



MED

DESIGN ASSOCIATES LTD.

Hercules House, Second Floor, St. Mark Street, Valletta VLT 0364 Malta.

Tel: (356) 21 232 957

Fax: (356) 21 247 573

e-mail: info@medesign.com.mt

site: www.medesign.com.mt

Our Ref: 17072

16th February, 2022

The Secretary
Environment and Planning Review Tribunal
St. Francis Ravelin
Floriana

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

RECEIVED
16 FEB 2022
ST. FRANCIS DITCH
FLORIANA

Dear Sir,

Appeal against refusal of PA 6460/20 - Siggiewi

Please refer to the refusal given to the application submitted by my client Ms. Lora Peregin to carry out works at Siggiewi.

Two reasons were given to justify this refusal namely:-

- Sanctioning of agricultural stores is not permitted because applicant does not till the required minimum land area and applicant did not provide proof of arable farming
- The proposed development is not considered legitimate development within a rural area

Both these issues are within the remit of the Agriculture Advisory committee. In their comments AAC (doc 143a attached) confirmed that applicant is an arable farmer and recommend our proposal subject that we retain the pre 1994 footprint of the agricultural store.

In our submission we **reduced** the footprint when compared to the pre 1994 structures.

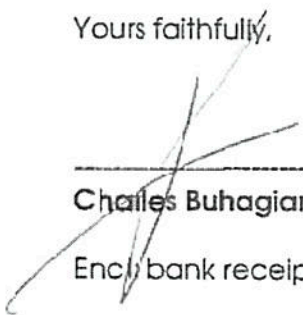
Policy 2.5 of the Rural Policy and Design Guidance 2014 states that there is a presumption a farmer of existing storage facilities for arable farming that were erected before October 1994 provided that:-

- AAC approved the proposal - AAC have indeed approved our proposal
- The existing building is visible in the 1994 aerial photos - our holdings are visible

Furthermore, this policy also states that such works are permitted if it leads to upgrading of the existing structures. Indeed, our proposal is meant to upgrade existing structures since originally, they were in a structurally dangerous condition and our proposal is meant to replace these dangerous structures with new structures without exceeding the 1994 footprint.

In view of the above we consider our proposal are fully compliant with the policy and would like to respectfully request that you review this decision and approve our application.

Yours faithfully,



Charles Buhagiar A&CE.

Enc: bank receipt, site plan, copy of refusal, doc 143a

c.c.: Ms. Lorenza Peregin