



Samuel Formosa

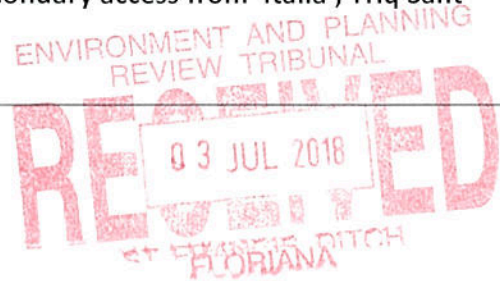
BSc (Hons) in Planning & Development, MSc (Hons) in Planning & Development

18, Triq Turu Lentini, Hamrun, HMR 02, Malta Tel. 21228880 Fax: 21228881 Mob: 9949 0191 E-mail: samfor@mallanet.net

Our Reference : 1043-6

Date : 14th June 2018**Applicant:** Mr. Emanuel Spiteri**Location:** No 28, Triq ic-Cimiterju with secondary access from 'Italia', Triq Sant Ubaldesca, Paola**Case Number:** PA 00696/18

The Secretary,
 Environmental and Planning Review Tribunal,
 St Francis Ravelin,
 Floriana.



Dear Secretary,

Further to the EPC Board Refusal re PA 696/18, my client and myself would like to appeal the EPC Board decision and refusal in view of the following reasons

1. Proposed Development

Proposed application seeks to remove existing structures and propose a garage instead which shall be used to cater as parking provision for the applicant's resident from another street, namely Triq ic-Cimiterju. Access to the garages is through a drive leading to several garages which has access from Triq Sant Ubaldesca. Prior to the application, a pre submission meeting was held at the Planning Authority to discuss the way forward and it was pointed out that 10% of the enclave area should be acceptable apart from the areas of the structures to be demolished. Hence the site and application for the garage in question was submitted accordingly.

2. Location of garage and depth of plot

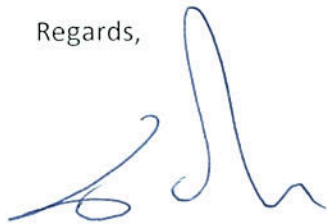
Following the refusal, my client is proposing to build the garage at basement level under the existing yard of the applicant's residence, extend the residence accordingly. Thus this proposed development shall not have any visual impact upon the existing enclave. Attached please find plans reflecting this alternative solution. Moreover the resultant depth of the plot shall be less than 30m from Triq ic-Cimiterju and thus shall be in conformity with the relevant PA Circulars and Policies.

3. Client not available to attend EPC hearing

Unfortunately the EPC Board date was suddenly changed from 25th June to an earlier date - ie the 13th June 2018. Thus my client could not attend the Board meeting since he had just returned from abroad and was not aware of this date. I had tried to contact him several times but no avail since he was abroad and could not be contacted. Thus he could not inform me about this recent suggestion which in my opinion is a satisfactory commission solution to the proposed development which should also provide more parking provision for the locality which has a serious lack of parking provision.

Whilst thanking you in advance, we await for your reply at your earliest convenience.

Regards,

A handwritten signature in blue ink, appearing to read 'S. Formosa', with a large, stylized initial 'S'.

Samuel Formosa B.E.&A.(Hons), M.Sc. Arch.(Lond), M.Sc.(Env.Pln.& Mgt.), A.&C.E.