

MFF/ic/900/22/36

1st March 2016

The Secretary,
Environment and Planning review Tribunal
PO Box 172
Marsa

Dear Sir,

Re: PA 01765/15 – Plot 6, Triq Benghajsa Birzebbugia

On behalf of our client, Mr. Joseph Bezzina, we are hereby appealing against the refusal of the above development application published on 17 February 2016 as per attached copy.

The refusal is based on the allegation that there is an illegal development on site and this has first to be removed.

However the illegal development was not carried out by applicant but by the owner of the adjacent plot. This can be verified by the fact that the methodology of the construction of these walls is identical to that used on the structures in the adjacent plot.

In fact, the photos taken during the site inspection (minute 36) show the boundary walls of adjacent properties and not of applicant's property. This has misled the EPC that subsequently refused the permit application.

Applicant has no right to demolish other people's property and therefore he should not be punished for the existence of illegal walls built by third parties.

On behalf of our client, we reserve the right to make further oral and written submissions during the course of the hearing of this appeal.

Yours faithfully,


Perit Ian Cutajar A&CE

FALZON & CUTAJAR
Architects & Civil Engineers.

ENVIRONMENT & PLANNING REVIEW TRIBUNAL
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ST. PETER'S