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Our Ref: 18218

24th June, 2019

The Secretary
Environment and Planning Review Tribunal
Saint Francis Ravelin
Floriana

28 JUN 2019
FLORIANA

Dear Sir,

Appeal against refusal of PA 256/19 - Lija

Please refer to the refusal given to the application submitted by my client Mr. Paul Gauci of PG Holdings Ltd. On behalf of PAMA Shopping Village to carry out works at Mosta.

Our proposal requested permission to convert an existing pedestrian access to a vehicular one.

The reason given to substantiate this recommendation is that our proposal would create a vehicular through route in the immediate residential area between PAMA (Triq Pantar) to Triq Valletta and on Vjal I-Indipendenza.

This assertion is not correct. Our proposal is to widen an existing pedestrian access from Triq il-Waqqafa to a vehicular access such that we create a **one way only** access from Triq il-Waqqafa into PAMA. Hence the argument that we would be creating a vehicular access from PAMA (Triq Pantar) to Triq Valletta and for Vjal I-Indipendenza is totally incorrect.

The present situation is that vehicles coming from the North of Mosta need to drive down Valletta Road, turn around Kind's roundabout and drive back up to access PAMA. This traffic is creating traffic jams in Valletta Road because traffic destined to PAMA is having to go down a road and then drive back up again in most instances blocking Pantar Road and creating traffic problems at the roundabout.

We had foreseen this problem when we submitted our original application and our consultants who drew up the traffic impact assessment presented this traffic argument to facilitate traffic flow (clause 19 in letter from ADI dated 3/6/15 "Access").

Traffic which would access PAMA from Triq il-Waqqafa would not need to go through residential roads but use the outer ring road which is practically fully completed except for one small stretch (see attached). If need be my client can discuss with Infrastructure Malta for completion of this ring road.

Hence contrary to what has been stated our proposal would mitigate existing traffic problems.

For this reason we consider our proposal as being beneficial for traffic management and would therefore like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: Bank receipt, site plan, copy of refusal, ADI letter (18/6/15), block plan

c.c.: Mr. Paul Gauci
Planning Authority