

Director of Planning
 Planning Directorate
 Malta Planning Authority
 Floriana

10 February 2023

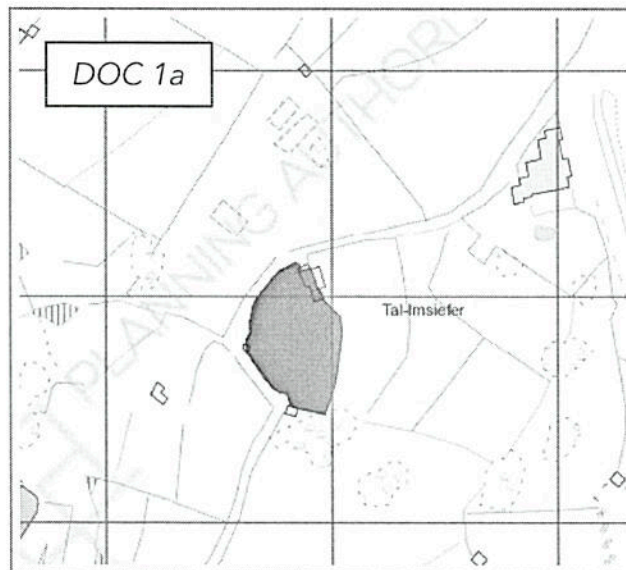
Application Number: PA/03957/20
 Location: Site at, Triq Santa Katerina tal-Baqqari, Zurrieq
 Proposal: To sanction a garage, a store, dog kennels, planters, hard landscaping, and boundary wall.

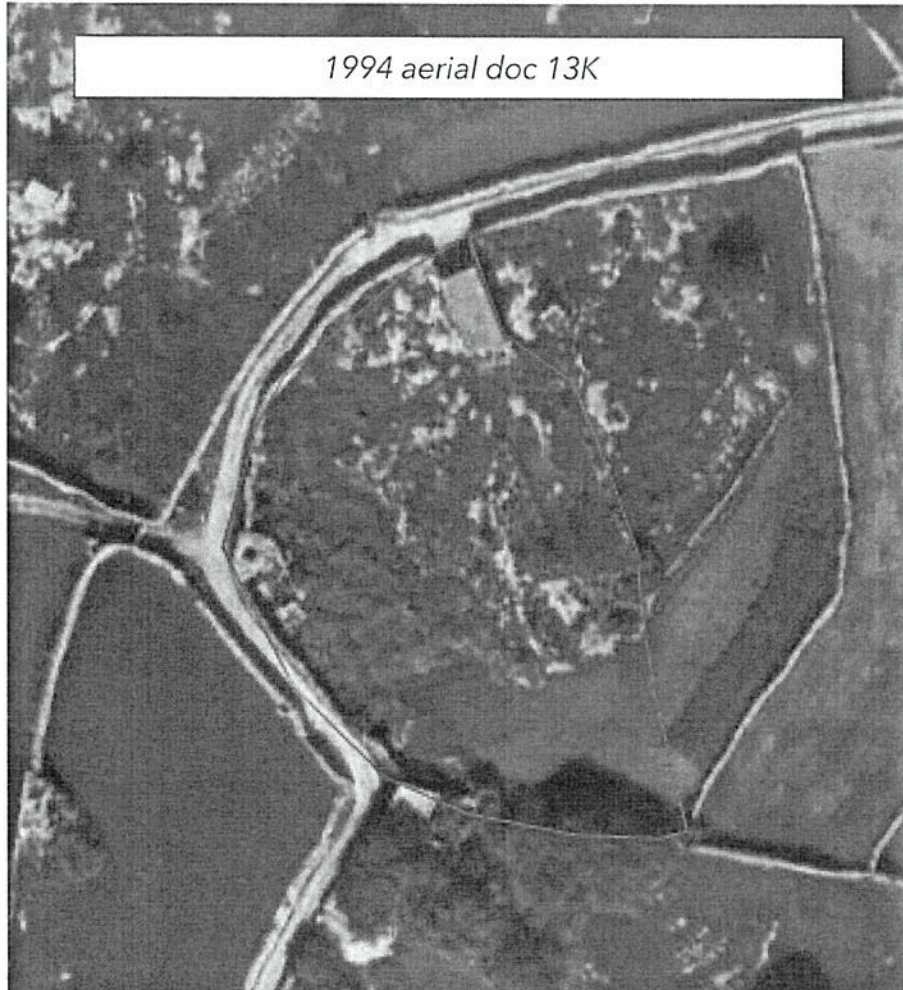
In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we hereby submit our request for appeals on the decision publish on the 11th January 2023, for the following reasons:

1. Policy 6.2C of the RPDG makes provisions for the replacement of existing or dilapidated buildings that are covered by permit, in this case the dilapidated structures on site dates to pre 1967 and as such are to be considered as legally established. The demolition plans at 143c has included all the structures visible on the 1968 arial photo and included the combined area to cover the post 1994 extension which is 21sq.m while the total area of the structures visible on the 1968 aerial photo is 68 sq.m.
2. The 1968 aerial photos show that the site had large parts of it that were formalised and they were covered, there is evidence on site that at some point the area was used by the British Forces hence the extended

formalisation the site has since been restored to agriculture and the fields are tilled seasonally

3. Reason for refusal 3 is no longer applicable
4. A detailed demolition & reconstruction drawings are being submitted to confirm the already submitted block plan at 143c
5. There is genuine mistake in the site plan which include the structure adjacent to the applicant's property in this application however it is evident the structure is not part of the site plan, not part of the block plan and is definitely not part of this application. This is also confirmed by the first site plan submitted at (doc 1a) which was later superseded also aerial photo doc 13K





Regards,
Simon Spiteri