

PERIT ROBERT GRECH B.E. & A. (Hons.) A, & C.E.
Architect & Civil Engineer

Unit 2, Bologna Court, Dun Michele Balzan Street, Attard ATD 2980

T: +356 2748 7158 M: +356 7946 3114
E: robert@iarchitects.com.mt E: info@iarchitects.com.mt
W: iarchitects.com.mt

The Chairperson
Environment & Planning Review
Tribunal
Floriana


ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
15 MAR 2023
ST. FRANCIS DITCH
FLORIANA

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
15 MAR 2023
ST. FRANCIS DITCH
FLORIANA

15th March 2023
Our Ref: 669/1225-04

PA 5966/22 – Appeal

I write on behalf of Mr Paul Camilleri obo Sovereign Holdings Ltd of No.4, Triq Dun Alwig Galea, Attard, with reference to the decision published on the 22 February 2022 by virtue of which the Planning Authority refused permission for the proposed development.

Refusal Reason 1:

The proposed vertical extension of the lift shaft at setback floor level runs counter to the provisions of Policy P35 of the Development Control Design Policy, Guidance and Standards 2015 which specifies that structures at the receded floor level are not to extend beyond the applicable sight line. The proposal therefore also runs counter to the Urban Objective 3 of the Strategic Plan for Environment and Development which aims to protect and enhance the character and amenity of urban areas.

1. We bring to the attention of the Appeals Board the following;

- The lift location in the original permits PA/3112/15 and PA/4179/16 could not have been shifted inwards from façade due to limitations and site constraints at ground floor. This is thus a restricted site and in various cases the Commission has accepted to allow minor deviations from the DC 2015 at such sites.
- The 3.5m headroom within lift shaft is required for safety as required by the MCCA. No parapet walls being proposed over lift shaft
- The Planning Commission has in other cases, accepted similar proposals and deviations from the DC 2015 particularly with respect to lift structures, as an integral part of a solution, to health issues. A case in point is PA 1647/22 where the maximum height limitation was exceeded to allow for a glazed lift structure.
- The proposed lift structure at the 7th floor level shall be practically invisible from the fronting promenade as in photo 2 in Doc 1b.

Finally, we humbly request the Tribunal to re-consider this decision, based on the restricted site conditions, commitments on site, similar approvals, and considering P35 as specifically written to protect and enhance the character of urban areas.

PERIT ROBERT GRECH B.E. & A. (Hons.) A. & C.E.
Architect & Civil Engineer



Unit 2, Bologna Court, Dun Michele Balzan Street, Attard ATD 2980

T: +356 2748 7158 M: +356 7946 3114

E: robert@iarchitects.com.mt E: info@iarchitects.com.mt

W: iarchitects.com.mt

Encl. (1) PA Decision;
(2) Siteplan

Kindly acknowledge receipt of this letter.

Regards

A handwritten signature in black ink, appearing to be "R Grech", written over a light grey circular stamp or watermark.

Perit Robert Grech A. & C.E.

cc. Dr Mark Attard Montalto <markattardmontalto@sagajuris.com>;