

# PAUL CAMILLERI & ASSOCIATES

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Our Ref: miscT1001  
 File Ref: G-733

19<sup>th</sup> August 2021

Environment & Planning Review Tribunal,  
 Block B, St. Francis Ditch,  
 Floriana.

Attention: **Mr. Joseph Borg**  
 Chairperson, EPRT

Dear Mr. Borg,

**Application No: PA/04848/20**

**Location: 11, Pjazza Balluta, San Giljan**

**Proposal: Removal of fill from existing car service pit and excavation of the rest of the garage to accommodate a proprietary 3-tier parking stacking system**  
**APPEAL AGAINST REFUSAL**

ENVIRONMENT AND PLANNING  
 REVIEW TRIBUNAL

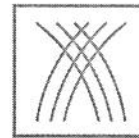
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 19 AUG 2021

ST. FRANCIS DITCH  
 FLORIANA

I refer to the above-mentioned application, a refusal for which was issued on the 21<sup>st</sup>. July 2021 (attached herewith). The refusal was based on the fact that the Superintendence of Cultural Heritage (SCH) did not grant its 'no objection' to the proposed works.

I am submitting this appeal against refusal based on the following reasons:

- This site had already been subject to an identical application, PA/00040/16, which was approved by the EPC following the 'no objection' by SCH (PA/00040/16/38a).
- Unfortunately, because of non-compliance by the applicant with the 'post-decision requirements', only a non-executable permit was issued and the permit subsequently lapsed.
- As a result the above-mentioned application, PA/04848/20 was submitted on the 24<sup>th</sup>. June 2020
- Inexplicably the SCH decided differently for this application and did not grant its 'no objection' to the proposed works; despite these works being identical to those approved PA/00040/16.
- The work consists in the removal of material, with the possibility of excavation in rock (one would only definitively know, once the loose fill is removed), to accommodate a 3-tier proprietary stacked parking machinery in order to maximise the parking capacity of this garage in area notorious for its shortfall in on-street parking spaces.
- As such, the issue is not, strictly speaking, one directly related to altering the façade or nature of a scheduled building, but one related to the fear of possible damage to the building caused by the proposed works.
- The undersigned is an Architect/Structural Engineer with 43 years experience in many projects, including projects much more complicated than this one.
- I had submitted the same Method Statement in both applications and can confirm that, with the right construction/excavation methodology and the adopting of precautionary measures, the risk of damage is very minimal.
- Furthermore, the garage within which the proposed works will be carried out, underlies a terrace and not the main structure of Balluta Buildings.



I trust that the foregoing observations are to your satisfaction and EPRT may consider overtaking the decision and granting the application.

Yours sincerely,

Paul Camilleri

*cc. Mr. Godwin Pullicino*

**Encl:**

*Appeal fee payment confirmation*

*Refusal dated 21.07.2021*

*Site plan*

*PA/00040/16/66a non-executable permit*

*PA/00040/16/38a - SCH no-objection*