



**ENVIRONMENT AND PLANNING REVIEW TRIBUNAL**

Case Ref: PA/03259/21

Application type: Full development permission  
Applicant: Mr Francesco Grima  
Architect: Perit Alexander Bigeni  
Proposal: To retain facade, to demolish the remaining part of dwelling and to construct a restaurant (Class 4D) and 9 offices (Class 4A)  
Location: 67, 68, Triq ir-Repubblika, Rabat (Gozo)  
Appellants: Din I-Art Helwa - 133, Melita Str, Valletta, VLT 1123

**THIRD PARTY APPEAL**

Whereas the appellant humbly submits, and premises as follows:

That the appellant is a third-party registered objector and interested party for all intents and purposes at law.

That contextually with this application, the appellant is filing an appeal from the Planning Commission's decision on the application for a full development permission, which decision was published in the Government Gazette on the 28<sup>th</sup> of June 2022.

That the appellant is hereby requesting the suspension of the execution of the permit for the following reasons:

1. That the demolition of the vernacular property in question as approved through the applicable permit cannot be easily reversed.

Failure to suspend the application would result in the loss of this building of heritage value, which loss cannot be retrieved through reconstruction as the value of the property lies within the authenticity of its current built form and original fabric.

Furthermore, the application has been approved as one for demolition and not dismantling. Once demolition commences, the fabric will be permanently lost, and the very purpose of this appeal rendered meaningless.

2. That the tribunal would not be able to scrutinize the property through an onsite inspection if the application were to be rendered executable and the building demolished whilst the appeal is still underway.

3. That not suspending the execution of the permit will result in an immediate and far greater prejudice to the appellant, in view of the fact that the appellant is specifically appealing for the protection and preservation of this vernacular building. If works were to commence, they would logically start with the demolition of the property as such rendering the appellant's legally established right to submit an appeal and contest the Planning Commission's decision, completely futile.

In view of the above the appellant humbly requests this Honorable Tribunal to suspend the execution of the permit under the terms and conditions as it deems fit.



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Perit Tara Cassar  
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