

[mriehel@mepa.org.mt](mailto:mriehel@mepa.org.mt)

The Director of Planning,  
Revision to the Central Local Plan  
Mriehel Industrial Area  
MEPA , St. Francis Ravelin, Floriana

**DLH comments re Mriehel Industrial Area – Revision to the Central Malta Local Plan**

January 2016

Dear Sirs,

Din l-Art Helwa welcomes the move to designate the area hitherto known as Mriehel Industrial Estate, as the Mriehel Urban Regeneration Priority Area (URPA) and to develop the general policy framework for its transformation into an “attractive, efficient and green place”, and wishes to put forward the following comments for your consideration;

1. As the land use framework and site layout are being detailed, it would be desirable to establish a clear segregation of manufacturing industries, from showrooms and other commercial buildings. To our knowledge, there is no indication of such a segregation in the PC57/10 of 25<sup>th</sup> January 2012.
2. Stores and other buildings which require the entry and exit of a fork lifter, should have an adequate space in order to facilitate the use of such machinery in safety. This equipment should not be operable in the street where there is passing traffic, but by-lanes, or other separate spaces are to be created where necessary.
3. The screening of industrial areas by trees is desirable.
4. Showrooms and other commercial enterprises should provide adequate underground or other parking facilities for customers.
5. The widening of roads, where necessary, ensuring adequate parking on both sides is recommended, as well as the opening up of no-through roads. Reinstatement of all roads and pavements should be a priority.
6. The Mriehel area was never the subject of a public consultation with regard the building height limits. This is a grievous omission which goes against EU Directives, and invalidates any permits for high-rise towers in this area.

Mriehel was not one of the ten locations identified by *A Planning Policy Guide on the Use and Applicability Of the Floor Area Ratio (FAR)2014*. Din l-Art Helwa is strongly against high-rise towers being built in this area for the following reasons:

- a) It is an area which is centrally located in Malta, and not at sea level, which will increase the visual impact of any high rise buildings in it.
- b) It is situated exactly in the sightline between Valletta and Mdina, and will therefore destroy the iconic view of the historic old Capital of Mdina, as well as the view of the World Heritage Site of Valletta as seen from a distance.

