

PA

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL
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ST FRANCIS DITCH
FLORIANA

Joseph Saliba a & ce

22,
Sigismondo Dimech Str.,
Balzan, BZN 1001

Mob: 79261045
Email: saliba82@maltanet.net

10, St. Catherine,
St. Catherine Str.,
Zejtun, ZTN 1818

Date: 7th February 2017

The Chairman,
Environment & Planning Review Tribunal
St Francis Ditch, Floriana, FRN 123

Application Number: PA/03832/16

Location: Site at, Sqaq II- Qenc, Zebbug, Malta

Proposal: Restoration of old agricultural room, construction of stables & buried
cistern and erect rubble wall with gate

Reference is made to the decision by the Planning Authority refusing the development described above, for the following two reasons:

1 The site is located within the 100m buffer from the development zone boundary (approx. 70m). The proposal therefore runs counter to criterion 4(b) of policy 5.2 of the Rural Policy and Design Guidance 2014 and to Thematic Objective 6.1 of the Strategic Plan for Environment & Development, which aim to safeguard environmental health in terms of air and noise pollution by controlling the location, design and operation of development.

2 The proposed development runs counter to the provisions of Policy SMAG 01 of the South Malta Local Plan which aims to protect agricultural land. The proposal therefore also runs counter to the SPED Rural Objective 1 which aims to sustain and protect good agricultural land from development.

For this reason, my client has decided to remove the stables from the proposal and retain the other works including cistern, restoration of old agricultural room to its original dimensions as per DPA report and rubble wall with gate. Attached please find updated drawings. Payment form shall be submitted by hand shortly.

I look forward to your positive and prompt reply.

Regards,



Joseph Saliba a & ce