



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

20<sup>th</sup> July 2017

Our Ref : 02183L12

Your Ref : PA/00501/15

The Chairman  
Appeals Board  
MEPA  
St. Francis Ravelin  
Floriana



Dear Sir,

**Re: PA 501/15 - To replace abandoned pre-1992 farm into two villas, Zebbug.**

I am writing on behalf of my client, Mr. Mark gazan, to request the Appeals Board to reconsider the decision taken by the EPC on the 13<sup>th</sup> of June 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.

Reference is made to the refusal relating to the above which suggests the following refusal and on which we would like to appeal :

*"The proposed development runs counter to the provisions of policy 6.2C of the Rural Policy & Design Guidance (RPDG) 2014 in that the existing buildings are not covered by development permission. The proposal is therefore not in line with the Thematic Objective 1 of the Strategic Plan for Environment & Development for limiting the land take up for uses which are not necessary or legitimate in rural areas. Hence, the proposal also runs counter to Rural Objectives 1, 3, and 4 to facilitate sustainable rural development by controlling the location and design of rural development, as well as the cumulative effect of such development."*

In the first instance I must reiterate that this proposal has already been approved in the outline development permission bearing reference PA/00245/07 and Pab/00017/12 where the issue of the legality of the existing structures was discussed in detail and the permit was eventually issued by the Tribunal.

Regards,

  
DR. EDWIN MINTOFF  
B.E.&A.(Hons). Ph.D. (Newcastle) A.&.C.E.  
Architect & Civil Engineer  
119 Sliema Road, Gzira  
Malta. GZR1635.  
t: +356 21237401  
m: +356 99498029  
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