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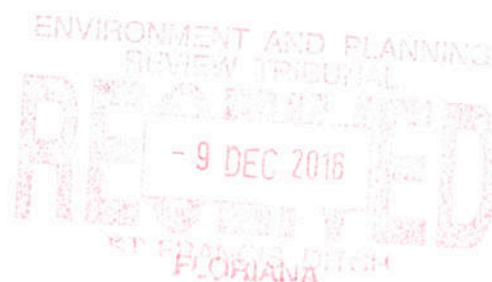
Monday, Tuesday, Thursday 3.00 – 5.00p.m.

Our ref: G/L/LW/A1

Your ref: PA4536/16

Date: 8<sup>th</sup> December, 2016

The Secretary  
 Environment and Planning Review Tribunal  
 PO Box 172  
 Marsa



**REF: PA4536/16 – to construct site boundary wall**  
**Site at Triq il-Gebli tal-General, San Lawrenz**

I refer to the above application for development which has been refused by the Planning Authority. I am kindly requesting that EPRT revoke this refusal decision for the following valid reasons.

**The rubble wall is being proposed within the garden of a developable plot earmarked for residential development**

The rubble wall in question forms the boundary of a garden of a rectangular plot of land mostly located within the development zone and therefore earmarked for residential development. In fact, we are proposing a masonry boundary wall within the first 30m depth of the plot (from official street alignment) and a 1.2m high rubble wall within the remaining depth of the plot, which is a minor part of the site. It does not form the boundary of ODZ land in the open countryside. No contention was raised with respect to the proposed masonry boundary wall within the first 30m depth of the site – the objection was only raised with respect to the proposed 1.2m high rubble wall at the back part of the site. One would perhaps understand the planning or environmental concern if the boundary wall was being proposed for land within the open countryside, but this is not the case. An applicant seeking to build a 1.2m high rubble wall for his own garden of a typical rectangular developable plot in order to ensure some form of demarcation and security, should surely not be refrained from having such a legitimate request upheld.

**Other similar walls were approved**

Other similar walls located within the ODZ part of a site approved for residential development were granted in the form of 1.2m high rubble walls. The following are just four cases. I am willing to provide a list of further similar cases.

PA4429/10 – terraced house with pool at Triq il-Wileg, Qala

PA914/15 – terraced house with pool at Triq il-Knisja, Ghasri

PA2077/13 – maisonette with garage at Triq il-Gebbla tal-General, San Lawrenz (within the same row of 6 plots on same side of street)

PA1811/13 – apartments with garage at Triq il-Gebbla tal-General, San Lawrenz (also within the same row of 6 plots on same side of street)

These cases, one of which only approved last year, were approved with rubble boundary walls bordering the back gardens of residential development. The bottom two cases were approved for two sites adjacent or nearly adjacent to the site subject of this appeal, within the same row of plots on the same side of street and within sites having the same constraints and zoning.

We therefore kindly request that the above arguments are given due consideration and that the refusal decision of the Planning Commission be revoked by this Tribunal. We respectfully request to be notified with respect to developments and sittings concerning this request for appeal.

Yours truly,



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**Edward Scerri, A & C E**