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Date: 8th March 2017

The Planning Review Tribunal
Floriana

**PA 5775/16 – Triq Tal- Barrani, Ghaxaq
This is an appeal to a refusal of a development Permit**

I refer to the Planning commission decision notice dated 07/02/17 in relation to the case quoted above. I believe that both the planning directorate and planning commission failed to take consideration of the following points which I am listing for the consideration of the planning review Tribunal.

1. The site abuts directly the building zone and an area defined by the 2006 scheme rationalization exercise. The site is bound on one side by a developed blank party wall and on another side by Triq Tal-Barrani.
2. The site comprise an abandoned parcel of land with a concrete flooring, it is not registered and has never been registered or used for agricultural purposes. Hence the proposal will make an alternate use of a parcel of land in its existing state and will not take up any agricultural land.
3. The site is located in an area with intense commercial activity with little or no parking amenity. Attached is a block plan showing the location of approved commercial activity within a radius of 100m walking distance to the site. All permits indicated granted commercial activity on sites without parking facilities. All these sites are located along or in very close proximity of the Tal-Barrani road thoroughfare
4. The commercial activities indicated on the attached block plan mainly comprise Class 4b convenience shops/activities, snack bars and Class 4d take-away shops all of which are uses that attract vehicular trips.
5. Neither the planning directorate nor TM have taken note of the very unsafe practice of vehicles being parked haphazardly along such a busy thoroughfare. From a site inspection it was noted that due to a lack of proper parking provision/amenity in the area, commuters have no option but to park along the tal-Barrani road and making their way on foot to the relative establishments. This is a very unsafe practice and provides great congestion within a narrower section of this main thoroughfare.

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It is also to be noted that :

- A. SPED encourages further intensification of commercial activities in areas that are already committed with such activity.
- B. SPED encourages development that is compatible and aims to improve the amenity of an area/setting
- C. The proposal will cater for 16 off street parking spaces that are adequately screened from site by the use of vegetation. The proposal will create a safe area for commuters to park their vehicles in an organized fashion and reduce the activity of people parking along the main road.
- D. The request for this permit is of a temporary nature precisely to allow the authority the comfort to assess the true impact of the proposed parking spaces. In our opinion, the area is in dire need of such an amenity since the current situation is very unsafe for commuters and drivers alike.
- E. A similar permit PA777/03 was granted in close proximity to the site subject of this application. One can see firsthand how effective and commendable such a development can be.

In view of the above argumentation, I hope that my client's request is favourably considered and the permit decision overturned by the Planning Review Tribunal.

Yours Faithfully,

A handwritten signature in blue ink, appearing to read 'Philip Micallef', written in a cursive style.

PHILIP MICALLEF A.&C.E.