

**MANNIE GALEA** B.E. & A. (Hons.), A & C.E.

ARCHITECT & CIVIL ENGINEER

33, 'IMPERIA', TRIQ L-ISTAZZJON, B'KARA, BKR 1831.

TEL : 25499000 MOB: 79478460 email: mannie.galea@mgamalta.com

VAT No : 1066-7230

Our Ref : 138.19.07  
PA Ref : PA/00209/22

3<sup>rd</sup> February 2023

The Secretary  
Environmental Planning Review Tribunal  
St. Francis Ditch  
Floriana



App No. : PA/00209/22  
Location : 94/96, Triq Bir ir-Riebu, Rabat, Malta.

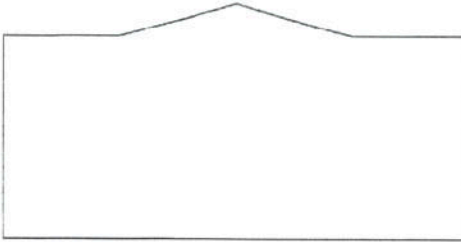
Proposal : Sanctioning of a garage, a domestic store, 3 apartments and overlying domestic stores as built over site covered by PA00253/00. Variations include internal and external modifications and a sub basement domestic store. To affect internal alterations.

**Re: Appeal Against Planning Commission Regusal Decision / Request for Tribunal Site Inspection**

This appeal against Planning Commission refusal decision is being submitted obo Mr. Raymond Vassallo of 5, St. Joseph, Triq Vincenzo Ciappara, Rabat, Malta.

For ease of reference and in chronological order, attached are the following literature:

- Appendix 1** : EPRT Payment form relating to € 200.
- Appendix 2** : BOV transaction payment of € 200 to the EPRT.
- Appendix 3** : Refusal decision published on the 04.01.23 – Doc 109a.
- Appendix 4** : Site Plan – Doc 1a.
- Appendix 5** : Photo view 1 – Doc 1n.
- Appendix 6** : Photo views 2-3 – Doc 1o.
- Appendix 7** : Photo views 4-5 – Doc 1p.
- Appendix 8** : Copy of site permit PA/00253/00.
- Appendix 9** : Existing / Proposed Basement Floor Plan – Doc 21b.
- Appendix 10**: Approved Basement and Proposed Ground Floor floor plans – Doc 83a.



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- Appendix 11:** Approved / Existing / Proposed First Floor Plans – Doc 21d.
- Appendix 12:** Approved / Existing / Proposed Second Floor Plans – Doc 57c.
- Appendix 13:** Approved / Existing / Proposed Third Floor Plans – Doc 57d.
- Appendix 14:** Approved / Existing / Proposed Receded Floor Plans – Doc 21g.
- Appendix 15:** Approved / Proposed Roof Floor Plan – Doc 21h.
- Appendix 16:** Existing / Proposed Sections Y-Y and X-X – Doc 83b.
- Appendix 17:** Proposed Sections Y-Y and X-X – Doc 83c.
- Appendix 18:** Existing / Proposed Election – Doc 83d.
- Appendix 19:** Proposed Elevation – Doc 83e.
- Appendix 20:** Proposed Streetscape Elevation – Doc 83f.
- Appendix 21:** Undersigned Submission of Information – Doc 57a.
- Appendix 22:** Engineer's Report – Doc 61a.
- Appendix 23:** SCH consultation – Doc 71a.
- Appendix 24:** DPAR – Doc 88a.

The only reason for refusal issues from the SCH consultation relating to site excavations, which were all monitored during the foundation stage relating to development covered by PA/00253/00. No rock excavations took place where the existing void had been utilised to create a basement level, typical for Rabat development.

It is solicited that the tribunal effects an on site inspection to relate accordingly.

**Perit Mannie Galea**