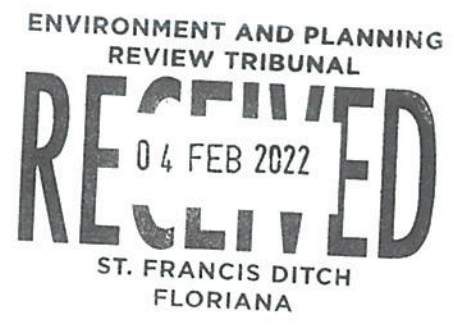




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The Planning Commission
Planning Authority
St. Francis Ravellin,
Floriana

Application Number: PA/05226/21

Location: Santa Maria, Triq fi, Triq it-Tnax ta' Mejj, Zebbug

Proposal: To sanction the construction of agricultural stores and convert the same into an oil press

In accordance to the Environment and Planning Review Tribunal in terms of Article 13 of the Environment and Planning Review Tribunal Act, 2016.

The Hon Tribunal may also wish to note that the boundary walls being mentioned in the reasons for refusal were mostly constructed pre 1967 and therefore do not require sanctioning. The only two stretches of boundary wall that were constructed after 1967 are cannot be marked for part demolition to limit the height to 1.2m, since the boundary wall was not constructed by my client and the site was bought as is and boundary walls are partly constructed on third party property and the applicant has no legal right to include in this application or to demolish parts of the wall to conform to policy, the enforcement officers have conducted a site inspection to verify this and also to confirm that the structures on site are included in the submitted plans, therefore reason for refusal 1 is not applicable. The applicant is a small high yield, higher quality olive oil producer producing an average of 450Kgs of high grade olives for cold pressing.(vide oil press

receipts for the month of October 2017 attached) currently runs an EU funded project with a legal agreement under EU funded project AECM 1 in which my client is cultivating the land with traditional methods and without the use of any pesticides and chemicals (a copy of the contract is being attached for reference). The practice of such methods of farming require longer hours and a higher dedication to the run. The fact that Mr Frendo was selected for this EU project is a testimony of the labour hours dedication to this practice. Thematic Objective 10 and Rural Objective 3 of the Strategic Plan for Environment & Development allow for rural development which is legitimate and necessary, this is precisely the case in this application, my client has embarked on a project which is sanctioned by the Ministry for European Affairs and funded by the EU this project requires constant crop monitoring and round the clock maintenance to ensure the success of his method of green farming. The agricultural store being referred to is clearly visible in the 1978 aerial (attached) it is the construction marked as Agricultural Store on the plans, the store is used for storage of machinery used in the green agricultural activity as outlined in the conditions of Development Programme for rural development 2014 - 2020. The subject of this application is the 50m² oil press which is not as an extension to the agricultural store. Therefore reason for refusal 3 is already addressed in the proposal description and submitted plans. The concrete area will be removed and returned to soil this address the AAC's concern and reason for refusal.

The main issue in this case pivots around the fact that Mr Frendo is currently on contract with the Office of the Prime Minister and has embarked on a green EU project which completely revitalise the olive oil production industry, it is allowing the cultivation of higher yield olive trees which produce a higher quality oil with no use of pesticides or chemicals. The only missing block in this whole process is the processing of the olives on site this would avoid cross missing olives from other estates since without an on-site press, the process of extracting oil is being carried out in a third party press with the applicant having no control over the production

process. For these reasons we respectfully request the Hon Tribunal to uphold this preliminary plea.

Regards,
Simon Spiteri



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