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108
PA

Our Ref: 109/18

PA Ref: 9487/18

11th March 2019

The Secretary
Environmental Planning Review Tribunal
Floriana



Application : PA 09487/18

Location : 'Red Farmhouse' Triq Il-Wied, Iklin, IKL 1808.

Proposal : Construction of a conservatory including landscaping works, adjacent to a boutique hotel covered by PA 3563 / 17, fixing of timber gate, construction of water reservoir, reinstatement of rubble wall and sanctioning of store.

Re: Submission of Appeal against Environmental Commission Refusal decision.

This appeal against the Planning Commission refusal is being submitted o.b.o Ms. Romina Fenech of 'Red Farm House', Triq il-Wied, Iklin. IKL 1808. For ease of reference and in chronological order, kindly find attached the following literature:

Appendix 1: EPRT payment of €312.12

Appendix 2: Planning Commission Refusal decision dated 25.02.19 and published on the 06.03.19

Appendix 3: Site plan locating site

Appendix 4: Four photos of streetscape and internal

Appendix 5: Nineteen photo photographic survey

Appendix 6: Final designs/plan of proposed development

Appendix 7: Receipt of payment of €7,526.70

Appendix 8: Letter/submission of fresh plans dated 21.09.18

Appendix 9: SCH consultation dated 22.11.18

Appendix 10: Request for information dated 20.12.18

Appendix 11: Submission of information dated 21.12.18

Appendix 12: Submission of information dated 14.01.19

Appendix 13: DPAR dated 31.01.19

Below is a reply to the DPAR refusal arguments as following:

- The reasons for refusal are all related to agriculture whilst development relates to amenity related to an adjacent boutique hotel covered by PA 3563/17.
- SCH conditions area acceptable to applicant.
- The CRPD has approved proposed development subject to conditions.
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- The Malta Tourism Authority did not object to the proposed development.
- The AAC has objected I view that applicant is not a registered farmer and that the conservatory application is not for a genuine need of agriculture.
- The discussion that the proposed development does not adhere with the spirit of the Rural Policy and Design Guidance is not justified in view that a conservatory/ greenhouse is within itself of a rural/agricultural support.
- Proposed development does not aim to remove soil from site but rather re-use the soil within the conservatory.
- The proof of arable farming and applicant's registration is not applicable in view that development relates to an amenity of an existing boutique hotel.

An additional plan and section showing conservatory interior planning/landscaping is being attached in order that the development may not be interpreted otherwise. The approval of golf courses, outdoor sports areas, gazebos, swimming pools etc. are all related to the hospitality industry, similar to the case in question. Such amenities are important to sustain the hospitality industry within a competitive market.

In view of the above, proposed development is in line with planning policies and may therefore be considered favorable. It is solicited that the Tribunal carry an on-site inspection to verify the above accordingly.

Yours faithfully,

Perit Mannie Galea