

Appeal

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Our Ref. 44/12

Your Ref. PA 5515/16

March 14, 2018

The Secretary,  
EPRT  
St. Francis Ravellin  
Floriana



PA 5515/16

**Applicant:** John Debono.  
**Location:** Gnien taz-Zebbug, Dahla Tal-Ghama, Limiti Ta', Ghajnsielem, Gozo.  
**Proposal:** To sanction both the construction of 2 no structures being used as farmer's residences and concrete passageway and pool. Application includes the proposed change of use to Agro- Tourism accommodation.

Appeal against refusal on PA 5515/16

Dear Sir/ Madam,

On behalf of my client, John Debono, I would like to register an appeal against the refusal of PA 5515/16.

Please note the following related to the application PA 5515/16 and applicant:

The applicant John DeBono, is a genuine full time farmer, that tills over 120 tumoli (refer to doc. 109b-109g), co-owns and runs a dairy farm (PA 1313/12) and has been involved in agriculture for all his adult life.

Applicant presented proof of intensive agricultural activity – refer to doc. 138a &138b

Thematic Objective 1.10- SPED. The development is legitimate, as is the applicant's operation as a farmer, who tills in excess of 120 tumoli. The development is in line with *Rural Objective 1*, hence that to facilitate sustainable rural development and the diversification of activities within the Rural Area to sustain agriculture and safeguard its distinctiveness.

architect, civil & structural consultant

Impossible to have 60 tumoli of consolidated land parcels that **touch each other** (as requested by AAC). Applicant has more than 75 tumoli are grouped in the same local council boundary and are at walking distance of the site and the farm.

Applicant invested in a cow farm (PA-1313/12 and relevant previous permits related to farm) and has a loan of Euro 461,731.00 (refer to attached APS sanction letter). This means that applicant has to pay a loan of Euro 100.00/day- Euro 3193.00/ month- refer to page 4 of sanction letter.

RPDG state the following:

Scope:

- 0.3 The implementation of the policy will be considered as an enhancement to the rural scene if the buildings are used for what they are permitted. Buildings have to be seen as an improvement to the economic growth of the farming sector, with a **particular emphasis on young farmers who should be given all support in establishing their farming enterprise**. The use of buildings should be continuous and the creation of derelict buildings within their expected life-time should be discouraged
- 0.5 There is also scope for diversification of farms by small scale enterprises such as small scale farm retail, farm-based visitor attractions and **agro-tourism accommodation**. Also, whilst established rural activities may not be well sited by today's standards, their reasonable expansion on site needs to be considered.
- 0.9 Where land outside the development zone is physically separate from villages, reinstatement for agriculture and nature conservation will normally be sought. **There may be overriding reasons for seeking a change to another use, for example in order to maintain the economic life of buildings, or to accommodate a use in the countryside not environmentally acceptable in other areas. The site should realistically accommodate the development and interventions without significant modifications to topography and landscape.**

Note that after submissions to AAC (min) 229a and AAC min 238a (refer to attached), the same AAC encouraged the proposal considering all relevant info on applicant.

Please also refer to attached bank loan related to farming activity by applicant (as stated above).

On the above, I kindly request the EPRT to reconsider the application and grant permission to proposal.

Perit Tancred Mifsud A&C.E.



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