

**EDGAR CARUANA MONTALDO B.E.&A.(Hons.), A.&C.E.**

*Architect and Civil Engineer*

B.E. & A. (Hons.), M.Sc. Project Management (Melit.), A. & C.E.

Mob. 99490881. Email: edgar@caruanamontaldo.com

**Our Ref: Misc 010/2022**

30<sup>th</sup> July, 2022.

Chairman,  
Environment and Planning Review Tribunal,  
Malta Environment &  
Planning Authority,  
St. Francis Ravelin,  
Floriana.  
e-mail: info@eprt.com.mt



**Application No.** PA 4747/21  
**Location :** 141, Wied Hal Balzan c/w, Triq it-Tliet Knejjes, Balzan  
**Proposal :** Proposed roofing over of existing setback floor terrace and construction of overlying setback floor, to create one new penthouse unit and an extension to an existing penthouse into a duplex. Proposal includes reconfiguration of the existing common parts stairwell and addition of a passenger lift.

**Re: Third Party Appeal**

Dear Sir,

With reference to the above mentioned file and the approval of the application PA 4747/21 that was published on 20<sup>th</sup> July, 2022, I would like to appeal the decision for the following reasons:

- My client Mr Paul Marmara is an official objector to this application – Red 37a.
- My client has not given consent to the proposed development that effects his property at first floor level.
- My clients do not agree with the change of the common parts for the following reasons
  - a) My clients will have no access to their property when stairs are demolished as only access is from the existing staircase. Again until the new staircase is built there will be no access to my client's property
  - b) proposed layout is very restrictive with area in from of lift being circa 75cm
  - c) lift size is very restrictive. Size of lift including structure of lift ( no walls being proposed ) is 1.10m x 1.34m
  - d) access by stairs to any furniture or just a simple washing machine is not possible in proposed layout. Existing landing is being proposed to be reduced

from 1.50m to 1.16m. Also with of stairs is being proposed to be reduced from 92cm to 79cm. Important to note that proposed stairs does not even have railings that once installed will reduce the width of the stars further.

e) proposed location of lift is adjacent to his property causing noise and vibration nuisance

- Case officer report makes reference to doc 83b from the condominium. This doc is not available on line and therefore would like to have a copy to check.
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- Drawings attached to Engineer's Noise and Vibration Report ( Doc 38a ) that is an approved document in the permit do not correspond with the approved drawings approved by the Board ( Doc 136a & 136b )

List of Witnesses to be summoned during Appeal

- Mr Paul Marmara
- KDM Investments Ltd. - Mr Kenneth De Martino
- Condominium
- Owners of property in the block.
- Galea Curmi Engineering Consultants Ltd – Engineer Renzo Curmi & Engineer Joel Cassar
- Perit Michael Anastasi

Whilst thanking you in advance, please do not hesitate to contact me if any further information is necessary

Yours faithfully,



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Edgar Caruana Montaldo  
B.E.&A.(Hons.), A.&C.E.