

The Secretary
Environment and Planning Review Tribunal
St Francis Ditch
Floriana

Date: 16 July 2018
Our ref.: 2017-034
Your ref.: PA/05054/17

Re - Re-Proposed part-demolition of the existing building, excavation and construction of two garages and domestic stores at basement level, residential units at ground floor, first, second, third and receded floor level.

Site at, Triq Qerd In-Nahal, Safi, Malta – appeal against refusal of application

Dear Sir/Madam,

We refer to the refusal to the application in caption, a copy of which is hereby enclosed.

Please note the following:

1. During the meeting of the Planning Commission (Development Permissions) on the 5 June 2018, we were requested to submit fresh drawings of the proposal in order to retain the historic structure as is. Our office subsequently submitted fresh drawings on the 14 June 2018 (documents 130a/b/c/d/e/f). It is to be noted that the part of the existing building having stone corbels (*kileb*) is being retained in our proposal submitted on the 14 June 2018. The extent of building being retained was indicated to us by Mr Mark Mifsud of the Superintendence of Cultural Heritage during a site inspection.
2. The Planning Commission also noted that the height limitation may be slightly exceeded so that this is retained also in height. We were asked to mitigate the height by considering the services at the back of site. The revised drawings submitted on the 14 June 2018 in fact indicate the height limitation exceeded by 1.38m and the relocation of the building services to the back of the site.
3. Planning Authority did not consult the Superintendence of Cultural Heritage following our submission of drawings on the 14 June 2018. Therefore the decision by the Planning Commission was taken on the basis of consultation advice submitted by the Superintendent of Cultural Heritage on the 28 July 2017 and 15 February 2018 that refers to drawings that were superseded by the proposal submitted by our office on the 14 June 2018.

4. The inclusion of a class 4B shop was suggested by the Planning Commission board on the 5 June 2018 and we have a witness who was present during the board sitting and who can testify about such a suggestion.

In view of the above, we kindly ask you to reconsider the application favourably.

Yours sincerely,



Pierre Farrugia, Perit



Joe Cassar, Perit

Enc. Site plan
 Copy of refusal decision
 Receipt of payment
 Copy of the notification of Commission Meeting Date dated 5 June 2018
 Copy of documents 130a/b/c/d/e/f