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The Hon Chairman,
Environment and Planning Review Tribunal
Block B, St. Francis Ditch,
Floriana

Application Number: PA/04092/20

Location: Tal-Grazzja Court Garages 10 & 11, Triq il-Kapuccini, Rabat

Proposal: To use a Class 12 public service approved in PA 9159/17 garage to park 15 vehicles in lieu of 5 as approved.

26 January 2021

In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we hereby submit our request for Appeals for the following reasons:

Argument 1

Policy P24 and Standard S4 of the Development Control Design Policy, the spirit of the policy is to provide on site parking for all development, the capping of parking space is intended to provide a safe manoeuvring space for each vehicle owner to enter and exit the garage in a safe manner, this is only intended when the garage is owned and used by multiple owners, this is not the case in this application. The applicant is the sole owner of the garage in and also the owner of a car hiring company which provides rental vehicles to customers and each car is delivered by the applicant to the client at the ferries, there the garage is essentially being used as a store for vehicles and there is no need for each vehicle to enter and leave the garage independently since the cars are only handled by the applicant in the garage.

Argument 2



The site is covered by PA 9159/17 which was also endorsed by the SEO, there are no alterations proposed in this application and therefore the reason for refusal 2 is not applicable since the site is already covered by permit which covers the changes.

Regards,

Simon Spiteri

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