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PA 37

My Ref:

Your Ref: PA 04409/16

Date: 22nd January 2017



Client: Mr. Duwayne Borg ✓

Premise: St. Anthony, Triq il-Handaq, Qormi.

Job: Demolition of Existing dilapidated building and Excavation to construct store (Class 6A) at basement level, workshop (Class 5B) at ground floor level and offices (Class 4A) at first floor level.

To Environment and Planning Review Tribunal,

I refer to decision notice published 11th January 2017, whereby the Planning Authority has refused permission for the development above described.

On behalf of my client, I am submitting an appeal against the decision in terms of Article 13 of Environment and Planning Review Tribunal Act, 2016.

Our appeals shall focus on the following arguments:

Refusal reasons 1 & 2.

I would like to draw your attention that although the proposed development is located outside development zone boundaries where similar urban developments are not permissible, kindly note that the site in question is already committed. Moreover a similar application has been submitted and approved by the authority just a few metres away.

References

- **PA 3126/06** - External & Internal Alterations to Ground floor (workshop) First Floor (Storage) & Addition of Basement Parking
- **PA 1686/09** – Alteration to External Façade – Amendment to PA 3126/06

Refusal reason 3.

Kindly note that 4 car spaces have already been proposed at ground floor level (Level 0). The parking bays can be seen in the submitted drawing.



Should you require any clarifications do not hesitate to contact me?


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JOSEF GATT
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