



# PAUL CAMILLERI & ASSOCIATES

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Our Ref: miscT974  
 File Ref: MW-505

5<sup>th</sup>. December 2021

Environment & Planning Review Tribunal,  
 Block B, St. Francis Ditch,  
 Floriana.

Attention: Mr. Joseph Borg  
 Chairperson, EPRT



Dear Mr. Borg,

**Application No:** PA/02886/21  
**Location:** Remissa opening /doorway, separating Triq Profs. Wallace Gulia from, Triq il-Kbira, Sqaq Nru. 16, Zebbug  
**Proposal:** Shifting of 'remissa' opening/doorway separating Triq il-Prof. Wallace Gulia from Triq il-Kbira Sqaq nru.16

## APPEAL AGAINST REFUSAL

I am in receipt of the Refusal with regards to the above-mentioned application, the reason for which I have carefully noted. I am submitting an appeal against this refusal, for the reasons elaborated upon hereunder.

### Reason for Refusal

*The proposed development does not conform to the official zoning and/or alignment plan for the area and therefore runs counter to Urban Objective 3 of the Strategic Plan for Environment and Development which aims for the protection and enhancement of the character and amenity of urban areas.*

Contrarily to what is stated in the only 'Reason for Refusal', no change in official zoning and/ or alignment is being sought in this application.

What is being sought by this application is that the official zoning of a circa 200 year old 'uncontaminated' village/ town alley urban setting within an 'Urban Conservation Area' is maintained and kept separate from a completely different recently constructed building type in the contiguous area with 10.34 wide streets.

In this respect, it is pertinent to point out that the main consultees and namely the 'Superintendence of Cultural Heritage' (SCH), 'Design Advisory Committee' (DAC) in doc 65a and doc 42a respectively; and Lands Authority declared that "site indicated on site plan included in your application, is not Government property" (doc 19a).

No change in alignment is being proposed. The official scheme alignment proves this.



Transport Malta objection is based on the premise that the 'remissa' opening is outside of the scheme alignment (doc 62A). The 'remissa' opening is not effecting the existing scheme alignment at all. The alignment of the alley on both sides is being retained as it has been for the past 200 years, Whether the 'remissa' opening is retained or not has no bearing on vehicular access, since the alley, due to its width, can never be used as vehicular short-cut from Triq Profs. Wallace Gulia to Triq il-Kbira. Furthermore, as the Planning Directorate notes that the 'remissa' archway, which formed part of an original building within the area, is outside of the scheme alignment, therefore the re-location of the same structure further inwards on Triq il-Kbira Sqaq nru 16 will not further affect the existing alignment. Hence, despite Transport Malta comments, the re-location of the existing structure was found to be acceptable by the Planning Directorate.

On a general note, I would point out that this application seeks to reconcile the majority of the alley residents' desire to maintain the alley's character as a cul-de-sac and the main objector's, Mr. Falzon, concern/ objection that this 'archway' effectively splits up his facade into two (one part in Sqaq nru. 16 and the other part in Triq il-Prof. Gulia). With this shifting in position both the alley residents' desire to maintain the alley's character as a cul-de-sac and Mr. Falzon's concerns are being addressed.

For the foregoing reasons, I would therefore kindly request the 'Environment & Planning Review Tribunal' to positively consider this appeal against refusal.

Yours sincerely,

Paul Camilleri

c.c. Mr. Alex Manche'

encl:  
*Appeal fee payment confirmation*  
*Site plan*  
*Refusal dated 29.10.2021*  
*Residents represented by Mr. Alex Manche'*