

Date: 8th August 2022
 Our Ref: 1169/15
 Your Ref: PA 6496/21



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ENVIRONMENT AND PLANNING REVIEW TRIBUNAL

RE: Appeal against Refusal by the Planning Board

**Location: 153, Mediterran, Triq it Torri c/w Triq Amery c/w Trejget
 Luzju, Sliema**

With reference to the above mentioned site and following the EPC's refusal, on behalf of our clients, Paul Galea, 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. Reason of refusal 1 (DPA Report) is being addressed in view of the fact that a TM clearance was given and also submitted to the PA on e-apps through minute 108A
2. With regards to reason of Refusal 2 (DPA Report), the height of the proposed fascia is of 50cm as clearly indicated in the drawings submitted in minute 91A, thus in our opinion in line with the policy G36.
3. With regards to Reason of refusal 3 (DPA Report), P52 (DC 2015), states that the services must be designed as an integral part of the building. We would like to bring to the attention of the appeals board that the building is an existing building and the A/C units have replaced the existing ones which are clearly visible in the google photo (minute 107A).
 With regards to Policy G47, the existing A/C units are being screened to cover them. This in being proposed in view of the fact that a better location for the A/C Units cannot be found.
4. With regards to the boards minute and reference to P2 & P8, we would like to bring, to the attention of the Appeals Board the fact that Policy P2 (DC15) is related to topographical conditions of the site and the proposed development:
 - a. Does not effect the Topographical considerations
 - b. Respects: all site topography (a – Condition P2)
 - c. Does not alter the height limitation (b – Condition P2)
 - d. Does not generate any blank party walls (c – Condition P2)
 - e. Does not create and privacy (overlooking) or light and ventilation issues (d – Condition P2)
5. With regards to P8, we would like to bring to the attention of the appeals board that this policy is related to side and rear garden walls. On site there are no side of rear garden walls as the property is abutting a road on three sides, whilst the 4th side is a party wall.
6. Finally we would like to bring to the attention of the appeals board that similar development permits were issued along all the Gzira Front, the Sliema Front, St Julians as well as Paceville. Particular reference is also

being brought to PA 2896/22, where the proposed tables and chairs are located on a side road and instead of a parking space. This proposed development does not remove any parking from the site.

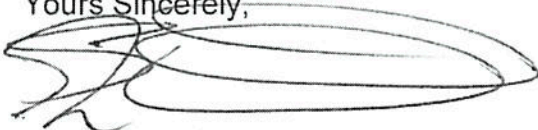
7. The undersigned reserves the right to submit further information during the process of the appeal

Witnesses for this appeal:

1. Planning Authority personnel involved in the processing of this application
2. Planning Board members
3. Transport Malta Representatives
4. Various persons who participated during the hearing

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.