



The secretary

Environment and Planning Review tribunal

Block B St.Francis Ditch Floriana

PA/6991/21

20/12/2021

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
11 JAN 2022

ST. FRANCIS DITCH
FLORIANA

I am writing on behalf of Stephanie Spiteri applicant to the above mentioned full developemnt permit application. I would like to file an appeal against refusal on behalf of the applicant for the following reasons.

EPC refused this application on the basis that the development is located within the 100m from the development zone boundary. The tribunal may wish to note that such distance is from an area which has been subject to the rationalisation exercise carried out by the Planning Authority in 2006 rather than from an established scheme. Moreover, the tribunal may wish to refer to PA/8664/18 where stables were approved at a distance of less than 100m from the development zone. The area where the development is being proposed is also characterized by similar development especially that approved in PA/6388/94 and PA/3813/17.

In view of the above the tribunal may wish to overturn the decision by the EPC.

Regards

Perit Alex Bigeni
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