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Your Ref: PA 5138/02, PA 7902/05
Our Ref: 25/07

5th October 2007

The Chairman
Malta Environment and Planning Authority
St Francis Ravelin
Floriana

*Illegal development at site covered by
Planning applications PA 5138/02 and PA 7902/05*

The undersigned architect and civil engineer is writing on behalf of Ms Carmen Bajada (I.D. 15166G) of 'Venerina', Triq Dun Vincenz Cauchi, Xaghra, a resident and local councilor.

Noting that

1. Section 18 of planning application PA 7902/05 states that planning permit PAPB 1240/73/1352/69, covering the development of Ulysses Lodge, expired on 12th April 1974. This PAPB permit was not stated in the respective section of planning application PA 5138/02;
2. Planning permit PAPB 1240/73/1352/69 was issued on 12th April 1973. The site, together with the approved building profile(s), are plotted on attached Drawing 25_07_3; and
3. Neither application PA 7902/05 nor application PA 5138/02 make reference to planning application PAPB 2084/84 which application was refused on 31st July 1984. Site profile and existing and proposed structures as stated in said application are plotted on attached Drawing 25_07_3.

Recalling that

1. Legal developments on site are covered by permit PAPB 1240/73/1352/69 and building notice 95/62 covering the development of a dwelling unit presently licensed to operate as discotheque;

2. Existing site profile as at 1984 is included in application PAPB 2084/84 and
3. By comparing existing development on site as at present to existing development as declared in application PAPB 2084/84, it transpires that a significant part of Zone C, declared as developed and disturbed land in planning applications PA 5138/02 and PA 7902/05, is not covered by planning consent and thus is not legally committed (vide Drawing 25_07_3).

Thus, given this illegal development on site covered by planning applications PA 5138/02 and PA 7902/05, you are being requested to apply and enforce articles 51, 52 and 55A of the *Development Planning Act, 1992*.

Lino Bianco A.&C.E.

Planning Application PAPB 1352/69

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91100
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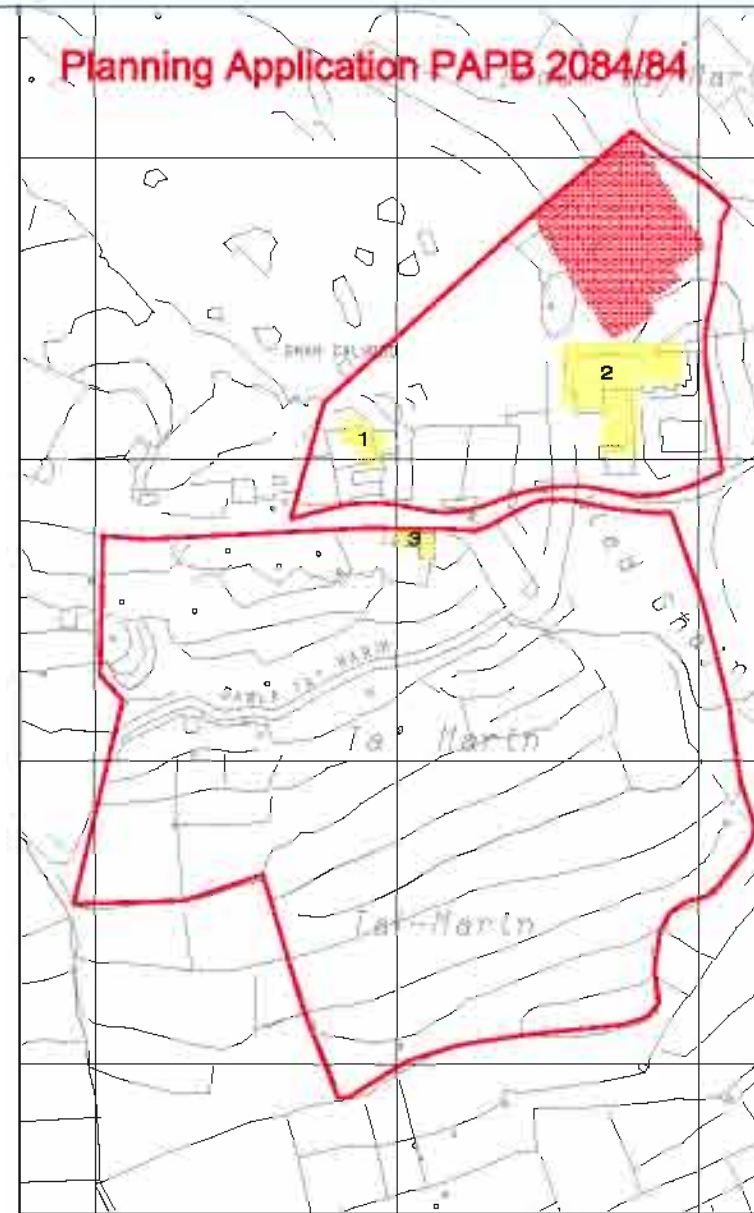


35100 35200 35300

- The site
- Approved building profile as per permit PAPB 1240/73/1352/69
- Dwelling covered by Building Notice 95/62 and, since 1985, is covered with a valid trading licence to operate as discotheque

Permit PAPB 3291/1352/69, issued on 13th September 1969, is for the construction of 'tea rooms as per plans submitted' at Ramia Road, Xaghra
Permit PAPB 1240/73/1352/69, issued on 12th April 1973, is for the construction of 'tea rooms ... as per drawing submitted with letter dated 26th February 1973' at Ramia Road, Xaghra

