



ALEXANDER BIGENI

ARCHITECTURE

01.02.2021

The Secretary  
Environment and Planning Review Tribunal  
Block B  
St. Francis Ditch  
Floriana



Malta

RE: PA9850/19  
Location: Site at, Alley off, Triq Dun Pawl Micallef, Rabat (Gozo)  
Proposal: To carry out alterations and additions to existing pre-1978 structure which consists of a disused farm and change of use to dwelling

I am writing on behalf of Mr. Carmel Attard of White Lilly, Triq Dun Pawl Micallef, Victoria Gozo, and would like to submit an appeal to the decision taken by the EPC board in relation to the above mentioned proposed development.

The development was refused on the basis that:

*The proposed redevelopment does not satisfy criterion 5(c) of policy 6.2C of the Rural Policy and Design Guidance (2014), in that the existing building cannot be considered as a disused farm building since there are no records that the building was ever used as a farm. Proof submitted did not refer to any disused farm whilst there is no link between the contracts submitted and the site in question, hence the use of the existing building as a disused farm could not be determined. The Agriculture Advisory Committee also did not confirm that the structures consist of disused farm from the documentation submitted and did not recommend the proposal. The proposal also runs counter to criterion 5(a) of policy 6.2C since there is no evidence that the building was used for habitation purposes prior to 1992*

Perit Alex Bigeni  
B.E.&A. (Hons). Warrant 593  
Managing Architect

Phone: 0035621561134  
@: alex@alexbigeni.com  
74-2, Borg Olivier Street, Victoria, Gozo

We humbly submit that the evidence provided in the PA application at minutes 49g, 57 a,b,c,d,e, and 102d is ample proof that such building was used for animal husbandry. Such documentation is being attached to this report.

This is clear from documentation endorsed by the department of Public health dated 1997, Animal register found at the Gozo public Archives, notorial deeds as well as photographic evidence.

Particular reference is made to official correspondence by the department of public health, which clearly stated that the cow shed was first licensed in 1973 and which was active till at least 1982.

We would like to reserve the right to submit further information/witnesses in this regard.

In view of the above, EPRT may wish to overturn the board decision.

Yours Truly



**Perit Alex Bigeni**  
B.E.&A. (Hons). Warrant 593  
Managing Architect

**Phone:** 0035621561134  
**@:** alex@alexbigeni.com  
**74-2, Borg Olivier Street, Victoria, Gozo**