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Chairman
Environment & Planning Review Tribunal
Planning Authority

Dear Sir,

Application no.

PA/08700/17

Location:

**Garages at Trejjet il-Gewz (Trejjet is- Salvja), fi Triq
Gnien Ta' Nigra, Bahrija, Rabat**

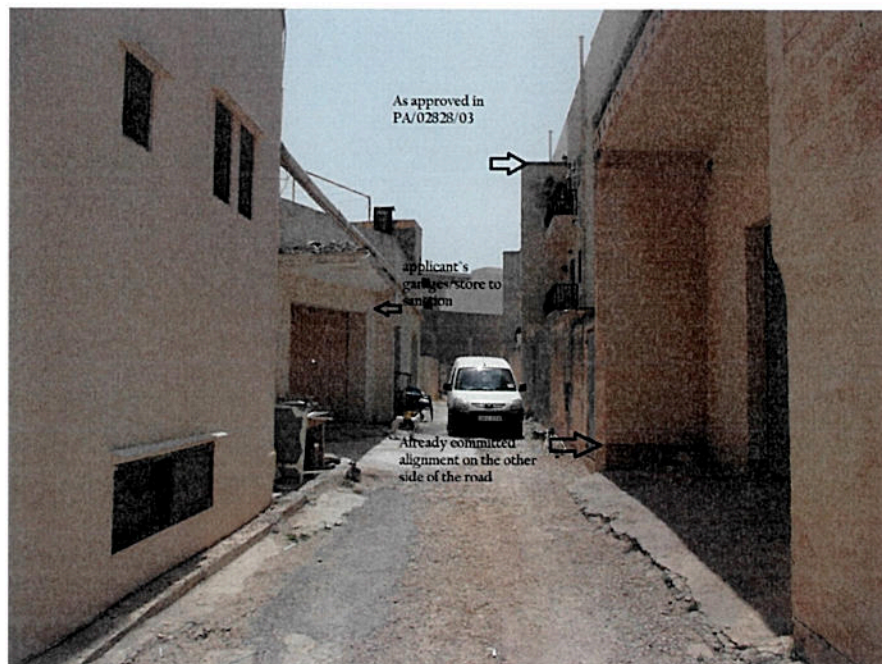
**Proposal: To sanction existing garages/store and overlying
first floor room**



Appeal from Refusal

Reference is made to the refusal based on the alignment of Triq il-Gnien Ta' Nigra and that the development extends beyond a depth of 30 m measured from this alignment.

The whole argument for refusal is based on the issue that this existing private road is not a schemed road. This road, apart from the garages is already a fully committed road as can be seen in the image of the existing site below:



Reference is made to the attached site plan and the already approved applications abutting on the road marked in yellow named Trejjet il-Gewz. In this refusal, this existing road which already has a very clear sign of its name on street entry has been totally neglected. The garages and store to sanction have frontages on this road and should be considered as properties on this road (Trejjet il-Gewz) and not as extensions distant from the alignment of Triq il-Gnien tan-Nigra.

This road alignment was already mentioned and approved in PA/02828/03. In this application, the approval consisted in the construction of 26 garages, 18 dwellings and internal roads, one of which is this road indicated as Trejjet il-Gewz in the PA site plan. This was approved without a prior PC application. In another application for the same site, PA/04840/08 the approved layout clearly indicates frontages on two roads, one on N/S in Triq il-Gnien tan-Nigra and one on Trejjet il-Gewz as the site-plan in document 1B clearly indicates.

An outline development permit, namely PA/02842/07 was approved following a block plan with photos indicating the existing road network at Trejjet il-Gewz. The minor amendments of PA/00918/11 approved in 2016 clearly show that the proposal has two opposite frontages one of which is Trejjet il-Gewz.

These applications clearly show that actually this road has been formed and fully functioning. These garages, store and room to sanction should be considered as frontages on an already existing road which has already been named and approved as explained above.

The attached images give a clear indication of the state of this road.

Please be guided accordingly,

Kind regards



Perit Mario Balzan