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**The Secretary,
EPRT
St. Francis Ravellin
Floriana**

ENVIRONMENTAL PLANNING
RECEIVED
- 6 JUL 2017
ST FRANCIS RAVELIN
FLORIANA

Appeal No.**Application no.: PA 3771/16****Location:****Site at Triq R. Caruana c/w Triq Envin Cremona, San Gwann****Proposal****Conversion of 1 penthouse as approved by PA 3842/15 into 2 apartments at third floor and propose 1 apartment at receded floor.****Appeal against Dismissal**

Dear Sir/ Madam,

On behalf of my client, I would like to register an appeal against the dismissal decision related to PA 3771/16 at San Gwann.

The PC dismissed the approval decision on the bases that applicant failed to submit the Bank Guarantee related to decision.

The bank guarantee is related to the restoration of the street fronting the proposed development.

All other requirements and fees have been paid as per attached receipt.

Note also that the PA had posted a non executive permit related to PA 3771/16 (copy attached) on the 14th October 2016 and condition1 states that permit is valid for 5 years from date of permit.

My client was under the impression that the BG can be presented just prior to the execution of works, since he had in hand a copy of the non executable permit.

Note that site is also covered by a valid permit with reference PA 3842/15. This permit has no BG related to road condition.

I am attaching a copy of the BG as requested by PA to show that client is willing to proceed with permit. The original BG will be presented on the request of the EPRT.

On the above arguments, I kindly request the EPRT to consider our request and uphold our request to withdraw the dismissal on the above arguments.

Yours truly

Tancred Mifsud A&C.E.

Copy of decision notice, copy of site plan , copy of BG , copy of building levy, receipt of payment.

architect, civil & structural consultant