



PERITI ELLUL AND ELLUL

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8th July 2019

Planning Appeals Board

Re: Planning Authority PA 5550/18

Appeal against condition 4

- 4 To make up for the shortfall in parking provision of 6 parking spaces, this development permission is subject to a contribution amounting to the sum of €6988.14 in favour of the Planning Authority's Commuted Parking Payment Scheme for the locality within which the site is located. The funds raised shall be used as prescribed in the policy document "Commuted Parking Payment Scheme for Malta" (1998).

The reconsideration case officer's report states

PRT comments:

The Commission may wish to note a declaration submitted by the previous owner of the store previously known as 'Cosy Spot', declaring that the premises was used as a store for the *BG Catering Equipment Company Limited*. Doc 140a referred.

The proposed change of use to a Class 4D shop requires the provision of 4 parking spaces (1:10). No parking provision is required for the existing store since it less than 150m². **Therefore should the Board consider the existing building as a store, the CPPS contribution applies for the shortfall 4 parking spaces which amounts to €**

I - Andrew Ellul (Perit) - 12/07/2019

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4,658.75. Subsequently condition 4 is to be revised accordingly.

My argument is that:

1. The amount should reflect not more than 4 car parking spaces



2. If anything one car parking space should be deducted from the use by virtue of the fact that the store would definitely generate unloading within / in front of the property so this is a benefit.

Other submissions will be made during the sitting.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Andrew Ellul', with a stylized flourish extending to the right.

Andrew Ellul B.E. & A. (Hons), A. & C.E.
Warrant No 197

Encl:
Payment Ref 5605
First Decision
Reconsideration Decision