



2nd February 2022

Chairman
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
- 7 FEB 2022
ST. FRANCIS DITCH
FLORIANA

Your ref.: PA/06472/21
Our ref.: 2416
Location: Land adjacent to 11, Triq Santu Pietru, Gharb, Gozo
Description: To carry out soft and hard landscaping works to garden covered by PA 4275/01. Works include laying of topsoil, addition of trees and timber gate and sanctioning of works already carried out (hard landscaping, concrete works and installation of above ground Jacuzzi)

Re: APPEAL AGAINST REFUSAL

Dear Sir,

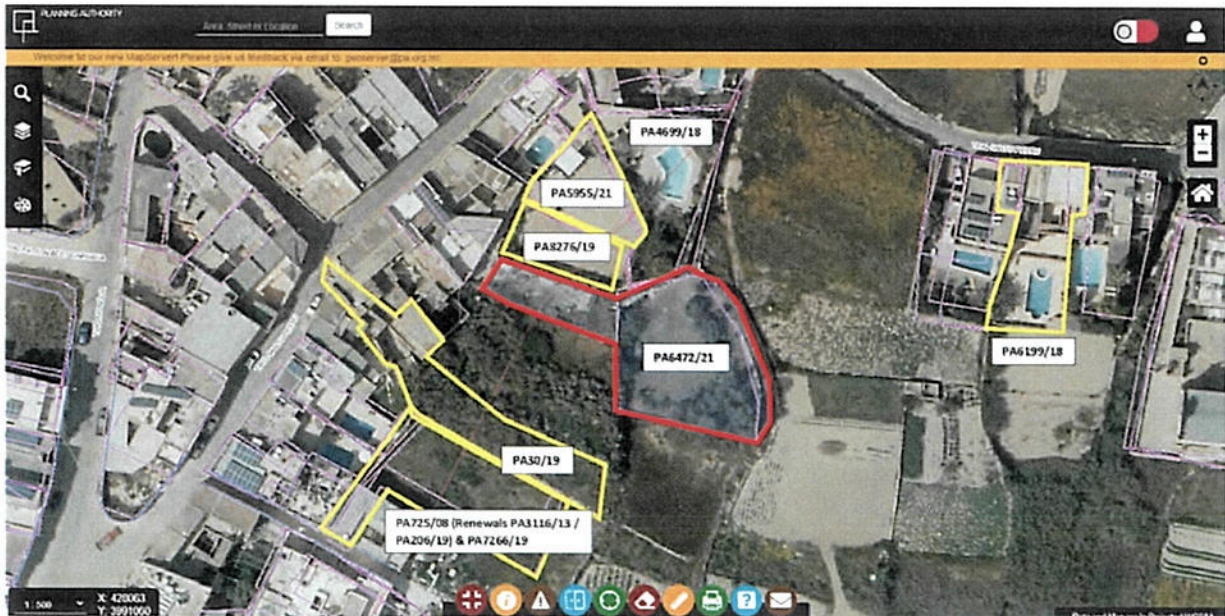
With reference to the refusal published on 9th February 2022 I would like to appeal the refusal.

There is only one reason for refusal related to unjustified formalisation of rural land that is totally incorrect, kindly note the following:

- My client's dwelling is adjacent to the site in question and the proposal is required to be used as an ancillary facility to the client dwelling. (*refer to diagram*)



- The site comprises of a garden surrounded by boundary walls approved in PA/04275/01. This approved permit (*copy attached*) clearly shows that the property in question is a garden and not a field. The garden is located partly within the development zone and overlooks an urban settlement outside development zone comprising of a number of farmhouses and pools. (*refer to diagram*)



- The proposed Jacuzzi is 2m x 2m x 1m deep and is above ground and no excavation works are being proposed. The proposal is completely reversible and does not have any negative impact on the adjacent areas that are already committed with other swimming pools as pointed out above. No soil is being removed from site and proposal includes addition of soil and additional landscaping (*series of indigenous trees*) to the existing garden.
- With reference to site context I would like to bring to your attention the following permits that have deck areas, pools and other commitments all covered by permits:

PA/04699/18
 PA/06199/18
 PA/00030/19
 PA/00206/19 (*amended by PA7266/19*)
 PA/05955/21
 PA/08296/19

A copy of these permits are being attached together with a block plan to show permit location relevant to site in question



Therefore the proposed development is in a highly committed area and should be approved.

Attached please find payment form No. 2016 and a payment receipt settled online, the sum of €200.

Yours sincerely,
QPM Ltd

Perit Edgar Caruana Montaldo
Copied: Cedric Caruana