



CARMELO GALEA & ASSOCIATES
ADVOCATES

83, Sir Luigi Camilleri Street, Victoria, VCT 2706,
Gozo, Malta

Tel: (+356) 2156 3348

Fax: (+356) 2155 1580

22nd April 2022

The Environment and Planning Review Tribunal
St Francis Ravelin,
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
RECEIVED
25 APR 2022
ST. FRANCIS DITCH
FLORIANA

Re Case Number: PA/06311/20
Location of Development: Site at, Triq tal-Kanun, Zebbug (Gozo)
Description of Works: To carry out rehabilitation of existing pre-1978
building to be used as an agricultural store.

I write on behalf of my client of Ronald Camilleri holder of Identity Card number 463200L residing at 16, Adonai, Salvu Aquilina Street, Mosta. and make reference to the Planning Authority Decision to approve the aforementioned application published on the 20th of April 2022. My client was a registered objector against the proposed application.

Proposal to carry out rehabilitation of existing pre-1978 building to be used as an agricultural store was accepted since the PA decided that:

The Planning Commission noted that the latest drawings are considered to address the reasons for refusal since the footprint of the exiting pre 1978 is being retained. Furthermore, no alterations to create site formalisation is being proposed.

On behalf of my client, the registered objector, I am hereby submitting an appeal against this decision since he is feeling aggrieved by the decision and the appeal is being lodged on the following grounds:

1. The proposed development runs counter the Thematic Objective 1 of the Strategic Plan for Environment & Development for limiting the land take up for uses which are not necessary or legitimate in rural areas. Hence, the proposal also runs counter to Rural Objectives 1, 3, and 4 to facilitate sustainable rural development by controlling the location and design of rural development, as well as the cumulative effect of such development. There exists uncertainty as to the current floor space of the proposed development and this needs to be addressed.
2. That this application will inevitably lead to rock cutting, which is not acceptable since the site falls within a proposed Area of High Landscape Value and proposed Level 4 Area of Ecological Importance;

3. The proposed application runs counter Policy 1.2G of the Rural Policy and Design Guidance, 2014: Protected Areas, Special Areas of Conservation and Special Protected Area. The Proposed development shall have an unacceptable adverse environment, landscape, cultural or archaeological impact and thus this should not be permitted.
4. The proposed application runs also counter Policy 1.2H of the Rural Policy and Design Guidance, 2014: Protection of Landscape Features. The Authority should seek to conserve, maintain and enhance important landscape features that contribute to the connectivity, appearance and/or integrity of protected areas, sites and/or features, the character, scenic or ecological value of the rural area. The proposed application will have an adverse impact on important landscape features, including their integrity or character and should not be permitted.
5. The Proposed Application furthermore runs counter the Rural Objective 4 of the Strategic Plan for Environment & Development which aims for the protection and enhancement of the rural landscape.
6. Furthermore the area also has ecological importance and in fact it is earmarked as Proposed Level 4 – Ecology – GZ-RLCN-1, as can be verified from MAP 13.1-A of the GCLP. Thus the proposed development shall ruin the sensitive landscape. The landscape out to be protected and enhanced. This application will intrude into the pleasant and particularly panoramic view and would resulted in the intensification of physical development in this predominantly natural and undeveloped rural setting and significant adverse on the overall natural state, the traditional topographic and rural characteristics of the area.

For these reasons my client respectfully asks the Environment and Planning Review Tribunal to overturn the decision and reject the proposed development. Payment of €200 is hereby attached.



Avv. Daniel Calleja

Notifika: Awtorita' tal-Ippjanar – St Francis Ravelin, Floriana, Malta
Joseph Ciantar – Paradise, Triq l-Imġarr, Ghajnsielem