

The Secretary
Environment and Planning Review Tribunal
Block B
St. Francis Ditch
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
07 DEC 2021
ST. FRANCIS DITCH
FLORIANA

06.12.2021

RE: PA/6321/20

Location: Sunflower, Alley off, Triq tal -Gruwa, Xewkija

Description: To demolish existing structure and construct a terraced house

Applicant: Anthony Mercieca

I refer to a decision taken by the EPC board in relation to the above mentioned application. I am filing this appeal on behalf of the applicant for the following reasons:

Even though the proposed dwelling is outside the zones earmarked for development, it is practically surrounded by development. Moreover, the applicant can easily shift the proposed structures further backward and have the building entirely within development zone. This would however result in a long driveway which is not ideal.

With regards to access to the site you may wish to note local council clarification at minute 91j, wherein it was clarified that the alley is serviced with public street lighting and therefore it falls within its responsibility.

We would like to retain the right to submit further proof, including, but not limited to similar cases which have been approved.

In view of the above I would indly ask the EPRT to overturn this decision.

You may wish to consider.

Regards

Perit Alex Bigeni

B.E.&A. (Hons). Warrant 593

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