

PA



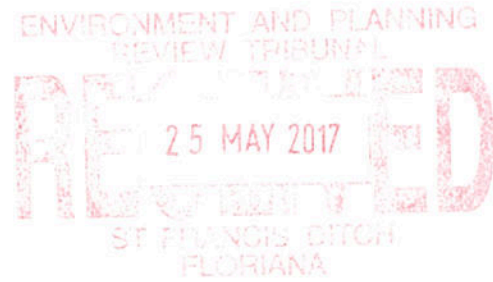
DR. EDWIN MINTOFF B.E.&A.(Hons). Ph.D. (Newcastle) A.&.C.E.
 ARCHITECT & CIVIL ENGINEER
 119, Sliema Road, Gzira, Malta. GZR1635.
 t +35621237401 m +35699498029 e em@edwinmintoff.com

V.A.T. Registration number 1108-0503

27th April 2017

Your Ref: PA/01132/16
 Our Ref: 15012

Secretary Appeals Board
 MEPA
 St. Francis Ravelin
 Floriana



Dear Sir,

Re: PA/01132/16 - Construction of rubble walls + restoration and increase in height of existing rubble walls to 1.2m

I am writing on behalf of my client, Mr. Mario Said, to request the Appeals Board to reconsider the decision taken by the EPC on 7th April 2017 to refuse permission for the aforementioned application. My client, his lawyer and myself would like to be present during the deliberation of this application.

The reasons for refusal are the following:

- *The proposed demarcation walls will result in land fragmentation into parcels of less than 1 tumolo, and therefore the proposal is in conflict with criterion 4 of policy 2.9 of the Rural Policy & Design Guidance (RPDG) 2014.*
- *The proposal would result in the significant alteration of existing rubble walls and so runs counter to Legal Notice 160 of 1997 - Rubble Walls and Rural Structures (Conservation and Maintenance) Regulations and, Legal Notice 169 of 2004 - Rubble Walls and Rural Structures, Conservation and Maintenance Regulations (Amendment). Both regulations declare rubble walls and non-habitable structures as protected, in view of their historical and architectural importance, their contribution to the character of rural areas, their affording a habitat for flora and fauna, and their vital importance in the conservation of the soil and of water*

It is very important to note that the proposed rubble walls will not result in fragmentation of land of parcels of less than 1 tumolo. Please refer to the attached plan which indicates the area of the field where new rubble walls, of a height of 0.6 meters, are being proposed – area of the field is of 1803 square meters which is more than 1 tumola. Therefore, according to The Rural Policy and Design Guidance, 2014, Policy 2.9 Land Demarcation, Walls and Gates the proposed rubble walls are in line with

this respective policy. Although, as indicated in the Maltese Civil Code, Chapter 16, Section 408.C, dividing rubbles walls between fields are allowed to be constructed up to a height of 1.5 meters.

Regards,

Dr. Edwin Mintoff

A handwritten signature in blue ink, consisting of a stylized, elongated loop with a smaller loop inside, located in the bottom right corner of the page.