Planning Application PAPB 2084/84

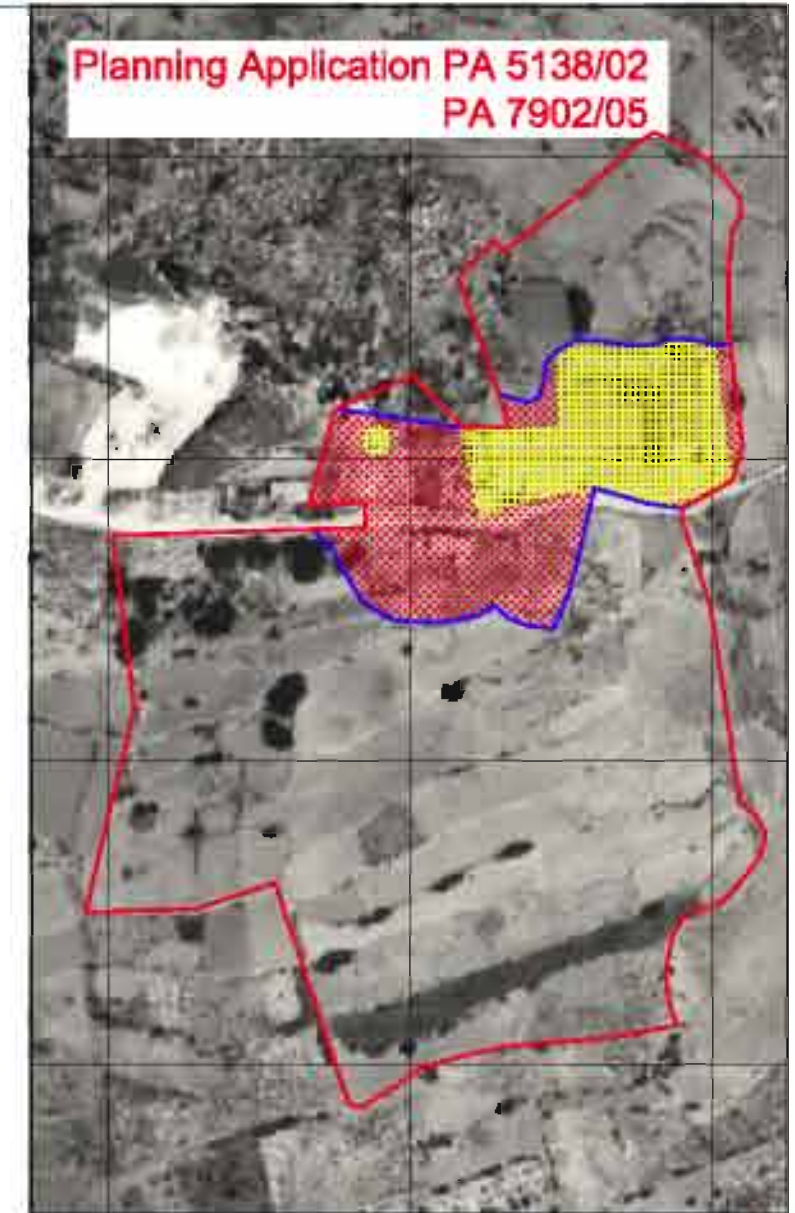


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- The site
- Existing structures: 1: nightclub; 2: Ulysses Lodge; 3: farmhouse
- Proposed extension

Original application, dated 7th May 1984, for an 'extension of existing restaurant, converting it into 144 bed hotel' at Ramia Road, Xaghra, was refused on 31st July 1984. Request for reconsideration was refused on 15th October 1985
Fresh application, dated 26th December 1986, was refused on 17th February 1988 on 'grounds of policy'.

**Planning Application PA 5138/02
PA 7902/05**



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- The site
- Zone C: Developed and disturbed land as per *Project Description Statement PA 5138/02: Rehabilitation of site off Ghajn Qamar Street, Xaghra, Gozo, Part 1, Figure 9a*
- Land within Zone C covered by planning consent, mainly building notice 95/62 and planning permit PAPB 1240/73/1352/69
- Land within Zone C not covered by planning consent; site plan submitted with planning application PAPB 2084/04 shows road running through applicant's property

The site covered by PA 5138/02 and PA 7902/05 is zoned in three: Zone A, Zone B and Zone C (*Project Description Statement PA 5138/02: Rehabilitation of site off Ghajn Qamar Street, Xaghra, Gozo, Part 1, Figure 9a*)

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CLIENT :
CARMEN BAJADA
C/O XAGHRA LOCAL COUNCIL
VJAL IT-TMIENJA TA' SETTEMBRU
XAGHRA, GOZO

PROJECT TITLE :
DEVELOPMENT PLANNING
APPLICATIONS
PA 5138/02 AND PA 7902/05

DRAWING TITLE :
ILLEGAL EXTENSION TO APPROVED
FOOTPRINT COVERED BY PERMIT
PAPB 1240/73/1352/69

SCALE: 1:2500
DATE: October '07

DRAWN BY: E. MIFSUD
DRAWING NO.: 25_07_3



Based on 1988 Survey Sheets nos 3490 and 3461. Scale 1:2500 (aerial survey: August 1988)

Based on aerial photo, 1957, No. 53

Map is indicative only, not to be used for measurement or direct interpretation.