

Kimberley Buttigieg

From: Andrei Scerri <andreixerri@gmail.com>
Sent: Wednesday, 1 March 2023 11:53
To: EPRT Info
Cc: George Scerri
Subject: [Ext] Right for 3rd Party Appeal - Case no: PA/01416/22

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[EXTERNAL]

Ghaziz Tribunal,

B'referenza ghal case no 01416/22 nixtieq ingib ghal attenzjoni tal-EPRT dawn in-nuqassijiet u ommissjonijiet pendenti hawn taht b'relazzjoni ghal policies fi hdan id-DC15:

1. Nuqqasijiet relatati mal-Contextual Design propost, referenza ghal:

a) Skond Artiklu 2.4.2 Re: Rear back garden -

Il propost dizinn imur lil hinn u kontra din il policy stabilita fid DC15 fejn l izvillup gdid mhux permess itella hitan gholha min 3.4mtrs mal gnien ta wara taghna - dan ha jkun qieghed johnoq mhux biss l arja tal gnien ta wara taghna izda wkoll jghalaq sostanzjalment id dawl dirett tax xemx li jghati ghal gol gnien.

b) Skond Artiklu 2.3.2

P6 (A) - b kontinwazzjoni ghal- punt ta qabel P6 A) jirrimraka dan ukoll u jestabilixxi li gholi appropju b kull sular 'extra' ghandu jkun irtirat b 3 metri mill gardina.

P6 (B) - Il propost zvillup -being the only higher building located in a corener site- ma jghid xejn kif ha johloq transition mal bqija tal propjeta taghna.

Mill pjanti jidher car li mhux talli l ebda transition ma gie mahsub izda ha jkun qed johloq **side blank wall li ma jistona mal kumplement tat triq u tal local plans stabilliti: kemm ir- residential area u kif ukoll maz zona tal bungalo/villa area.**

c) Skond G3 RELATIONSHIP BETWEEN NEW AND EXISTING BUILDINGS -

il propost dizinn imur ghall kollox kontra din il policy stabbilita u ma jirrispettax l- 'streetscape'

2. Nuqqasijiet relatati mal forma taz zona urbana:

d) Skond Artiklu 3.2.4, P36- Re: Building heights along sloping streets -

The proposed plan fails on both criteria: a) Compatibility of Profile and building envelope with adjoining plots and b) Not resulting in excessive bulk or mass.

The proposed design for development goes against and makes no regard to this.

e) Skond Artiklu 3.2.5 G17 (b) 'There should be no generation of blank walls throughout the corner level and the stepping back of upper floors should be accompanied by aperatures that open into terraces'

the proposed plan makes no provisions and completely disregards and goes against this.

3. Nuqqasijiet relatati mal-Architectural Quality:

f) Skond Artiklu 4.3.2 G25 Sustainable quality - c) "The potential for shading external apertures and other building components in consideration of the building's orientation"

F dan ir rigward ukoll il- propost dizinn ifalli milli jahseb kif ha jkun qed inaqas dan l impatt fuq il propjeta taghna u ohrajn fl area/zona.

CONCLUSION & FORMAL REQUEST:

B' Konkluzjoni u in veduta ta dawn il punti kollha imressqin hawn fuq ahna qieghedin nitolbu bi dritt li sabiex jigu segwiti ir-regolamenti u ligijiet tal-propjeta u lizvillup fl intier taghhom dan il-permess ghandu jigi mwaqqaf/ iritirat jew sospiz sakemm id-dizinn propost jigi rivedut u jkun kompatibli mar-regolamenti u ligijiet kollha tal art u zvilupp.

Grazzi tal attenzjoni tieghek.
Ghoddni mieghek,

Andrei Scerri

o.b.o Mr. George Scerri (the owner)

Property Address: 9, Betel, Imriekeb Street, Marsascale, MSC3535

m: +356 99831064 id: 210494M

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