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MFF/ic/2628

8th November 2022

The Secretary,
Environment and Planning Review Tribunal
PO Box 172
Marsa



Dear Sir,

Re: PA/03276/22 – 94, Triq Dun Marju, Qormi.

On behalf of our client, Mr. Kevin Azzopardi we are hereby appealing against the refusal of the above development permit application dated 4th November 2022.

This refusal is based on the premise that the proposed height is objectionable because it is near the UCA, in spite of the fact that the height of proposed development does not exceed the permissible building height for the area.

The distance between the site and the UCA boundary is circa 15 mt. and it is felt that this distance is enough to allow for a transition between the 2-storey limit of the UCA and the height limitation of the area.

In fact, Policy P6 of the Development Control Design Policy (DC 2015) refers to transition design solutions in sites that are immediately outside and touching the UCA. It is obvious from this policy that applicant's site is well outside the areas where transition solutions should be sought.

Hence appellant is requesting the Tribunal to order the Planning Authority to issue the requested permit.

Applicant reserves the right to make further oral and/or written submissions during the hearing of this appeal.

Yours faithfully,

Ian Cutajar A&CE
FALZON & CUTAJAR
Architects and Civil Engineers