

**MED**

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Our Ref: 24182

26th January, 2017

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana



Dear Sir,

Appeal against refusal PA 4820/16 - Zebbug

Please refer to the refusal given to the application submitted by my client Mr. Carmelo Mifsud to carry out works at Zebbug.

We were extremely surprised by this decision since this application was directly instigated by the Planning Commission during the adjudication of our other appliciaotn on the same site PA 3650.13.

PA 3650/13 was meant to sanction a 13.0 square meters agricultural store. This application was approved subject that we demolish another adjoining room which is used as a store and to keep rabbits. We argued that this room can be sanctioned since on the same site there is an old pre 1967 room and hence assumed to be legally constructed, which can be demolished and replaced by another room whose footprint does not exceed that of the old room.

The Planning Commission accepted our arguments and on the 29th January, 2016 suspended our appliciaotn PA 3650/13 so that we could submit a fresh appliciaotn. We submitted this application (PA 4820/16) but to our surprise this was refused and is now the subject of this appeal.

Thus our argument for sanctioning the existing agricultural store is that it will replace another existing legally established agricultural store. On this basis we consider our proposal as being reasonable and would therefore like to respectfully request that you review our proposal and approve our application.

Yours faithfully,

Charles Buhagiar A&CE, MP

Encl: Bank Receipt, Site Plan, Copy of refusal

c.c.: Mr. Carmelo Mifsud

Senior Partner: Charles Buhagiar A&CE, MP.