

Perit Alexander Bigeni B.E.&A.(Hons.) A.&C.E.
ARCHITECTURE CIVIL ENGINEERING COST CONSULTANCY

19th January, 2018

9173/17
RE: PA/07713/17

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
REFUSED
24 JAN 2018
ST. FRANCIS DITCH
FLORIANA

I refer to the above mentioned planning application which was refused by the EPC board on the 5th December, 2017.

My client would like to launch an appeal against this decision for the following reasons:

1. The proposal seeks to redevelop an existing building into a restaurant by carrying out minor alterations and a change of use. The EPC board and the directorate did not accept this proposal in view that the site is ODZ and commercial uses are generally prohibited. This notwithstanding the board and the directorate did not take note of the current situation on site particularly in relation to the fact that the existing garage is legally constructed and is legally used as a store for fuel bowsers. Such use was permitted through previous permits bearing the number PB/5264/84
2. The approved use was needed and necessary at the time when it was approved given that the Imgarr port was mostly used as a commercial and fishing berthing facilities. The leisure component was non-existing. The situation has changed drastically over the past 10 years with the main focus being garnered towards the leisure and the tourism industry. This coupled with the heavy investment carried out by Central Government has transformed Imgarr harbour into a touristic area at par with Marsalforn and Xlendi. The proposed use thus is not only more appropriate to the location but shall also improve the amenity in the area by reducing trucks, bowsers and their associated noise and odorous in the area.
3. With regards to the design of the platform consultations are currently being undertaken with Transport Malta to establish a way forward.

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Yours faithfully,



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