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PA

01st August, 2018

The Chairperson
EPRT,
Block B, St. Francis Ditch,
Floriana



Appellant: Mr. Ray Brincat

Re: 'Relocation of Savoy Petrol Station, Rue D'Argens, Sliema to new site at Qormi Road, Luqa. Proposal includes the construction of Fuel Service Station, incorporating fuel dispensing area, ground floor Class 4B shop, Tyre Service Garage, VRT Garage, ATM, Car Wash Facilities, storage at first floor level and installation of PV panels at roof level.
- PA 5477/16

Reference is made to the above-mentioned permit which was approved by the Planning Authority on the 31st May, 2018.

The permit was approved subject to a planning gain of €75,000 as per condition no. 4. In our opinion this amount is excessive when taking into consideration that similar applications which did not involve a relocation were in fact approved subject to a planning gain of €50,000. Moreover one has to appreciate that this proposal involved the closing down of another fuel station located within a residential area which the applicant has purchased for €500,000. This in itself should be considered as a planning gain not just because of the monetary expense involved but also since the applicant will ensure that this station will be removed from the urban zone.

In view of all the above mentioned arguments as well as other issues which we may raise during the appeal hearings, we respectfully request the EPRT to waive the planning gain.

Regards,

J Grech A&CE