

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
12 MAY 2022
ST. FRANCIS DITCH
FLORIANA

In the Environment and Planning Review Tribunal

Enforcement Number: EC/00034/22

Site location: St. John
Building, Unit 5, Triq id-Dar Rumana
c/w Triq Tonin Mallia Vernon,
Xewkija, Gozo

Ghandek Zvilupp mhux skond
il-permess PA/0330/18 u li jikkonsisti
f'ghelug ta' shaft

JOHN VELLA

vs

PLANNING AUTHORITY

Appeal application by John Vella of 106, Triq Santa D'minka,
Rabat, Gozo, holder of Identity Card Number 3468(G)
Respectfully submits that:

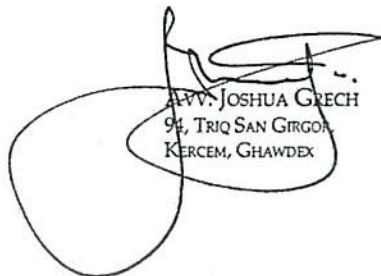
- (i) The applicant has duly submitted a planning application bearing number PA/330/18 which application has been duly approved;
- (ii) That the works undertaken have been made in strict accordance with the approved permit and also in line with the relative policy in place by the Planning Authority;
- (iii) That the applicant furthermore has applied for a minor amendment within the same permit application, which request has been duly issued on the 21st March, 2022;
- (iv) That following a report by the objectors, the Planning Authority has issued the enforcement EC/00034/22 merit of this appeal application, notwithstanding that the works were reflected in the plans as submitted by the applicant;
- (v) That furthermore, the applicant has submitted a fresh permit application, bearing number PA/2665/22 whereby it is being requested 'to sanction size of shaft as built. To sanction reduction in size of service shaft;

The grievances are clear and unequivocal and relate to the following reasons:

1. That the applicant has adhered fully to the plans as submitted and approved by permit application PA/330/18 as have been further amended by virtue of the minor amendments mentioned above. Besides the applicant acted also in strict observation of the orders given by and in the presence of representatives of the Building and Construction Authority;
2. That the said plans run hand in hand with the applicable policies in place particularly the DC2015 and in line to current and applicable Planning Policies. In fact the site in question is a corner site overlooking two (2) streets and therefore the property has windows from both streets including also that all habitable rooms have adequate ventilation, verandahs and windows from the said streets;
3. That furthermore, the applicant has applied via a fresh application bearing number PA/2665/22 in order to sanction the size of the shaft. To this effect therefore, the effect of the enforcement action should be suspended pending the application process of the said application;

In view of the above and of further submissions that the appellant respectfully reserves the right to make, the appellant hereby submits his request to the Tribunal to revoke the enforcement action issued against him mentioned above and this under those terms and conditions that the Tribunal deems fit to prescribe.

Attached please find a copy of the enforcement notice and of receipt of payment of appeal.



AVV. JOSHUA GRECH
94, TRIQ SAN GIORGIO
KERCEN, GHAWDEX