



ARCHITECT AND CIVIL ENGINEER

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ENVIRONMENT AND PLANNING REVIEW TRIBUNAL

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20th October 2021

Job Ref: PA/03643/21

Client: Mr Gordon Cassar

Location: Garage No. 8, Triq il-Karmnu, Fgura

Title: Proposed change of use from a private car garage to a Class 5A light industry garage (car valeting and detailing)

The Secretary
Environment and Planning Tribunal
P O Box 172
Marsa

On behalf of our client, Mr. Gordon Cassar, we are herewith submitting an appeal against the decision taken by the Planning Authority to refuse the application in caption i.e. PA/03643/21.

The reason for refusal by the Planning authority is the following;

The proposed Class 5A car valeting and detailing runs counter to the provisions of Policy SMHO 02 of the South Malta Local Plan. The proposal therefore also runs counter to the SPED Urban Objective 3.5 which aims to protect and enhance the character and amenity of urban areas.

In this regard, our appeal submission is based on the following;

As submitted during the processing of this application (See Annex A_ Reply to C.O Report_Existing Commitment) , there is already existing commitment with similar use as the proposed within the same garage complex.



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The permits approving such use have been approved recently and both garages currently operate as a car valeting and detailing outlet. The approved permits are as follows;

PA/01719/21 - Garage J'Adore, Sqaq Privat fi, Triq il-Karmnu, Fgura

To sanction changes to approved drawings of PA/01783/96 including displacement of internal walls, window openings, construction of partitions and garage opening as indicated. To propose the change of use to a Class 5A car valeting and detailing outlet.

As per Update to Case Officer Report (E-apps-Document 90a)

In line with S.L. 552.13 regulation 13(4), justification related to reasons in the DPA report as follows:

PC noted: - no objectors to proposed use, - similar development (PA3498/20) within same garage complex, - the small scale of the development. - and is not adverse to the development.

PA/03498/20 - Garages internally numbered 4 & 5, Private driveway on, Triq il-Karmnu, Fgura

Change of use from garage as approved in PA 3125/19 to Class 5A premises to be used as a car valeting outlet.

As per Update to Case Officer Report (E-apps-Document 101a)

In line with S.L. 552.13 regulation 13(4), justification related to reasons in the DPA report as follows:

Architect shall upload revised proposal and drawings to eliminate the proposed plastic bumper repair, the proposed valeting is acceptable in context this in line with Local Plan SMHO 02 (class 11) subject to an Engineer's Report. The proposed valeting is to be assessed as class 5A.



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We submit, therefore, that the decision to refuse the permit should be overturned by the Tribunal.

Applicant reserves the right to submit further oral and written submissions during the course of the proceedings of this appeal.

Thankyou for your kind attention.

Yours sincerely,

Perit Adrian Davison
B.E&A (Hons.) (Melit), A&CE

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26th September 2021

Job Ref: 0295_19

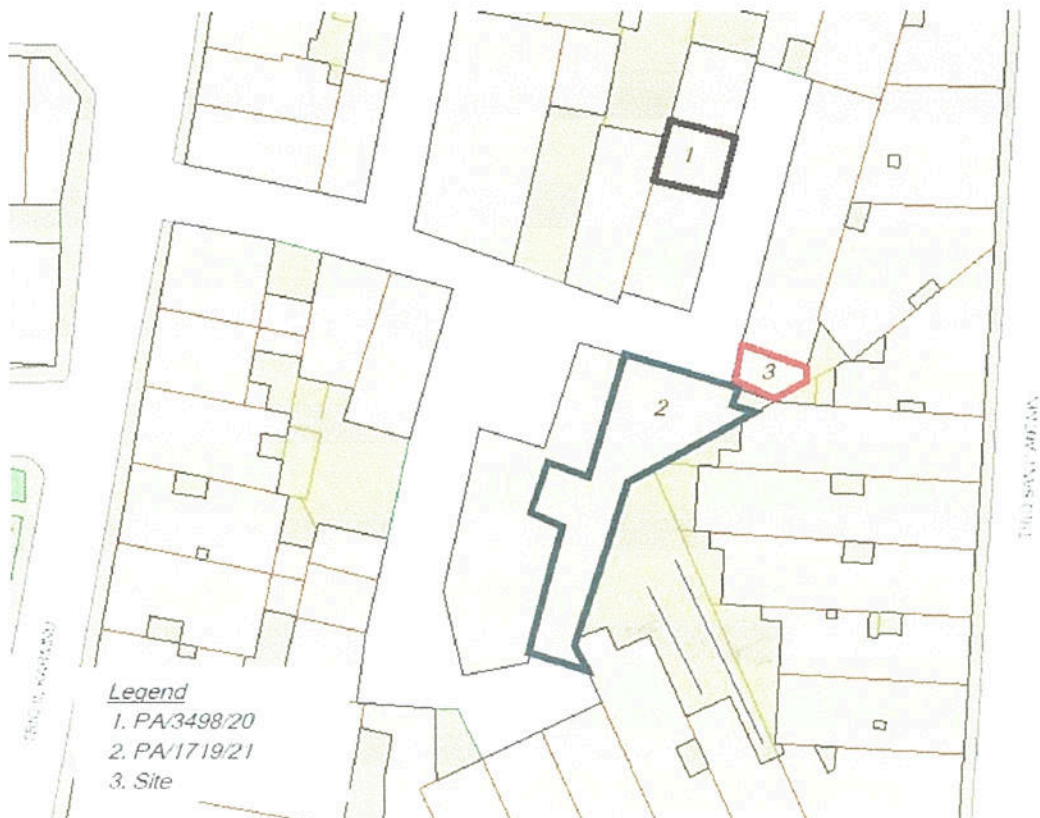
Client: Mr. Gordon Cassar

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Dear Chairman and colleagues,

With reference to the case officer report for PA/03643/21, kindly note that there are cases of existing commitment within the same garage complex.

Please find below the locations and details of Approved Permits, for your perusal.





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[PA/01719/21](#) - Garage J'Adore, Sqaq Privat fi, Triq il-Karmnu, Fgura

To sanction changes to approved drawings of PA/01783/96 including displacement of internal walls, window openings, construction of partitions and garage opening as indicated. To propose the change of use to a Class 5A car valeting and detailing outlet.

[PA/03498/20](#) - Garages internally numbered 4 & 5, Private driveway on, Triq il-Karmnu, Fgura

Change of use from garage as approved in PA 3125/19 to Class 5A premises to be used as a car valeting outlet.

Yours sincerely,

Perit Adrian Davison
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