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13 January 2021

The Environment and Planning Review Tribunal

Application Number: PA/04621/20
Location: St. Marija, Triq il-Kappella ta' Santa Marija, Maghtab, Naxxar
Proposal: To sanction private domestic stores used for personal items, garage for private vehicles and study.
Our Ref.: NST1561

Justin Busuttil

vs

L-Awtorita' ta' l-Ippjanar

The appellant respectfully submits:-

- I) The applicant made the submission of this application in 2020.
- II) This application was refused by the Commission and the decision was published on the 16 December 2020.
- III) The appellant feels agrieved by this decision and is hereby submitting this appeal.

Together with this appeal, the appellant is submitting:-

- o A copy of the decision notice (Doc A1).
- o Receipt of Payment (Dok A2).
- o Permits in vicinity(Dok A3)

The appellant respectfully submits the following:

1. There are a number of structures along the same stretch of road which are not in line with the quoted Policies CMMB 01 and CMMB 03 of the Maghtab Planning Strategy Area 2018 that have been approved and sanctioned:
 - (A) PA987/05 – Distant 108m from applicant’s site along street on the same side – dwelling unit.
 - (B) PA482/20 Distant 133m from applicant’s site along street on the same side – dwelling unit.
 - (C) PA6613/19 - Distant 233m from applicant’s site along street on the same side – Workshop/Stores.

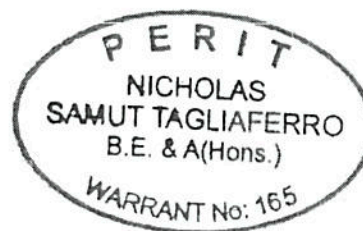
2. Applicant’s site is not agricultural land and has been constructed and built up in accordance with Planning Policies of the 1980’s.

In view of the above, and further submissions that the appellant reserves to make, the appellant requests the Tribunal to revoke the decision of the Commission, and approve his request for approval of the said permit, and this under those terms and conditions that the Tribunal may deem appropriate.

With Respect



Perit Nicholas Samut-Tagliaferro



Witnesses:

1. Appellants, and consultants and consultees and officers of the Authority to confirm the facts.