



MED
DESIGN ASSOCIATES LTD

Hercules House, Second Floor, St. Mark Street, Valletta VLT 1364, Malta.

Tel: (356) 21 232 957

Fax: (356) 21 247 573

e-mail: info@medesign.com.mt

site: www.medesign.com.mt

Our Ref: 13299

6th April, 2021

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
16 APR 2021
ST. FRANCIS DITCH
FLORIANA

Dear Madam,

Appeal against refusal of PA 8284/20 - Ghaxaq

Please refer to the refusal given to the application submitted by my client Mr. Raymond Zammit to construct two class 5B garages at Ghaxaq.

The reason given to substantiate this decision is that the proposed development would create an excessive intensification of industrial use within outside development zone. Furthermore it is not considered legitimate or necessary within the rural area.

First of all it must be immediately made clear that our proposal is not located within a rural area but within an enclosed industrial area as approved in previous permits including:-

PA 1712/99 - To construct industrial premises for stone turning and decorative stone moulding

PA 1930/07 - Change of use from a stone turner workshop to a mechanic / panel beater at ground floor, to rehabilitate foundations to a sprayer / storage area

PA 741/15 - To sanction construction of 2 (class 5A) units and to construct 1 overlying (class 5A) unit at ground floor

PA 1522/19 - To construct one class 5B (general industry - mechanic) and one class 5B (general industry - panel beating and sprayer) garage and two public service garages each with underlying reservoir at basement level. To carry out landscaping works

Attached please find drawing which indicates all these permits including our proposal.

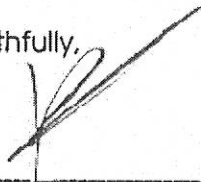
As you may see this site is totally committed with industrial use including the basement on which the two garages are being proposed. Hence one cannot argue that our proposal is to be located within a rural area.

In the refusal it is stated that our proposal would create excessive intensification of industrial area within the outside development zone. This is not correct since as stated above in spite that the site is located outside the development zone it is a permitted and committed industrial site.

Finally I would like to point out that various permits have been issued to construct industrial buildings within committed industrial areas located outside the development zone including a recent one at Zebbug PA 4068/20.

In view of the above we consider our proposal as being very reasonable and would like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: Bank receipt, copy of refusal, site plan, drawing

c.c.: Mr. Raymond Zammit