



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



Application Number: PA/05221/21

Location: Cutajar, Hofra ta' Ritz, Limiti tar-, Rabat

Proposal: To sanction the construction of agricultural stores open reservoir and tool shed, the creation of pathways and limestone paving

In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, we herby submit our plea for appeals for the following reasons:

Argument 1

The site is located within a Category 3 Settlement as indicated in policy NWRS 4 of the North West Local Plan the policy states that permission may be granted for the rehabilitation and re-development of existing buildings, subject to the criteria set out in policies NWRS 3 and NWRS 4 of the NWLP.

The site was part of a larger estate which was subsequently subdivided through inheritance, the 1967 & 1957 aerial photos show a number of structures on site, according to policy 6.2C of the Rural Policy & Design Guidance allows for the redevelopment of of an exiting structure and consolidate the same into a single structure, this coupled with the Category

3 Settlement is enough justification for the agricultural structures to be permitted on site.

Argument 2

The site as visible on the 1967 aerial photo clearly exhibit a demarcation wall which is evidently higher than 1.2m the wall extends all along the street alignment and perpendicular to the street alignment therefor the reason for refusal is unfounded and the aerial photo show that the site was enclosed on two sides by a boundary wall exceeding 1.2m in height

Argument 3

The site is mostly covered by soil and the only areas which are utilised as passageways to access to store are made of stone slabs which is actually encouraged by Thematic Objective 7.6 and 7.7 of the Strategic Plan for Environment & Development, aiming at the efficient use of resources including local stone

Conclusion

In view of the arguments and evidence being brought forward in this report which gives sufficient reasons to counter the reasons for refusal presented in the DPA report and the decision notice published on the 22 December

2021, we respectfully request the Hon Tribunal to accept this application and direct the Planning Directorate to issue this development permission.

Regards,

Simon Spiteri

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