

TANCRED MIFSUD

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Our Ref. 27/20

Your Ref. PA/00256/21

January 05, 2022

Applicant: Marouska Vella.
Location: San Tommaso, Triq il-Qaliet c/w, Il-Bajja Ta' San Tumas, Marsascala.
Proposal: Propose shop sign and propose light weight retractable canopy to existing Class 4D.
Application reference : PA 256/21

The Secretary,
EPRT,
Floriana



Appeal on PA 256/21

Dear Sir Madam,

I refer to the decision related to PA 256/21 and would like to register an appeal.

Please note that the Planning commission refused the application on the grounds of policy SMSE 04 which requires that the open nature of the site is to be retained, according to Planning commission.

I refer to the same policy, is SMSE 04 and noted that the same PA did not mention the following:

“At sites zoned as public urban open spaces, as indicated in the relevant Policy Maps, MEPA encourages the development or upgrading, as may be the case, of these sites for public recreational facilities in the form of children play areas or landscaped seating areas for use by the general public.....”

The current use of the site subject to this application, is surely related to recreation, so the proposed upgrading is compatible with same policy.

Note also that the same PA approved similar developments having same zoning, namely PA 2132/15 – Sliema (which was recommended for refusal on same ground and was upheld by board and approved).

One is to note that land in question is privately owned and this is to be taken into consideration when drafting Local plan policies for use of public.

To address issue, as today the site can be blocked off to public, since its privately owned, and with the permission of the EPRT, we would like to submit revised drawings, to include, within the

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grounds, a children's playing field (thus reducing seating capacity of existing class 4d outlet so as to fully comply with SMSE 04.

On the above arguments, I kindly request the EPRT to consider the above and approve the proposal,

Regards

Perit Tancred Mifsud A&C.E.

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