



Unit 2, Bologna Court, Dun Michele Balzan Street, Attard ATO 2280

T: +356 2748 7158 M: +356 7946 3114

E: robert@iarchitects.com.mt E: info@iarchitects.com.mt

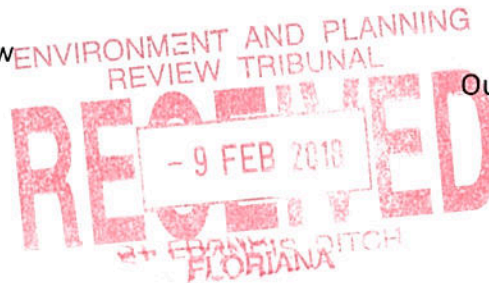
W: iarchitects.com.mt

The Chairperson

Environment & Planning Review

Tribunal

Floriana



2<sup>nd</sup> February 2017

Our Ref: 385/1397-03

**PA 7093/17**

I write on behalf of Mr Aldo Formosa, with reference to the decision dated 23<sup>rd</sup> January 2018 by virtue of which the Planning Authority refused permission for the proposed development.

**Refusal Reason 1:**

*The proposed development runs counter to the provisions of policy NWT0 5 of the North West Local Plan, where Vulcanizers which are similar to Class 5A uses are not acceptable in Tourism Zones. The proposal therefore also runs counter to the SPED Urban Objective 3 which aims to protect and enhance the character and amenity of urban areas.*

We bring to the attention of the Appeals Board that the Partial Review of Subsidiary Plans: General Policy relating to Regeneration/Consolidation Initiatives 2013, should have been applied for in this case. This Policy was introduced a flexibility clause that allows the Planning Authority to better assess development application proposals which promote sustainable growth in Tourism Areas as well as regeneration and employment consolidation initiatives that may be neighbourhood compatible and in some cases could also positively contribute to the amenity of the areas in question.

We have stressed the point with the Planning Commission and Directorate, that the proposal, is for the enlargement of a Public Service Garage, within a Tourism Zone, which is compliant with NWT0 5, and we have included a vulcanizing machine solely for the use of the Public Service Garage. The proposal is this in line and consonant with **Policy FL-GNRL-1** which was published in view of having a flexibility mechanism for similar minor divergence from the Local Plan.

The existing Public Service Garage is a Legitimate operating premises which intend to expand and consolidate their premises without relocating and are able to do so without creating unacceptable impacts on surrounding land uses;

Unit 2, Bologna Court, Dun Michele Balzan Street, Attard ATD 2350

T: +356 2748 7158 M: +356 7946 3114

E: robert@iarchitects.com.mt E: info@iarchitects.com.mt

W: iarchitects.com.mt

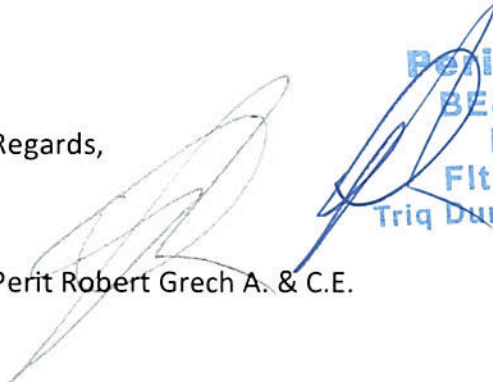
For these reasons therefore we consider that this appeal should be upheld, and we reserve the right to submit additional proof that the aforementioned Policy has been used on various occasions from 2013 onwards.

Encl. (1)	Refusal Decision;
(2)	Siteplan

Kindly acknowledge receipt of this letter.

Regards,

Perit Robert Grech A. & C.E.



**Perit Robert Grech**  
BE&A (Hons.) A&CE  
Mob: 79463114  
Flt.2 Bologna Apts.  
Triq Dun Michele Balzan, Attard.