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Our Ref: 12186-03

27th February, 2023

The Secretary
Environment and Planning Review Tribunal
Saint Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
28 FEB 2023
ST. FRANCIS DITCH
FLORIANA

Dear Sir,

Appeal against refusal of PA 8200/21 - Ghaxaq

Please refer to the refusal given to the application of my client Mr. John Camilleri to carry out works at Ghaxaq.

Three reasons were given to substantiate this refusal namely:-

- i. Proposed development lies within an ODZ area and cannot be permitted within a rural area.

Please note that this is an outline application meant solely to determine which type of development is permissible in this area and the permitted building height.

Our site adjoins a petrol station. Within very close proximity of our site there are various other permitted commercial developments as may be seen from the attached site plan

Our proposal is for the erection of class 4D facility at ground floor with overlying class 4A. A permit for a similar development has been issued for a petrol station further down the road from our site PA 4682/16. This permit was issued because the petrol station policy permits class 4D and class 4A facilities to adjoin petrol stations.

Hence, our proposal fully complies with the petrol station policy whilst at the same time in our case it is to be located in area which is committed with various other permitted commercial developments.

- ii. Reason 2 states that our proposal does not provide adequate parking facilities.

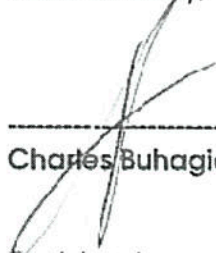
Kindly note that this is an outline development application and this issue can be resolved at the full development application stage by providing further parking facilities at basement level.

- iii. Our proposal has direct access to a distributor road. Again, this issue can be resolved at the full development application stage by providing a setback to our building from the road. Furthermore, all the other permitted commercial developments in this road have direct access to the distributor road.

Thus, in our opinion our proposal fully complies with the petrol station policy and lies within an area which is heavily committed with similar commercial developments. Furthermore, the issues raised as reasons of refusal may be resolved at full development application stage.

We would therefore like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: bank receipt, site plan, copy of refusal, block plan

c.c.: John Camilleri, PA