that development. The Planning Authority will manage and allocate the scheme funds and assist in working towards the provision of the identified parking facilities, and towards providing them within a stated time period. Developers will be refunded any CPPS payments made (without interest) if a suitable public parking facility has not been provided within the time stipulated.

### **Current Schemes**

- 1.6 The CPPS for Sliema, St Julians and Valletta/Floriana will continue until these areas have been reassessed with the new methodology.

### **Proposed Schemes**

- 1.7 Subject to their approval by the Authority, Commuted Parking Payment Schemes for St Paul's Bay, Mosta, Hamrun, Marsascale, San Gwann, Naxxar, Pieta, and Rabat (Gozo) will be introduced in the next 8 months.

## **2 CHANGES TO THE BUILDING LEVY**

- 2.1 The Building Levy Rates (Amendment) Regulations 1998 have made a number of changes to the Building Levy.

### **Development Permit Fee**

- 2.2 Charges have been introduced for
- (a) Applications for approval of minor amendments to development permissions -- a fee of Lm 15 has been introduced for 'applications' for the approval of minor amendments to existing development permissions, in accordance with the recently approved procedure (see Circular 2/98).
  - (b) Notifications to sanction development which has been carried out (and so can not be notified in accordance with the General Development Order) but which otherwise would have been permitted development in terms of the General Development Order (except where the works require a response from the Authority, in which case a formal application for development permission is required) -- a fee of Lm 20 has been established for these notifications.
- 2.3 A new provision has been added to address the situation where an application is submitted and approved, and a further application is submitted on a nearby site. It may be that the original application was inadvertently submitted on the wrong site and this comes to light when the new application is submitted, or that the applicant does not wish to utilise the original permission.
- 2.4 Where this occurs, the DPF paid on the original application will be partly refunded, provided that a number of conditions are met
- the new development is of the same type as that originally approved;
  - the new site is in the vicinity (within 500 metres) of the original site;
  - the applicant states in writing that he/she has no interest in the development of the original site and will not exercise the permission;
  - the permit on the original site is cancelled by the Authority.

25% of the DPF paid on the original application or Lm 60, whichever is the greater, will be retained by the Authority and the remainder refunded. The DPF due on the new application will need to be paid in full.

- 2.5 If the new application is withdrawn before it is decided, the DPF refunded on the original application will be deducted from the refund of the DPF due on the new application. Where the amount to be refunded on the new application is less than that refunded on the original application, the applicant will be required to pay the balance so that the Development Permit Fee due on the original application is fully paid.
- 2.6 **It is important to note that this provision applies to applications for development permission submitted after 28th October 1992.** If you feel that this provision would apply to an application you have submitted since this date, please make an application in writing to the Authority giving the relevant details, including the reference numbers of the original and new applications. Such an application must be made within 6 months of the date on which the regulations came into force.

#### **Infrastructure Services Contribution**

- 2.7 A similar but not identical provision to that described in paragraphs 1.3 to 1.6 above applies also to the ISC. The difference is that the ISC paid on the application on the original site will be taken into account in calculating the ISC due on the application for the new site. The provision set out in paragraph 2.6 also applies to the ISC and the ISC paid on the original site will be refunded, less a fee of Lm 10 to cover the administrative expenses incurred by the Authority.

### **3 PROCESSING SETTING OUT REQUESTS**

- 3.1 There has been a change in the time allowed for a setting-out request to be processed. This has been increased from 10 to 15 working days, to include the time required for work by the Transport Planning Unit (which had not been previously included). This time period applies to both the Initial and the Final Setting Out. It should be noted that, where technical problems are identified, the applicant will be informed and the 15 day period does not apply.

### **4 GDO NOTIFICATION FORM**

- 4.1 A Form for the submission of Notifications required under the General Development Order (No. 2) 1997 has been prepared. This will facilitate the provision of the necessary information and so aid in expediting the processing and determination of these Notifications.
- 4.2 The Form requires the following information
- name, address and other details of the applicant and the architect

- a checkbox for the section of the GDO under which the notification is made
- the location of the site
- details of the works which are proposed to be carried out
- declarations by the architect and by the applicant (on the supervision of the works, the correctness of the information in the form etc.)
- details of any permits on the site

4.3 Maltese and English versions of the form are available (specimen copies are attached). The forms can be downloaded from the Authority's Webpage when the new page is launched at the beginning of August, or they can be obtained from the Planning Shop. Specific bank payment vouchers for the payment of the fee for GDO Notifications have also been introduced.

**Godwin Cassar**  
**Director of Planning**  
31 July 1998

# Application for General Development Order

In terms of L.N. 137 of 1997

Awtorità Ta' L-Ippjanar, St Francis Ravelin, Floriana CMR 02 Tel: 240976 Fax: 224846

For Office use only

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**Developer's Details**

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Tel: \_\_\_\_\_ ID: \_\_\_\_\_

