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Date: 3<sup>rd</sup> March 2022  
 Our Ref: 1574/20  
 Your Ref: PA 6519/21

**ENVIRONMENT AND PLANNING REVIEW TRIBUNAL**

**RE: Appeal against Refusal by the EPC Board**

**Location: Site at Xatt il Palm, Bahar ic Caghaq**



With reference to the above mentioned site and following EPC's refusal, we kindly ask the Appeals Tribunal to re-assess this application and reach its own conclusions.

The reasons for our appeal are based on the following:

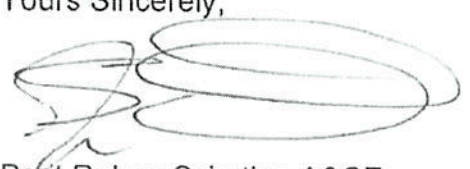
1. The proposed dwelling is mainly within the development zone as is clearly indicated in Central Malta Local Plan NAM 4.
2. The proposal is mainly located within the development zone contrary to what is stated in the DPA report
3. The DPA report also refers to an interpretation document GF 99/08/44A (also referred to as GF 98/08 in the DPA report) which states that the area in question is an 'Area no Developable'. In view of this we kindly ask the directorate to provide us access to this interpretation document.

**Witnesses for this appeal:**

1. Planning Authority personnel involved in the processing of the Interpretation Document mentioned above (Item 3 above).
2. Planning Authority personnel involved in the decision and confirmation of this interpretation document (Item 3 above).

In view of the above, we kindly ask the Appeals Tribunal to hear this appeal and reach its own conclusions.

Yours Sincerely,



Perit Ruben Sciortino A&CE  
 o.b.o R.S. Design Assoc.