



11th February 2023

**The Environment and Planning Review Tribunal**

*Nru. ta' l-Applikazzjoni:* PA/4888/22

*Lokazzjoni:* Country Boy, Triq il- Kan. Karmenu Pirota c/w Triq il- Monsinjur Emanuel Vella, Birkirkara

*Proposta:* Sanctioning the removal of the access ramp as approved in PA 2302/94 and proposed installation of car lift instead pf the very steep ramp to provide safe access to the existing private car garage

*Ref. Taghna:*

*Ref. Tribunal:*

**Raymond Sammut**

vs

**L-Awtorita' ta' l-Ippjanar**

The appellant respectfully submits:-

- I) The applicant made the submission of this application in 2022.
- II) This application was refused by the Commission and the decision was published on the 18<sup>th</sup> January 2023.
- III) The appellant feels agrieved by the decision and is hereby submitting this appeal.

Together with this appeal, the appellant is submitting:-

- o A copy of the decision notice (Dok JA1).
- o Receipt of Payment (Dok JA2).

The appellant respectfully submits the following:

- 1.1* It is clear that the application should have been considered acceptable to the Authority on the strength of the applicable policies which are clear in enabling the proposed development and also on the strength of the factual circumstances of the site in question which is rendered useless unless the proposal in question is approved.
- 1.2* The Authority could not and should not have refused the application since the policy being quoted is clearly directed at those instances where the garage is used by multiple owners, and not a garage, like this one, that is not shared with anyone.
- 1.3* It is thus evident that the proposed development is acceptable.

In view of the above, and further submissions that the appellant reserves to make, the appellant requests the Tribunal to annul the decision of the Commission, and order the approval of the application in question and hence the issue of the relative permit, and this under those terms and conditions that the Tribunal may deem appropriate.

With Respect

A handwritten signature in blue ink, appearing to read 'Av. Ian J. Stafrace', is written over a faint, light blue grid background.

**Av. Ian J. Stafrace**

**Witnesses:**

1. Appellants, and consultants and consultees and officers of the Authority to confirm the facts.

A handwritten signature in blue ink, appearing to read 'Av. Ian J. Stafrace', written over a faint, light-colored grid or background.

**Av. Ian J. Stafrace**  
**9/4 Britannia House**  
**Old Bakery Street**  
**Valletta**