



Għaqda Residenti Sliema

Sliema Residents Association

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Subject : SRA urges MEPA to save Sliema gardens and atmosphere

The Sliema Residents Association (SRA) is gravely concerned about the proposed re-development of 'Villa Degiorgio' at the junction of High Street (Triq il-Kbira) and Dingli Street. If this development application is granted a permit, it will irrevocably ruin the character and appearance of the 'Tlett Sigriet' area, the hub of Sliema's old village core which still has great authentic character.

The houses in this area, on both sides, are classic two storey Sliema townhouses all with extensive, beautiful gardens that link up together forming an open space (green lung). The SRA has already proposed that this garden conglomerate, along with others, be designated as a protected enclave. Construction over any one of the gardens would adversely affect the other gardens in terms of light, fresh air and ventilation. Any such permit will unleash a dreadful negative domino effect within the locality to the detriment of the remaining residents' quality of life and loss of Urban Conservation Area character.

The SRA notes that the DCC board considering this application (recommended for refusal), has expressed major concerns regarding both the height and depth of the proposed building and has requested advice from the higher MEPA Executive.

The development is highly objectionable because the resulting additional traffic will choke an area that is often already gridlocked from dawn to dusk. During such construction projects, residents suffer greatly due to the large number of heavy vehicles required to excavate such sites and dispose of the waste material. Any such development will inevitably add to Sliema's already excessive air pollution, which is evident from MEPA's own air monitoring stations.

The SRA trusts that MEPA will protect residents from this horrendous proposal and decide to safeguard this area of high environmental and architectural value for future generations. To quote from MEPA's vision statement "*The Malta Environment & Planning Authority is committed to ensure that land use and the protection of the environment meet the needs of today's society and future communities. We are working to ensure a quality of life that will be in harmony with our natural, cultural and built environment. In so doing we are seeking to implement sustainable development that safeguards the environment*"

This application will be decided at the DCC meeting to be held next Tuesday 19th January at 9:30am at MEPA. More information on this and other cases can be found online at www.sra.org.mt