



The Hon Chairman,
 Environment and Planning Review Tribunal
 Block B, St. Francis Ditch,
 Floriana

Application Number: RG/00714/20
 Location: 1, Santa Maria Flats, Triq Iz Zirzieb, Xlendi
 Proposal: To regularise the construction of a flat with a limited frontage on a
 schemed road 28 March 2021

In terms in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we herby submit our request before the Appeals Tribunal to reconsider the decision by the Planning Directorate in the letter dated 1 March 2021, to declare that the application ab initio invalid.

Argument 1

The site forms part of a block covered with PA560/93, the part of the plans that is located ODZ was cut off the proposed development and therefor the part which is the request of this regularisation.

Argument 2

The site as a whole is covered by a valid planning permission and the only irregularity is the hiving off of one approved flat into two units the issue of part of the site being outside the development boundaries has already been addressed with the Planning Permission issued on site.

For these reasons we respectfully request the Environment and Planning Review Tribunal to revert back the case to the Planning Directorate even in the light that the bill has been issued and paid by the client.

Regards,

Simon Spiteri