



KUNSILL LOKALI
MOSTA
LOCAL COUNCIL

25th February 2021

Environmental & Planning Review Tribunal,
The Board,
Representations Office,
Planning Authority,
St Francis Ravelin,
Floriana



Appell u Oġġezzjoni għall-applikazzjoni: PA 09711/19

Further to an objection already put forward by Mosta Local Council, some points are to be noted or otherwise reiterated below, after the issue of a permit on the site in question:

1. In an application form submitted to PA as part of other documentation required (doc 1h), the applicant states that property as indicated on the pertinent site plan, is entirely under their ownership.

In the Council's view this declaration is incorrect, knowing that wrongful declarations on the document in question would render null and void any permit issued by the Planning Authority. Interventions being proposed lie partly on or beneath a public pavement and road and it is not clear what type of concession is presently possessed by the applicant to continue encroaching on said public areas.

2. The Fuel Stations Policy, encourages the relocation of such fuel service points, known as kerb side stations, to be relocated away from residential areas, this to mitigate the nuisance and associated dangers faced by residents and visitors alike, which form a significant catchment within this central area in Mosta.

Any permit having been hereby approved will merely prolong the presence of said stations within urban cores. The local Council would thus reiterate the need that said stations would lie well away from villages, for the common good, with any necessary incentives put in place to promote this process.

3. After review of documents submitted in defence of this application, it was also noted in doc 158a, that this, now permitted proposal was being compared to existing commitments of refurbished kerb-side fuel stations.



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One should note that every one of these stations incorporates some sort of layby or hard shoulder in front, to direct cars completely off the adjacent street. In contrast, the station in question has cars stopping partially within the thoroughfare's alignment, thus possibly disrupting normal traffic flow. While acknowledging that this has been the case for many years, we should also be encouraging permitted development to improve existing situations rather than build upon undesirable commitments.

On these grounds, Mosta Local Council would urge the Planning Authority to reconsider the granting of said permit.

Yours Sincerely,

Romilda B. Zarb
Mayor