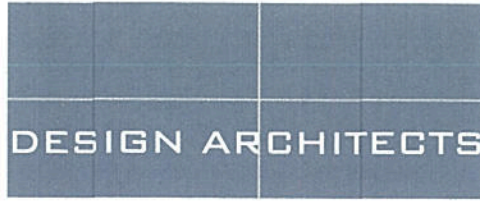


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ARCHITECTURAL AND CIVIL ENGINEERING WORKS

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Reference:

Date: 27<sup>th</sup> March 2019

ENVIRONMENT AND PLANNING  
REVIEW TRIBUNAL

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**Appeal on Planning Authority's decision prepared and Endorsed by:**

**Perit Giorgio Schembri BE&A (Hons) A&CE**

**Ref: PA6954/18 - Change of use from Class 4A to Class 2A clinics including an in-house pharmacy and alterations to the internal layout approved in PA2766/14 and PA7669/17 (Mr.Mark Glover)**

Dear Sir

Reference is being made to the Reconsideration of Condition refusal dated 21<sup>st</sup> March 2019 for the above mentioned building permit stating that:

*"UIF requirement as indicated in permit condition 8 shall stand."*

In this regard, the undersigned would like to submit an Appeal to the same decision on the grounds that the loss of car parking is being mitigated by a separate building permit summary application (TRK220513) to convert the basement lock up garages into open car spaces. Therefore, the reason for dismissal at reconsideration stage as stated hereunder:

*"The over provision of parking at basement level on the approved site cannot be considered for this application since these consists of lock-up garages, which in accordance with DC 2015 P18 are not suitable for non-residential developments."*

is being mitigated in this manner. In view of the proposed plan of the summary application, an additional car space per level has been provided to what has been approved in PA5659/08 as lock up garages. Moreover, an evaluation of the car spaces with regards to the number required for the whole building has been carried out. From this exercise the following car spaces has been carried out:

- a) Semi Basement level;- required 11 car spaces. On site, it can be accommodated 6 unobstructed car spaces and 3 obstructed car spaces for staff at basement level -2
- b) Elevated ground floor:- required 2 car spaces for 2 apartments. On site it can be accommodated 2 unobstructed car spaces at basement level -2.
- c) First floor level:- required 2 car spaces for 2 apartments. On site it can be accommodated 2 unobstructed car spaces at basement level -1
- d) Second and receded floors:- required 2 car spaces for a duplex. On site it can be accommodated 1 obstructed and 1 unobstructed car spaces at basement level -1.

In total, it is required 7 obstructed car spaces and 10 unobstructed car spaces. On the proposed plans in basement levels -2 and -1 submitted in the summary application TRK220513, a total of 7 obstructed and 14 unobstructed car spaces have been provided. Therefore it is being proposed a surplus of parking spaces to what it is required. The required car spaces have been calculated as per DC2015 P18 and G11.

In light of the above, I have requested an extension of time at reconsideration stage to be able to have the decision of the summary application in hand. However this request has been denied by the EPC.

Therefore this appeal is being made on the grounds that condition 8 of the original building permit (PA6954/18) has been imposed on the applicant without any direction from the planning directorate to mitigate such shortage of parking when it can be easily accommodated within the same building.

Thank you



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