



DR. EDWIN MINTOFF B.E.&A.(Hons). Ph.D. A.&.C.E.  
ARCHITECT & CIVIL ENGINEER

119, Sliema Road, Gzira, Malta. GZR1635.

☎ +35621237401

☎ +35699498029

✉ em@edwinmintoff.com

17<sup>th</sup> October 2017

Our Ref.: 12 013  
MEPA Ref.: PA 6206/16

Secretary Appeals Board  
Planning Authority,  
St. Francis Ravelin,  
Floriana.



Attn.: To whom it may concern,

**Ref.: PA 6206/16 - Demolition of existing structure and removal of construction material. Sanctioning of store, tack room, stables and paddocks + proposed construction of cesspit and manure clamp. B'Bugia.**

I am writing on behalf of my clients, Mr. Louis Attard, we would like to appeal on all the refusals mentioned below. Decision taken by the EPC on 13<sup>th</sup> October 2017 to refuse permission for the aforementioned application.

The reasons for refusal are the following:

- 1) The proposed development runs counter to the provisions of policy 5.2 of the Rural Policy & Design Guidance (RPDG) 2014 in that the stables located closest to the entrance are within the 100m buffer from the development zone, waste management facilities are not considered adequate and method of construction is not according to listed provisions*
- 2) The proposed development runs counter to the provisions of policy 2.5A and 5.2 of the Rural Policy & Design Guidance (RPDG) 2014 in that the structures are considered excessive in terms of floorspace and overall height. The proposal is therefore not in line with the Thematic Objective 1 of the Strategic Plan for Environment & Development for limiting the land take up for uses which are not necessary or legitimate in rural areas. Hence, the proposal also runs counter to Rural Objectives 1, 3, and 4 to facilitate sustainable rural development by controlling the location and*

*design of rural development, as well as the cumulative effect of such development.*

My client, his lawyer and myself would like to be present during the deliberation of this application.

An acknowledgement of this letter would be appreciated.

Regards,

Dr. Edwin Mintoff