

MFF/ic/2536

The Secretary,  
Environment & Planning Review Tribunal  
St. Francis Ravelin  
Floriana



Dear Sir,

**Re: PA 06442/17 – 196 & 197 Triq il-Kbira  
& Public Road off Triq il-Kbira, San Giljan**

On behalf of our client, Mr. Michael Stivala, we are hereby appealing against the decision taken by the Planning Commission to refuse our request for reconsideration of the amount due as CPPS contribution ic/w the above development. Copy of refusal dated 1<sup>st</sup> June herewith attached.

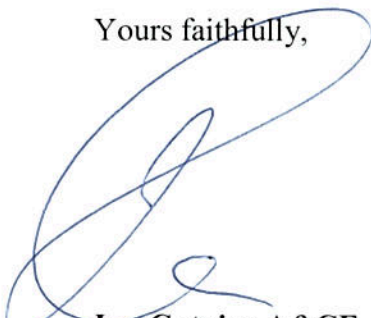
The permit, as approved, is subject to a *CPPS* contribution in respect of 37 parking spaces, after the parking provision of the existing use of the building (8 spaces) and the *CPPS* for 12 spaces – a total of 20 spaces - were taken into account,

However, we maintain that with reference to *Annex 1* of *DC 2015* the required number of parking spaces for the office areas should be 27 in number when calculating one parking space per 50sq.m. This rate was adopted and approved in similar situations viz. development permissions PA02827/08, PA00475/10 and PA01967/10. Consequently, this results in a total parking requirement of 36 parking spaces rather than the 63 as calculated by the planning Directorate.

From these 36 spaces, 20 parking spaces should be deducted as explained above. Hence, the parking shortfall that is chargeable should be for ten (10) car parking spaces.

We reserve the right to submit further oral and/or written submissions during the hearing of the appeal.

Yours faithfully,



**Ian Cutajar A&CE**  
**FALZON & CUTAJAR**  
Architects & Civil Engineers