

Environment and Planning Review Tribunal

Block B, St. Francis Ditch,

Floriana.

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

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14 JUN 2021

ST. FRANCIS DITCH
FLORIANA

Euchar Camilleri

obo Birkirkara St. Joseph Sports Club

vs

Planning Authority

Application Number: PA/04143/18

Location: Site at, Tul il-Kosta, Naxxar, Malta

Proposal: To sanction the existing sports facility store structure. Application also includes the sanitary facilities.

The Planning Authority hereby refuses permission for the development described above, for the following reasons:

1. The proposed development is incompatible with the urban design and environmental characteristics of the Area. It would not maintain the visual integrity of the area and so does not comply with Urban Objectives 2 and 4 of the Strategic Plan for Environment and Development.
2. The proposed development will remove the existing on-street parking spaces in the surrounding area and so it would be in conflict with Thematic Objective 10.6 of the Strategic Plan for Environment and Development Policy, and runs counter to the Vehicle Parking Standards of the Development Control Design Policy, Guidance and Standards 2015 (Annex 1).

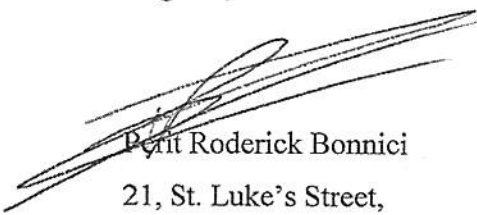
With reference to the first reason of refusal, the applicant is willing to invest in such structure so that it will compliment with the surrounding area so as to have the least impact possible. On the other hand, the second reason of refusal is not justified since the existing lightweight structure was moved to the current location during the works done by Transport Malta. In addition, the required clearance has been attained from the Lands Authority where a copy is being attached with this submission.

The undersigned on behalf of the applicant would like to emphasize that the structure in question is a necessity for swimming, cycling and running activities held on a national basis. This is due to the fact that such structure is basically a storage facility

used during the activities organised by The Aquatic Sports Association, The Malta Cycling Federation and The Malta Triathlon Federation. Moreover, such structure has been also used by the Department of Classics and Archaeology of the University of Malta.

Due to the above mentioned reasons and any additional facts which may be submitted, the appellant would like to request to that such appeal will be accepted. Should you require further information or clarification regarding the above, feel free to contact the undersigned. Thank you in anticipation for your attention to the above matter.

Regards,



Perit Roderick Bonnici

21, St. Luke's Street,

Rabat

Appellant: 179, Bwieraq Street, Birkirkara.