

The Secretary
EPRT
St. Francis Ravelin
Floriana

Application No: PA 3176/21
Location: The Point, ix-Xatt ta Tigne, Sliema
Proposal: Sanctioning of Class 4D activity within existing kiosk



Dear Sir,

I refer to the application in caption and the decision reached by the EPC dated 28th September 2021.

On behalf of my client I wish to appeal from the decision reached by the EPC and in particular the request for payment of a contribution to the CPPS to the value of €18 000.00 for the following reasons.

- 1) The kiosk was already a legitimate installation within the mall at The Point. When the original GFA (Gross Floor Area) for the entire project was calculated (and on the basis of which the parking contribution also calculated) at the time, all circulation space within the complex was considered and deducted from the allowable GFA and the relative parking calculated accordingly.
- 2) The only thing that is being sanctioned in this application is the Class 4D activity since originally it was a Class 4C. There should be not be any difference in parking requirements between Class 4C and Class 4D.
- 3) The kiosk does not generate any additional cars to The Point and should not have any parking contribution at all.
- 4) Without prejudice to the aforementioned, having a shortfall of only 2 cars, the parking contribution if anything should be calculated at the rate of €2 500.00/car and not €9 000.00/car. Other recently approved applications on site were also calculated at this rate.

I trust that my comments should be favourably considered.

Regards,

Perit Christian Spiteri