

OPENWORKSTUDIO

The Chairman of the EPRT,
St Francis Ravelin,
Floriana

Our Ref: OV012 – APPEAL PU1

27TH December 2022

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL



ST. FRANCIS DITCH
FLORIANA

PA No: PA/03510/20
Location of Development: 34, Triq Gnien, Xibla, Xaghra
Description of Works: To demolish existing dwelling and construct fifteen residential units. Proposal includes excavation of basement to accommodate garages and car spaces and construction of two pools at ground floor.

REQUEST FOR SUSPENSION PA/03510/20

The following appellant is requesting a suspension of the permit to application number PA/03510/20:

Victor Vella ID 20386 (G), Maria Doloris Caruana ID 49355 (G), Paul Stephen Robinson ID 146373 (A), Rowena Zerafa ID: 207185 (M), Powell Graham Simon ID: 49059 (A), Michael Derek Wicks ID 40931(A) and Flimkien ghal Ambjent Ahjar

REASONS FOR SUSPENSION:

- 1.0 The execution of the permit proposal will result in the destruction of the existing house, which as demonstrated in the appeal contributes to the historical context of the UCA and the Scheduled Grade 1 Windmill.
- 2.0 The execution of the permit proposal will result in the destruction of an old bore hole and other possible historic water structures which the permit holder fails to include in the application process.
- 3.0 The execution of the permit proposal will result in the over excavation of the site to the detriment of the neighbours and will cause damage to the adjacent historic water cisterns.
- 4.0 Furthermore, the failure on behalf of the applicant to notify the authorities with the presence of historical structures, may also result in other historic structures being present which would be completely destroyed should the execution of this permit go ahead.
- 5.0 Finally, the execution of this permit, will result in the prejudicing of the applicant’s right to appeal since once the excavation is carried out and the building is erected, even if an appeal results in the permit being declared null and void, there are no cases to date of buildings being demolished post