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Our Ref: 2020-057

14th October, 2021

The Secretary
Environment and Planning Tribunal
Saint Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
15 OCT 2021

ST. FRANCIS DITCH
FLORIANA

Dear Sir,

PA 8313/20 – Appeal against refusal - Zebbug

Please refer to the refusal given to the application submitted by my client Mr. Phillip Camilleri for works at Zebbug.

Two reasons were given to substantiate this decision namely:-

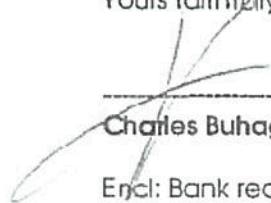
- i. Our proposal does not constitute sustainable use within a Rural area. In the first instance I would like to clarify that although this site lies outside the limits of development the development boundary passes through this road such that the development on the other side of the road is within scheme. Furthermore, it is located between a very large farm building and smaller development on the other side as can be seen from the attached block plan

Furthermore, we have already limited our proposal to the existing pre 1994 structures. All post 1994 structures have been removed. This can be verified from the attached 1994 aerial photo

- ii. The second reason of refusal states that the proposed use is not permitted by Rural Policy and hence runs counter to Rural Objectives 1, 3 and 4. This is not correct since open storage is permitted within rural areas as well as the other structures as are being proposed in our application

In view of the above and after taking into consideration the location and the immediate surrounds of our site we consider our proposal as being reasonable and would therefore like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Encl: Bank receipt, site plan, copy of refusal, block plan, 1994 aerial photo
c.c.: Phillip Camilleri