

14 March 2019

Environment and Planning Review Tribunal
Planning Authority
Floriana

Application Number: PA/08552/18

Location: Donald Stables, Ta Baldokk, Triq tal-Kilba, Siggiewi, Malta

Proposal: To construct stables

In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016 we hereby submit our appeals arguments to the refusal of development permission dated 29th May 2019,

The reasons for refusal are being listed below for reference:

The proposed development runs counter to the provisions of policy 5.2 of the Rural Policy & Design Guidance (RPDG) 2014 in terms to floorspace, design and visual impact. 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.

The submitted drawings run counter to PA circular 4/16, submission requirements for planning applications.

The Planning Commission may wish to note that the submitted plans are in full conformity to policy 5.2 of the Rural Policy & Design Guidance (RPDG) 2014 in terms to floorspace, design and visual impact, since the height of the building does not exceed 3.5m in height, has a total area of 102sqm which is equivalent to the area permitted for 4 stables (4 registered horses) of 25sqm per stable. The structures are being designed in line with policy with the first 5crs in exposed masonry and the rest of the structure will be constructed in natural timber.

As for the second reason for refusal the Planning Commission may wish to note that originally the stables were planning at the topmost part of the site in an area which my client wanted to purchase from third parties to be able to construct the stables, however after consultation with AAC the AAC suggested that the stables are shifted near the entrance and an amended block plan has been submitted, naturally the site plan is not in line since it was not amended in line with the plans an amended site plan is being attached to select the block plan.

Regards,

Simon Spiteri

OBO Perit Censu Galea.

526 ST.PAUL`S STREET,
ST.PAUL`S BAY,
SPB 3418, MALTA.
Tel: (0356) 21574548
Fax: (0356) 21580104