

30, Garden Street, Ghajnsielem Gozo, GSM 1805, Malta.

22nd June, 2016.

Our Reference:

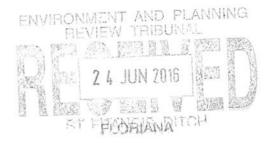
14-177

Case File:

PA 00978/15

Location:

Site at, Triq L- Gharb, Ghasri, Gozo.



To whom it may concern,

We would appreciate the opportunity to appeal the case in caption above, as we believe the proposal, as proposed, is within the legal framework and sensitive to environmental and planning issues.

#### 4. Summary of issues.

4.1 The land proposed for the agricultural store was chosen for its strategic location. It is the most appropriate in terms of visual impact, access, and least environmental impact; as noted by the EPD the site is not practically environmental sensitive.

#### Post Screening document 33 EPD

It should be noted that other similar structures as highlighted already exist around the site. The comment correctly mentions the site lines along the arterial roads, although it does not mention that the proposed structure would never be seen as when approaching via arterial road it would be severely dwarfed other structures.

#### Natural heritage advisory committee (NHAC)

Same comments above apply, although please note that the proposed structure is insignificant in stature compared to the surrounding buildings. Therefore the visual impact is minute

#### Agricultural Advisory Committee

The client has presented 8 tumuli of land of which he would like an agricultural store, centrally located to serve his holdings. The nature of the store, which is evident of its size will house hand tools and small equipment.



As stated about the site was selected for the least environmental and visual impact.

# Summary

The proposed building has been sighted in an area that the EPD has noted as not being environmental sensitive. For this reason it does not counter rural objective 4. The structure is minute compared to adjacent structures although the client has no objection in reducing the footprint or height even further. Notes in regards to the landscape have been taken and will be arranged for more appropriate siting.

Kind Regards,

Perit Godwin F. Sultana Assoc. AIA B.Sc Arch. (Cum Laude)

# BORD TA' L-APPELL DWAR L-IPPJANAR PLANNING APPEALS BOARD

PLANNING APPEALS BOARD FAX: 21223596 P.O.BOX 172 VALLETTA CMR 01

TEL: 21222278

Nº 002600

# PAYMENT TO THE PLANNING APPEALS BOARD

ECF

Development  To Construct agricultural  Trip I Shorts  Trip I Shorts  Ghasn  Total Fee Submitted  Amount  Payment of Fine  Others  Total Fee Submitted  PayMENT  Bank of Valletta Ltd., A/C 186 0307 2236  H.S.B.C., A/C 089-037246-050  Total Im E 200	Name/Address of Applicant	
Development  To Construct agricultural  Trip I Shorts  Ghasn  Trip I Shorts  Ghasn  Trip I Shorts  Ghasn  Trip I Shorts  Ghasn  Third I Party Appeal  Payment of Fine  Others  Total Fee Submitted  PAYMENT  Bank of Valletta Ltd., A/C 186 0307 2236  H.S.B.C., A/C 089-037246-050	Dasid Frank Curmi	
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Appeal from Refusal/Condition  Appeal from Enforcement Notice  Third Party Appeal  Payment of Fine  Others  Total Fee Submitted  PAYMENT  Bank of Valletta Ltd., A/C 186 0307 2236  H.S.B.C., A/C 089-037246-050	Development	
□ Appeal from Enforcement Notice □ Third Party Appeal □ Payment of Fine □ Others  Total Fee Submitted Amount □ Bank of Valletta Ltd., A/C 186 0307 2236 □ H.S.B.C., A/C 089-037246-050	Thore in agricultural field	- Try L. Showb - Ghasri
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PAYMENT  ☐ Bank of Valletta Ltd., A/C 186 0307 2236  ☐ H.S.B.C., A/C 089-037246-050	Others	
□ Bank of Valletta Ltd., A/C 186 0307 2236 □ H.S.B.C., A/C 089-037246-050	Total Fee Submitted	Amount
☐ H.S.B.C., A/C 089-037246-050	PAYMENT	Lm € 200
	☐ Bank of Valletta Ltd., A/C 186 0307 2	236
Total Im € 200	☐ H.S.B.C., A/C 089-037246-050	
		Total Im £ 200

White: This form should be submitted on the Secretary, Planning Appeals Board, duly stamped by the Bank

Green: PAB Accounts Yellow: Customer's Copy Mr. David Frank Curmi

31,

Triq tat-Trux, L-Gharb

Ghawdex GRB 1324

Application Number:

PA/00978/15

Application Type:

Full development permission

Date Received:

12 January 2015

Location: Proposal: Site at, Triq L- Gharb, Ghasri, Gozo
To construct agricultural store in agricultural field.

Date: 25 May 2016

Our Ref: PA/00978/15

# Development Planning Act, 2016 Refusal of Development Permission

The Planning Authority hereby refuses permission for the development described above, for the following reasons:

The proposed store is considered as unjustified in this location since the site area is relatively small (104m²) thus runs counter to Policy 2.5A (criteria 10) and Rural Objective 4 of the Strategic Plan for Environment and Development which seeks to protect the most sensitive landscapes and aim at guiding the control of location of development within the landscape.

Your rights to appeal to the Environment and Planning Review Tribunal, is described in the attached notes.

This decision is being published on 8 June 2016.

Claudine Faure Head of Secretariat Planning Commission (Development Permissions)

PA/00978/15

Print Date: 25/05/2016

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# Notes to Applicant and Perit

#### Right for reconsideration

Where applicable, you have a right to submit a request for reconsideration to the Authority in terms of regulation 10 of Legal Notice 514 of 2010.

## Right for appeal

You have a right to submit an appeal, against the decision, to the Environment and Planning Review Tribunal in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016.

#### **Time limits**

Requests for reconsideration or appeals must be made within 30 days from the publication of the decision notification in the local press as required by regulation 6(6) of Legal Notice 514 of 2010.

## Fees to submit a request for reconsideration or appeal

In either case, there is a fee to be paid which should accompany the request for reconsideration or the appeal. The fees are as follows:

For reconsideration - 3% of the Development Permit Fee paid in respect of the original application, subject to a minimum of €69.88.

For appeal - 5% of DPF (Development Permit Fee) paid in respect of the original application, subject to a minimum of €150 + €50 administrative fee (LN 112 of 2016).

#### Submission of request for reconsideration or appeal

With regards to requests for reconsideration, Form PA 4/16 must be used for submission. All fields of the Form must be filled in as appropriate. Requests for reconsideration can only be submitted electronically.

With regards to appeals, as required by Article 13 of the Environment and Planning Review Tribunal Act, 2016, the submission must include the detailed grounds for appeal and the requests being made by the appellant. Appeals must be submitted physically at the offices of the Environment and Planning Review Tribunal, St. Francis Ditch, Floriana.

-PADCN-

PA/00978/15

Print Date: 25/05/2016