



MED
DESIGN ASSOCIATES LTD

Hercules House, Second Floor, St. Mark Street, Valletta VLT 1364, Malta.
Tel: (356) 21 232 957
Fax: (356) 21 247 573
e-mail: info@medesign.com.mt
site: www.medesign.com.mt

Our Ref: 15047

1st November, 2017

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana



Dear Sir,

Appeal against refusal of PA 4671/15 – Mgarr

Please refer to the refusal given once again to the application submitted by my client Mr. Vince Vella to carry out works at Mgarr.

This appeals tribunal has already given their opinion on this application as per PAB 151/16 in which it is stated that since the reason of refusal was not verified then they requested the Planning Directorate to reprocess this application.

The Planning Authority reprocessed this application but whilst they did not object for the same reason as in the original refusal dated 1st June, 2016 (copy attached) they based their decision on different criteria.

In the first reason of refusal it is argued that the location of the proposed agricultural store is not adequate. We beg to differ on this issue since our proposal is to replace an existing agricultural store. We are also proposing adequate landscaping around the agricultural store to mitigate its visual impact.

The same argument applies for reason 2 of the refusal since this is also based on the visual impact of our proposal. Furthermore a similar permit on a site in very close proximity to our site has been issued as per PA 2671/15.

Reason 3 of the refusal states that our proposal runs counter to criterion 1 of Policy 2.5A because it was not endorsed by ERA and the AAC. This is not correct since ERA and the AAC were not re-consulted during the reprocessing of our application.

I would like you to note that we had argued the merits of an application in our previous appeal and to avoid repetition I am attaching copies of all the documents submitted with our original appeal application PAB 151/16.

We would therefore like to respectfully request that you re-adjudicate our application based on the attached documentation and approve our proposal.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Charles Buhagiar', written over a dashed horizontal line.

Charles Buhagiar A&CE.

Encl: Copy of refusal, bank receipt, site plan, plans, LPIS site plans, Photos of existing structures, Block plan of holdings, copies of approved application PA 2671/15, Copy of original refusal

c.c.: Mr. Vince Vella