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391
PA

Our Ref : 12/16.12

PA Ref : 3168/16

29th November 2016

The Secretary
Planning Review Tribunal
St Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
RECEIVED
16 DEC 2016
ST. FRANCIS DITCH
FLORIANA

Application No : PA 4387/16

Location : Ward u Zahar, Triq San Albert c.w. Triq Henry F.Bouverie, Gzira, Malta

Proposal : Demolition of existin structure and construction of 5 garages, 18 apartments and 2 penthouses.

Re : Submission of Appeal against EPC Refusal Decision.

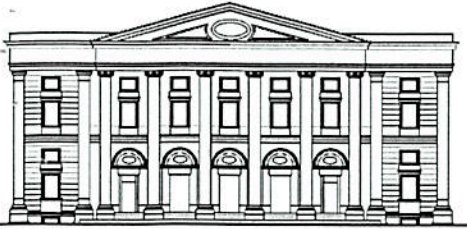
EDUARDO VILLA obo KARAWJA LTD

This appeal is being submitted obo Mr ~~Joseph Gauci of 'Loevin', Triq l-Immarja, Dingli~~, owner/appellant of the property in question. For ease of reference kindly find attached the following literature:

- Appendix 1 : Appeal Levy fee relating to € 352.98.
- 2 : EPC Refusal decision dated 23.11.16.
- 3 : Photos of streetscape.
- 4 : One copy of site plan locating site.
- 5 : One copy of proposed plans.
- 6 : Development Application Form.
- 7 : Engineers Report.
- 8 : DPAR dated 28.10.16.
- 9 : Undersigned DPAR reply dated 7.11.16.

Undersigned DPAR reply attached as appendix 9 is within itself a reply to the EPC refusal arguments, and its relation is substantial to justify development. The above shall be further discussed and elaborated during the Environmental Planning Review Tribunal.

Perit Mannie Galea



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Our Ref : 12/16.11

Your Ref: PA 4387/16

7th November 2016

The Director of Planning
 Planning Directorate
 Floriana

Location : Ward u Zahar, Triq St Albert c.w. Triq Henry F. Bouverie, Gzira

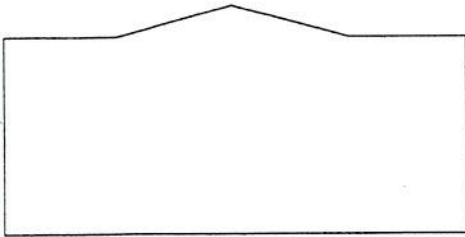
Proposal : Demolition of existing structure and construction of 4 garages, 2 class 4A offices & 17 dwellings.

Re: DPAR Reply

Reference is made to DPA report relating to development in caption. Undersigned reply is the following

- 1- Polic P19 states that garage opening shall not exceed 2.8m. In order to abide to this policy undersigned has to create a stepped room with a reduced height of no use to the adjacent class 4 A office. The design as proposed is beneficial in view that it provides more light to the basement garages and to the class 4A office reception area.
- 2- The proposed dwellings include:
 - i. 6 three bedroom apartments 140sqm
 - ii. 6 two bedroom apartments 91sqm
 - iii. 4 1 bedroom apartments 80sqm

The design of the building has created 3 units per floor which area large enough and adequate. Due to the form and size of the building a second 2 bedroom apartment could not be fit, however the resultant 1 bedroom apartments are larger than minimum standard. Converting them into two 3 bedroomed apartments would not make sense as the apartmetns would be too large for the current market, in view that the property does not have sea views.
- 3- Proposed elevation, previously submitted by undersigned, included a ghost image of the adjacent building in order to portray the real impact to the existing streetscape. It can be noted that that the lowest road level of the proposed building shall not exceed more than 2m the maximum building envelope of the abutting building, if an application of additional floors is applied. Applying policy **P36** to the proposed building shall create an exposed party wall from my cleint's side. This will create an un natural stepping to the building profile.



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4. Attached is a fresh plan at ground floor level which includes a refuse room near the entrance as requested.
5. As regards to façade set back as related in policy **P44**, Undersigned conducted a street survey attached, showing façade setback just across the street.

Yours faithfully,

Perit Ennio Ellul