

**Request by the Government for the preparation of a Development Brief for the site of the ex-Jerma Palace Hotel, Marsascala.**

South Malta Local Plan (2006) area policy SMMS 15, the Marsascala Policy Maps MS1 and MS2, and the Marsascala Building Heights Map MS 3, require any development proposals on the ex-Jerma Palace Hotel site to be subject to the submission of a Development Brief.

The objectives for the Development Brief are:

- a) To designate the site shown in Map A as a Comprehensive Planning Area for Regeneration of the Urban Coast;
- b) To promote the development of a mix of land uses which shall include:
  - Tourism accommodation which must include Class 3B (Use Classes Order (SL552.15) hotel/s which shall never be smaller, in terms of Gross Developable Floor space (GDF), than the ex-Jerma Palace Hotel;
  - Category A residential uses (Use Classes Order (SL552.15) which shall not exceed 40% of the total allowable GDF;
  - Category D commercial uses (Use Classes Order (SL552.15));
  - Other uses which the Authority deems can contribute to the regeneration of this part of the urban coast;
- c) To ensure that the overall development density does not exceed 100,000 sqm GDF, excluding spaces for car parks and services, irrespective of the position of the floor space in relation to any street level;
- d) To include an urban design framework providing guidelines on the site layout, architectural treatment, massing, colour, texture and materials of the buildings, circulation, road access, parking and landscaping requirements:  
Providing that a dimension for the maximum allowable building height in metres and the maximum allowable site coverage with a clear indication of how these two criteria are measured must be included;
- e) To ensure that public access to the foreshore is protected and enhanced;
- f) To introduce all the necessary mitigation measures aimed at reducing any potential adverse impact from the development, particularly on scheduled buildings and the natural coast;
- g) To require a planning gain contribution for the benefit of the community of Marsascala.