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Our Ref: 11219

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana

10th January, 2017
ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
12 JAN 2018
ST. FRANCIS RITCH
FLORIANA

Dear Sir,

Appeal against refusal of PA 2268/17 - Qormi

Please refer to the refusal given to the application submitted by my client Mr. Joseph Abela to carry out works at Qormi.

We consider this decision as being unfair because the reasons given to substantiate this decision are not applicable as follows:-

Reason (1) of the refusal states that proposal cannot be considered due to illegality on site. The scope of our application is to remove this illegality. Indeed in our proposal we have shown that the existing room is to be demolished and replaced by a stable. Hence this reason is not applicable.

Reason (3) and (4) of the refusal make reference to the walls along the pathway since they are not constructed as rubble walls and are more than 1.2 meters high. Prior to the hearing of the planning commission we had submitted fresh drawings showing the demolition of the existing walls and their replacement by rubble walls whose height does not exceed 1.2 meters. Hence these reasons are not applicable since the walls being referred to are to be demolished.

Finally reason (2) of the refusal states that the proposed stable lies within the 100 meter buffer zone from the development boundary. Although this assertion is correct (it is located circa 62 meters from the defined boundary), it lies within the defined cartilage of his own residence as shown on the attached block plan. Hence this criteria is not applicable.

In view of the above we consider our proposal as being fully compliant with policy and would like to respectfully request that you review this decision and approve our application

Yours faithfully,

Charles Buhagiar A&CE.

Encl: Copy of refusal, site plan, bank receipt, plans, block plan

c.c.: Mr. Joseph Abela
PA