

PA 79

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Environment and Planning Review Tribunal

Block B, St. Francis Ditch,
Floriana

Application Number: PA/07362/17

Location: Joe, Ic-Cens Tal-Knisja, Rabat.

Proposal: To sanction tools shed



In terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016 we hereby submit a request for appeal on the decision issued by the EPC on the 26th January 2018 and published in the local press on the 7th February 2018 for the following reasons:

- i. The approved reservoir is not covered by soil since the construction has not yet been completed
- ii. The formation of the gate is subject of this application and therefore cannot be used as be considered as an illegal commitment since its sanctioning is being requested.
- iii. The raising of the boundary wall came about when the the street abutting on the northern part of the land under consideration was asphalted and the street level raised, the boundary wall is less than 1.2m from finished street level.
- iv. The soil was deposited on site over 25 years ago as a part of a arable land reclamation process in the area and was not deposited by the applicant so much so that the same argument was brought forward in PA 5384/02 and the development permission was granted at reconsideration stage by the Development Control Commission.
- v. There is not formalisation of a formal pathway and the access to the site is through compacted gravel and not cement paving
- vi. The metal trellis / canopy adjacent to the stores are simply a demountable structure upon which a lightweight canopy made from green semi permeable material is placed on top of the said "superstructure" to provide shade onto an area where the applicant produces local produce such as sun dried tomatoes as a hobby which he practices during his retirement.
- vii. The applicant is not in possession of other structures within his property.

viii. The applicant tills 2 tumoli of land on the site under consideration and tills a further 1.5 tumuli of land in the vicinity of the site a total of 3.5 tumoli which makes him eligible for 15sqm

In conclusion we respectfully request the Environment and Planning Review Tribunal to reconsider the position taken by the Planning Directorate and positively consider the arguments being listed in this report.

Regards,

Perit Giorgio Schembri