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345
PA

Our Ref : 100/17

Ref : PA 7265/17

30th August 2018

The Secretary

Environment and Planning Review Tribunal

Floriana



Application No. : PA/07265/17

Applicant : Clive Sammut

Location : Medina Court, 5, Triq Old Doni c/w Triq Doni, Rabat, Malta.

Proposal : Structural alterations to construct an existing basement void into a garage. Works include for the fixing of a car lift to interconnect with an overlying internal garage accessible from ground floor level. Excavation works at basement level.

Re.: Appeal against Environment Planning Commission refusal decision

This appeal is being submitted obo Mr. Clive Sammut of 45, Triq Old Doni, Rabat, Malta (Tel: 79055452). Reference is made to the EPC refusal decision of the 19.07.18 issued for the above development application. For ease of reference, kindly find attached the following literature in chronological order as following:

Appendix 1: Appeal levy fee of €200

Appendix 2: EPC refusal decision dated 19.07.18

Appendix 3: Full Permission Schedule 1 Form

Appendix 4: External and internal photos

Appendix 5: Site Plan locating site with coordinates

Appendix 6: Submitted Plans

Appendix 7: Receipt of €1,562.64 building levy

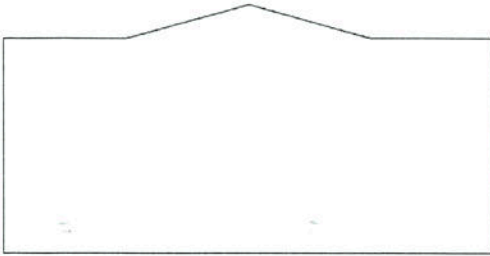
Appendix 8: Engineer's electrical load breakdown report

Appendix 9: Copy of site permit PA 2415/02

Appendix 10: No objection from the DAC dated 16.10.17

Appendix 11: SCH consultation dated 12.10.17

Appendix 12: DPAR dated 21.06.18



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The only reason for refusal is that proposed excavation works shall effect archeological remains. This is not the case in view that the existing development over the site is covered by PA 2415/02.

Only 60cm of excavation depth shall be carried out to remove inert material debris which had been dumped over the site 15 years ago.

The proposed garage internal height of 2.6m may be further lowered to the allowable 2.4m in order to minimize excavation works.

It is solicited that the EPRT carry over an on site inspection to verify the above accordingly.

Sincerely,

PERIT MANNIE GALEA