



MANNIE GALEA B.E. & A. (Hons.), A & C.E.

ARCHITECT & CIVIL ENGINEER

33, 'IMPERIA', TRIQ L-ISTAZZJON, B'KARA, BKR 1831.

TEL : 25499000 MOB: 79478460 email: mannie.galea @ mgamalta.com

VAT No : 1066-7230

Our Ref : 115/20.07

PA Ref : PA/00956/21

3rd March 2022

The Secretary Environmental Planning Review Tribunal
St. Francis Ravelin
Floriana
info@eprt.org.mt

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
07 MAR 2022
ST. FRANCIS DITCH
FLORIANA

App No. : PA/00956/21

Location : 1, Amaryliss/Pharmacy, Triq Giovanni Bonavia, Luqa, LQA 1880.

Proposal : Alterations to approved Class 4B Shop and Offices approved as per PA/05937/19 including internal replanning, extension and insertion of a platform lift. Use of Class 4B Shop as a Pharmacy and Change of Use of Class 4A Offices into Class 2A clinics. Fixing of A/C Units. Removal of additional skin next to the 3rd party wall.

Re: Appeal reconsideration over condition

Reference is made to the EPC refusal of the 20.01.2022 over the submission for reconsideration over a requested planning gain of € 57,000 to make up for the shortfall of 8 parking spaces.

For ease of reference, kindly find below in chronological order the following literature:

- Appendix 1:** EPRT Payment of € 200.
- Appendix 2:** Non-executable permit – Doc 150a
- Appendix 3:** Approved Site Plan – Doc 13a
- Appendix 4:** Approved Engineer's Report – 120a
- Appendix 5:** Approved Basement Floor Plan – Doc 1c
- Appendix 6:** Approved Ground Floor Plan – Doc 115b
- Appendix 7:** Approved First Floor Plan – Doc 1g
- Appendix 8:** Approved Second Floor Plan – Doc 1i
- Appendix 9:** Approved Third Floor Plan – Doc 1k
- Appendix 10:** Approved Receded Floor Plan – Doc 1m
- Appendix 11:** Approved Roof Floor Plan – 14b
- Appendix 12:** Approved Section A-A – Doc 1o

P.T.O.



MANNIE GALEA B.E. & A. (Hons.), A & C.E.

ARCHITECT & CIVIL ENGINEER

- Appendix 13:** Approved Section B-B – Doc 68d
- Appendix 14:** Approved Elevations – Doc 68f
- Appendix 15:** Approved WSC Consultation – Doc 90a
- Appendix 16:** Approved Environmental Health Consultation – Doc 94a
- Appendix 17:** Approved CRPD Clearance – Doc 115a
- Appendix 18:** Planning Bill of € **57,000** – Doc 143a
- Appendix 19:** Post Decision Requirements – Doc 145a
- Appendix 20:** Undersigned Reconsideration against Condition – Doc 148a
- Appendix 21:** DPAR dated 12.01.2022 – Doc 199a
- Appendix 22:** Refusal of request for reconsideration of condition, dated 20.01.2022 – Doc 233a

Undersigned reconsideration submission attached as Appendix 20 (doc 148a) is within itself a reply over the refusal decision. These shall be further elaborated during the board hearing.

Perit Mannie Galea
c.c. Planning Authority eapps PA/00256/21