



ST. FRANCIS DITCH
FLORIANA



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Date: 7th April 2021

Our Ref: 1421/18

Your Ref: PA1187/20

ENVIRONMENT AND PLANNING REVIEW TRIBUNAL

RE: Appeal against Refusal of the PA Permit Application

Location: 33, Triq Bajada c/w Triq G. Agius Muscat, Zabbar.

With reference to the above mentioned site and following the issuing of the Planning Authority Permit Refusal, we kindly ask the Review Tribunal to re assess this application and reach its own conclusions.

In view of the above we would like to clearly state that:

1. The proposed development is in line with all the policies and guidelines as well as the DC 2015. So much so that this application was referred for an approval by the directorate as indicated in the DPA report minute 257A
2. Stepping of the proposed development was further enhanced in drawings submitted in minute 273, which development respects the environmental characteristics of the area
3. We would also like to remind the appeals board that the proposed development is located within scheme and not within a village core.

The undersigned reserves the right to request the following people to witness during the tribunal sittings:

1. Representative from Planning Authority
2. Any person the Planning Directorate would like to bring up to the witness stand
3. Any other person, which could provide relevant information during the development of this appeal application#

Yours Sincerely,

Perit Ruben Sciortino A&CE
o.b.o R.S. Design Assoc.