

PA 211

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**Application Number:** PA/01065/15  
**Location:** Land at, Triq il-Buqana, Ta' Vnezja, Attard, Malta  
**Proposal:** To construct a tool shed

Referrence is made to the EPC decision dated 30<sup>th</sup> March 2017 and published on the 3<sup>rd</sup> April 2017 we would like to submit an appeal against the decsion in terms of Article 13 of the Enviornment & Planning Review Tribunal Act, 2016.

*Reason for refusal 1.*

*The proposal cannot be considered further unless the following illegal development is first sanctioned or removed and this in terms of regulation 17 of Legal Notice 162 of 2016. The illegal development consists of a boundary wall, country lane and an underground reservoir.*

*Reason for refusal 2*

*The proposal runs counter to standard submission procedure enforced through PA Circular 4/2016 since the submitted drawings do not include all the details required to assess the proposed works.*

*Reason for refusal 3*

The proposed development is located outside the proposed site plan.

*Reason for refusal 4*

The proposed agricultural store runs counter to criterion 8 of policy 2.5A of the Rural Policy & Design Guidance (RPDG) 2014 in that it exceeds the height permitted by policy.

The reasons for refusal listed in the DPA report are all based on lack of information which could have been obtained in during the processing of this application for this reason we are respectfully attaching the documents as amended and requesting the Planning Appeals Board to reconsider the application as amended.

Regards,

Perit Giorgio Schembri