



PH

27th June 2017

The Secretary,
Environment and Planning Review Tribunal,
Floriana.



Madam,

Application No.: PA/00349/17
Location : Xnakk Rabbit Farm, Ta' Wied il-Qoton, Zurrieq
Proposal : Sanctioning of change of use from office and fodder store to residential and relocation of fodder store within approved rabbit farm (PA 5746/08)

I am writing on behalf of Mr. Vincent Camilleri of Xnakk Rabbit Farm, Wied il-Qoton, Zurrieq to submit an appeal to the Environment and Planning Review Tribunal in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016, against the refusal issued by the Planning Commission, in respect of the above-mentioned application.

This refusal was published on the 6th June 2017 and a copy is attached.

The proposed development consists in the sanctioning of the change of use of part of an approved rabbit farm into residential quarters and the relocation of the fodder store within the same farm building.

The reasons given by the Planning Authority for the refusal are two, namely:

- 1 The residence requested for sanctioning runs counter to the eligibility criteria for a farm residence, as specified in policy 2.2A of the Rural Policy and Design Guidance (RPDG) 2014 which requires that the site is occupied by a dairy or swine livestock farm operational with a minimum of 40 sows or 40 milking cows, sheep or goats. The residence building also includes painted facades instead of local/recycled stone, in conflict with criterion (3), which encourages high design quality finishes.
- 2 The existing development is in breach of condition 12 in development permit PA 6814/02 and conditions 8 & 12 in development permit PA 5746/08, and the submitted proposal does not address these infringements.

It has to be pointed out that the residential quarters form part of the ancillary building to the farm buildings, in which the rabbits are kept. In fact, the areas which were changed were the office and fodder store. The fodder store has been relocated to the farm buildings i.e. the Does Unit and the Fatteners Unit. There was no increase to the built-up footprint of the farm. The reason given for the refusal is that residential quarters are only allowed in dairy or swine livestock farm and therefore the development runs counter to Policy 2.2A of the Rural Policy and Design Guidance (RPDG) 2014. The reason why Mr. Camilleri decided to incorporate a living quarters within the farm, was due to the fact that the farm was



VELLA, MICALLEF & ASSOCIATES

ARCHITECTS & CIVIL ENGINEERS
120, Triq il- Haddiema, Zurrieq.

vandalised on a number of occasions and he had to provide some kind of security for his property.

Further documentation regarding this and also the second reason given for the refusal, i.e. the breach of condition 12 of PA6418/02 and of conditions 8 & 12 of PA 5746/08 will be presented during the course of the hearing of this appeal.

Whilst thanking you for your attention, I remain,

Yours faithfully,

A handwritten signature in black ink, appearing to be 'L. Micallef', is written over a horizontal line. The signature is stylized with several loops and a long, sweeping tail that extends downwards.

L. Micallef, A.&C.E.
Warrant No. 98