


 11<sup>th</sup> April 2022

Submission of Appeal

The Secretary,  
 Environment and Planning Review Tribunal,  
 Floriana.



Sir,

Application No. : PA/06164/21  
 Location : Land at, Triq tal-Kalkara c/w Triq Gdida fi, Triq ir-Rabat, Dingli  
 Proposal : Sanctioning of existing pre-1994 agricultural store and proposal of new reservoir.

I am writing on behalf of the applicant, Mr. Carmel Micallef to submit an appeal against the refusal issued by the Planning Authority in relation to the above-mentioned application.

A copy of this refusal, dated 2<sup>nd</sup> March 2022, which was published on 16<sup>th</sup> March 2022, is attached.

This development application is requesting the sanctioning of an existing pre-1997 agricultural store and the proposed construction of a water reservoir.

The reason given for the refusal was:

“The proposed sanctioning of the existing store is in conflict with criterion 1 and 2 of policy 2.5B of the Rural Policy & Design Guidance (RPDG) 2014 is that no structures are visible on the 1994 aerial photo. It also runs counter to the Thematic Objective 1.10 of the Strategic Plan for Environment & Development, which is legitimate or necessary”

The applicant states that this agricultural store, which has a footprint area of 10.89 sq mts was built by his father in the late eighties. The area where the store is located, as can be seen from the 1994 aerial photo (copy attached) is full of carob trees and these carob trees practically cover this store. Even in the present day (2016) orthophoto, the store is practically hidden from view. It is worth noting that a number of carob trees were over the passage of time destroyed by the elements. Photos showing this will be submitted. The agricultural store has a footprint area of approx. 10.9 sq mts.

The area of the holding held by the applicant is approximately 3 tumoli.

Photos showing the holding and specifically showing the carob trees which covered the store which were destroyed by the passage of time-their trunks are still there, photos will be submitted during the course of this appeal.



# VELLA, MICALLEF & ASSOCIATES

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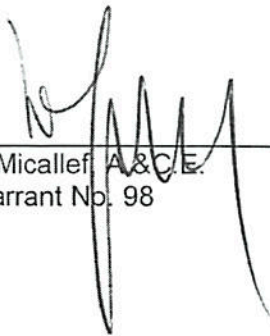
ARCHITECTS & CIVIL ENGINEERS  
120, Triq il- Haddiema, Zurrieq.

In view of the above, the applicant is hereby requesting that the Environmental & Planning Review Tribunal to rescind the decision and issue the relative development permit.

Further documentation will be submitted during the course of the hearing of this appeal.

Whilst thanking you for your attention, I remain

Yours faithfully



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L. Micallef A&C.E.  
Warrant No. 98