

PERIT

**GILBERTBARTOLO** A.&C.E.

Office 4, Ajiree Court, Triq Testaferrata, Ta' Xbiex

e: info@gilbrbartolo.com m: 99801686 t: 27900584

**Our Ref: 19031****Your Ref: PA669/21**

The Chairperson  
The Environment and Planning Review Tribunal  
St Francis Ditch  
Floriana

9<sup>th</sup> July 2021

To Whom It May Concern,



**Submission of Appeal against refusal**  
**PA/00669/21 – Site at, Triq Hal Luqa, Santa Lucija**

Reference is made to the planning application with reference number in caption, which was refused by the Planning Authority on 25<sup>th</sup> May 2021 and which decision was published on 9<sup>th</sup> June 2021.

The reasons of refusal were as follows:

**Reason of Refusal 1:**

*The site is designated as a Green Area in Map SL1 of the SMLP, whereby Policy SMSE 04, outlines that the open nature of these sites is to be retained. Within green areas only low key environmental improvements is allowed and landscaped areas and open spaces within residential estates, particularly Government Housing Estates, are to be retained and no development will be permitted in such areas, except where this involves the improvement and upgrading of these areas. Therefore, the proposed billboard will run counter to the general thrust of the applicable SMLP Policy.*

**Reason of Refusal 2:**

*The proposal does not relate in scale and design with its context and will constitute a negative visual impact as it is envisaged to mar the view of the Santa Lucia, seen on the way coming from Paola. Therefore the proposed billboard will run counter to Section 4 of Schedule II of Legal Notice 36 of 2018.*

**Comments regarding reasons of refusal:**

This application is proposing the installation of a billboard along one of Malta's most heavily used arterial roads, namely Triq Hal Luqa, just outside the entrance to Santa Lucija. The Planning Directorate had originally recommended an approval for this application. As also stated in the DPA report, the proposed billboard was deemed to be acceptable by the Planning Directorate "from a transport and visual point view and thus complies with the general thrust of Legal Notice 36 of 2018."

Furthermore, it must also be pointed out that the development which is being proposed will not occupy a large footprint from the area which is labelled as a green area on map SL1 of the SMLP, and hence the open character of the area will be retained. Furthermore, the proposed development will not hinder any form of improvement for the green area, such as a public garden or a public open space.

Moreover, it is also felt that the site in question does not consist of any features of environmental, architectural or historic interest and hence the proposed billboard shall not have a negative impact on the surrounding context. It must also be kept in mind that the billboard was also not objected to by Transport Malta in terms of traffic safety.

Hence it is hereby being respectfully requested that the EPRT duly considers the application as proposed and the facts outlined above, such that this application for development may be approved.

Yours faithfully,



PERIT  
**GILBERTBARTOLO** A.&C.E.  
warrant no: 808  
m +356 9980 1686  
e gilbert@gilbertbartolo.com

---

**Perit Gilbert Bartolo B. E&A (Hons.) A&CE**