**Architect's Details**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Tel: \_\_\_\_\_ ID: \_\_\_\_\_

Ref. No: \_\_\_\_\_

**Site Location**

\_\_\_\_\_

\_\_\_\_\_

Scheme  UCA  ODZ

**Description of Proposed Works**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LN 137 of 1997**

1(i)	<input type="checkbox"/>	Wash Rooms
1(ii)	<input type="checkbox"/>	Internal Alterations
1(iv)	<input type="checkbox"/>	Satellite Dishes
1(v)	<input type="checkbox"/>	Building Structure in Back Yard
1(vi)	<input type="checkbox"/>	Lift/ Stairwells and Engine Rooms
1(vii)	<input type="checkbox"/>	Basements
2(i)	<input type="checkbox"/>	Painting of Exterior of Building
2(ii)	<input type="checkbox"/>	Changes to /Alterations/ Replacement of Building Elements (UCA)
2(iii)	<input type="checkbox"/>	( In scheme)
2(iv)	<input type="checkbox"/>	Boundary Walls and Parapet Walls
2(v)	<input type="checkbox"/>	Front Garden walls
2(vi)	<input type="checkbox"/>	Replacement of Dangerous Roofs
2(vii)	<input type="checkbox"/>	Maintenance of Building / Structure
2(viii)	<input type="checkbox"/>	Installation of Air Condition
2(ix)	<input type="checkbox"/>	Swimming Pools
2(x)	<input type="checkbox"/>	Extension to single Dwelling (In Scheme)
2(xi)	<input type="checkbox"/>	Extension to single Dwelling (UCA)
2(xii)	<input type="checkbox"/>	Extension to Multiple Dwelling Building
2(xiii)	<input type="checkbox"/>	Shoring up of dangerous Structure / Building
II(ii)	<input type="checkbox"/>	Reservoirs
II(iv)	<input type="checkbox"/>	Pump houses (for Boreholes / Reservoirs)
Other		Specify _____

## Architect's Declaration

I, the architect and civil engineer, as undersigned, do hereby declare that to the best of my knowledge all the technical content contained in this notification and on the submitted plans is correct and that I shall undertake the direction and responsibility for the works referred to in this notification according to article 97 (o) of the Code of Police Laws (Chapter 10).

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Architect (Official Stamp)

\_\_\_\_\_  
Date

## Developer's Declaration (All Notifications)

I notify the Planning Authority for a GDO and declare that , to the best of my knowledge, all the information contained in this application and on the submitted plans is correct.

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Applicant (Block Capitals)

\_\_\_\_\_  
Date

Previous Permits		

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**Dettalji ta' l-Applikant**

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\_\_\_\_\_

Tel: \_\_\_\_\_ ID: \_\_\_\_\_

**Dettalji tal- Perit**

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\_\_\_\_\_

Tel: \_\_\_\_\_ ID: \_\_\_\_\_

Ref. No: \_\_\_\_\_

**Sit**

\_\_\_\_\_

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Skema		UCA		ODZ	
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**Deskrizzjoni ta' xogholijiet**

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**LN 137 of 1997**

1(i)	<input type="checkbox"/>	Kmamar tal-Hasil
1(ii)	<input type="checkbox"/>	Alterazzjonijiet Interni
1(iv)	<input type="checkbox"/>	Dix ghal satellita
1(v)	<input type="checkbox"/>	Bini / Strutturi fil-Bitha ta' wara
1(vi)	<input type="checkbox"/>	Lifts / Tronob u kmamar tal-mutur
1(vii)	<input type="checkbox"/>	Kantini
2(i)	<input type="checkbox"/>	Sbiegh ta' faccata ta' bini
2(ii)	<input type="checkbox"/>	Alterazzjonijiet jew bidliet ta' elementi tal-bini (F'AKU)
2(iii)	<input type="checkbox"/>	Alterazzjonijiet jew bidliet ta' elementi tal-bini ( fi skema)
2(iv)	<input type="checkbox"/>	Bini ta' hitan u oppramorti
2(v)	<input type="checkbox"/>	Hitan ta' Front garden
2(vi)	<input type="checkbox"/>	Bdil ta' soqfa perikoluza
2(vii)	<input type="checkbox"/>	Manutenzjoni ta' bini jew struttura
2(viii)	<input type="checkbox"/>	Installazzjoni ta' arja kundizzjonata
2(ix)	<input type="checkbox"/>	Swimming Pools
2(x)	<input type="checkbox"/>	Estenzjoni ta' dar (In Scheme)
2(xi)	<input type="checkbox"/>	Estenzjoni ta' dar (UCA)
2(xii)	<input type="checkbox"/>	Estenzjoni ta' blokka djar
2(xiii)	<input type="checkbox"/>	Irfid ta' bini / struttura perikoluza
II(ii)	<input type="checkbox"/>	Bini ta' gibjuni
II(iv)	<input type="checkbox"/>	Bini ta' kmamar tal-pompi
lehor	<input type="checkbox"/>	Semmi _____
		_____
		_____

## Dikjarazzjoni tal-Perit

Jien, hawn taht iffirmit, Perit u Inġinier Civili, niddikjara li fil-kapacita tiegħi, id-dettalji teknici li jidhru f'din in-notifika u l-pjanti annessi huma korretti. Niddikjara wkoll li ser nassummi r-responsibilita' u s-sorveljanza tax -xoghol deskritt skond artiklu 97 (0) tal-kodici tal-Pulizija (kapitlu 10)

\_\_\_\_\_  
Firma

\_\_\_\_\_  
Timbru Ufficjali tal-Perit

\_\_\_\_\_  
Data

## Dikjarazzjoni tal- Applikant

Jien qiegħed ninnotifika lill-Awtorita' ta' l-Ippjanar bl-intenzjoni tiegħi sabiex naghmel xogħol kif deskritt fuq il-pjanti annessi ma' din in-notifika. Niddikjara li fil-kapacita' tiegħi l-informazzjoni deskritta hi korretta.

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Firma

\_\_\_\_\_  
I.D. No.

\_\_\_\_\_  
Data

Permessi ta' qabel		