

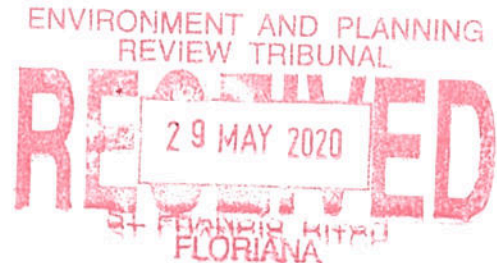
delivered PA 181

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25th May 2020

To: The Environment and Planning Review Tribunal
Block B, St. Francis Ditch,
Floriana



Re: Case Number: PA 03611/19

Gentlemen,

We write on behalf of George and Anton Mifsud of no.76, Mary House, Barth Street, Hamrun.

Reference is being made to the decision for approval taken by the EPC/MEPA Board (Planning Authority) on the 5th of December 2019 concerning the application PA/03611/19 for development on the property of 74, Stardust, Triq Barth, Hamrun. Publication of such decision was made on the 14th of May 2020.

Mr. George and Anton Mifsud feel aggrieved by the decision of the Planning Authority to approve the application submitted by Mr. Raymond Vella. Therefore, they wish to submit an appeal on the decision by the Planning Authority for the following reasons:

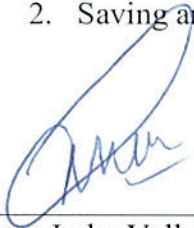
1. The building in its current position is not in a state to support any new developments around its vicinity as it is being requested. The repercussions of intense works could have a deterring effect on the premises of Mr. George and Anton Mifsud.
2. The building in question was constructed and developed on disused quarry. Therefore the appellants are concerned that the works indicated in the application will cause severe disruption to the foundations of the Mifsud's property. In fact, parts of the property are already showing signs of cracks within the walls.
3. The building of Mr. Mifsud will be unlawfully subjected to an increase of servitudes by the opening of new apartments at every floor level. Therefore, it is paramount that prohibition is made against any prospect of eavesdrop on part of the underlying property.
4. Natural light and air will be greatly diminished by the unjustified increase of height as a result of the apartments that are to be developed. Moreover, the existing drains and drainage system will be insufficient to take on the increasing workload of the proposed apartments/house.
5. No provision has been made for the garaging of cars due to the increase workload relative to the new floors. The location of Hamrun is already congested and limited to parking spaces as it currently is, such development will increase the problems of parking for residents.

6. It is also being brought to your formal attention that works had been conducted before the approval of the said application was authorised by your good selves.
7. No architect was ever made present to determine and evaluate whether the premises of Mr. George and Anton Mifsud could withhold the works and development being carried out.

Therefore, the appellants are humbly praying to the Honorary Tribunal to revoke the decision taken by the Planning Authority on the 5th of December 2019 and published on the 14th of May 2020 for the reasons mentioned above and subsequently refuse the application previously submitted.

The appellants are formally indicating the witnesses to be summoned by the appellants:

1. AIC John Attard regarding the premises in question.
2. Saving any relevant witnesses according to the case in point.



Avv. Luke Valletta obo

Avv. Dr. Joseph P. Bonnici