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received  
14/1/21  
Buznigieg

The Hon Chairman,  
Environment and Planning Review Tribunal  
Block B, St. Francis Ditch,  
Floriana

Application Number: PA/04752/20  
Location: Site off, Triq it-Torri, Birzebbuga  
Proposal: To sanction extension and variations to approved PA 067/02

In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016 we hereby submit our request for appeals to the the reasons for refusal presented in the Decision Notice dated 16th December 2020.

Decision Notice is based on a single reason for refusal which states that the sanctioning of the extension of the agricultural store runs counter to criterion 6 of policy 2.5A of the Rural Policy & Design Guidance (RPDG) 2014 since the overall footprint exceed the storage room entitlement vis-à-vis the size of the holdings registered on the applicant. In addition the applicant is already in possession of other structures within the registered land parcels, thus the proposal exceeds the maximum storage entitlement as specified by criterion 6 of Policy 2.5A of the Rural Policy & Design Guidance (RPDG) 2014. It therefore also runs counter to the Thematic Objective 1.10 of the Strategic Plan for Environment & Development which only allows for rural development which is legitimate or necessary. The size of the room approved in PA 67/02 is 12.9 sqm and an additional 9.8m agricultural store was constructed adjoining and adjacent to the agricultural store already approved on site, this brings the total to 22.7 sq.m which is 7.7sqm of the 15sqm allowed by Criterion 6 of RPDG policy 2.5A, the Planning Commission may wish to note that contrary to what is being stated by the Planning Directorate the hard

landscaped area in front of the agricultural store has been removed and the removal of the hard landscaping has been documented in the pictures at min 12D photos 11 & 12, the canopy is used by the applicant to produce traditional pickled and sun dried food items like tomatoes, olives and capers it also serves as a cleaning area for the herbs that are gathered in the shade of the canopy cleaned of any soil residue and stored or packed to be pickled or bottled. The canopy is essential for the applicant to practice his trade of producing local food products in traditional methods.

Regards,

Simon Spiteri

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