

Joseph Saliba a & ce

22,
Sigismondo Dimech Str.,
Balzan, BZN 1001

Mob: 79261045
Email: salibaperit@gmail.com

8,
Triq il- Madonna tal- Bon Kunsill
Zejtun, ZTN 1341

Date: 15th May 2021

**ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL**



**ST. FRANCIS DITCH
FLORIANA**

The Chairman,
Environment & Planning Review Tribunal
St Francis Ditch, Floriana, FRN 123

Application Number: PA/03410/20

Location: Abela, Triq Mikielang Sapiano, Zebbug

Proposal: To sanction existing gate, boundary wall, store and proposed addition of agricultural soil on existing concrete to reconvert to field.

Reference is made to the decision by the Planning Authority refusing the development described above, stating four reasons:

- Sanctioning of Agricultural store – applicant not eligible
- Sanctioning of Demarcation walls – land fragmentation and wall height
- Demarcation Walls – not constructed in irregularly shaped, rough dressed stone
- Sanction of Gate – size and dimensions

We are aware of the requirements of Rural Policy & Design Guidance (RPDG) 2014 but we feel that the proximity of the client’s site to the development zone. In fact, the development line is only approx. 6m away. The development zone expands on the side of the property and it is longer than client’s site. This means that my client’s site in only 1 plot away from the building zone and it should be treated as a transitory site.

This application is not proposing the construction of residential units or new rooms. Client understand that his site is in ODZ area and is therefore proposing to cover the plot in agricultural soil. In addition, the store my client is proposing to sanction is only 8.6sqm.



Site plan showing client's site and its very close proximity to the development zone.

We therefore feel that the reasons for refusal are unjustified and the site should be treated as a transitory area. Due to its location and the shape of Development zone enclosing the site, it would only be a matter of time until this site is included in Rationalisation Area as happened in LN 71/07, covering adjacent area.

For this reason, my client would like to Appeal the Decision of the Planning Commission Board.

I look forward to your positive reply.

Regards,

Joseph Saliba

B.Sc.(E.&A.)(Hons) A.&C.E M.Sc.(Melit.) Sust.Energy

22, Triq Sigismondo Dimech, Balzan

10, Triq Santa Katerina, Zejtun

Joseph Saliba a & ce