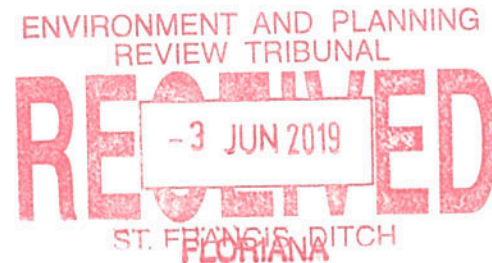


Our Ref: FG192401**Your Ref:** PA/1754/19**Date:** 30 May 2019Environment and Planning Review Tribunal**Re PA /01754/19 Marsascala**

On behalf of my client Ms Frances Gauci I would like to lodge an appeal from the decision by the Planning Authority published on 29th May 2019 with respect to the application for development permission cited in the caption above.

The reason motivating the refusal is given as:

1 The proposed development would comprise the Planning Authority's ability to formulate the Action Plan for the area in accordance with Policy SMMS 08 of the South Malta Local Plan. Moreover, it would create a precedent for the sanctioning of other third party structures and give rise to further development pressures in this ODZ area.

This appeal is based on the following considerations:

1. The objection lodged by ERA that the concrete slab involves the take up of rural land is a moot point. The land in question and indeed the land in its immediate vicinity is disturbed land. It does not involve the removal of vegetation.
2. There were no objections from other consultees.
3. The site abuts a built structure used for recreational purposes. There is no record of enforcement on the adjacent site.
4. The proposal is for seasonal use for a caravan on wheels and will not lead to a permanent structure for recreational purposes.
5. The site lies within the St Thomas Bay Coastal recreational Area as identified in Map MS2 of the SMLP. The proposed use is a seasonal recreational one.
6. The mere laying of a stable platform for a caravan will not cause any significant visual impact. The applicant would be willing to accept a condition that the platform be covered by a material that would further mitigate any minimal visual impact on short views.
7. The proposed development is easily reversible as it would involve only a day's work to remove it and thus would in no way compromise the formulation of a holistic action plan in accordance with policy SMMS 08 of the SMLP. Indeed it is inconceivable that a platform of the size proposed would somehow compromise such a plan if ever formulated.
8. The site lies abutting on a temporary formed road that serves other built structures in its vicinity.

On behalf of my client, it is being requested that the decision posted by the Planning authority be overturned and development permission granted as sought.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Spiteri', with a stylized flourish at the end.

Dr Joseph Spiteri