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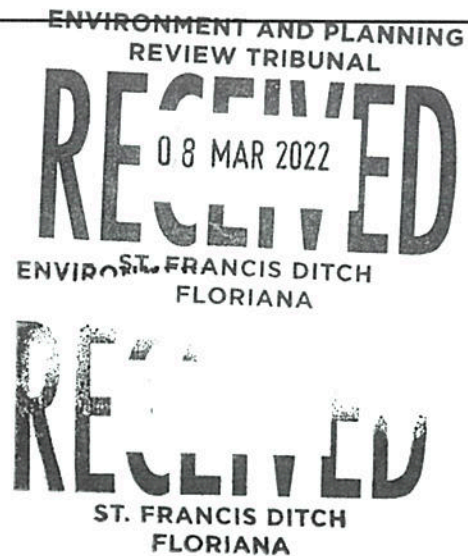
VAT No : 1066-7230

Our Ref : 24.21.04
Your Ref : PA/05224/21

8th March 2022

The Secretary,
Environmental Planning Review Tribunal
St. Francis Ditch
Floriana
info@eprt.org.mt

App No. : PA/05224/21
Location : Mifsud, off Triq San Gwann, Naxxar
Proposal : Use of storage for agricultural equipment of a manure shed approved as per PA/05925/06, including construction of rubble walls, alterations and sanctioning of cesspit as built.



Re: Submission of appeal against EPC Refusal decision

This appeal is being submitted obo Mr. Angelo Mifsud of 81, Petrelcina, Triq Baskal Buhagiar, Mosta, over the Environmental Planning Commission refusal decision for the above development application.

For ease of reference, kindly find below the following literature in chronological order as following:

- Appendix 1:** Appeal Payment Receipt of € 208.00.
- Appendix 2:** Site Plan locating site – doc 1n
- Appendix 3:** Block photo views 1-2 – Doc 1o
- Appendix 4:** Block photo views 3-4 – Doc 1p
- Appendix 5:** Block photo views 5-6 – Doc 1q
- Appendix 6:** Block photo views 7-8 – Doc 1e
- Appendix 7:** Block photo views 9-10 – Doc 1s
- Appendix 8:** Site Block plan – Doc 1a
- Appendix 9:** Approved as per PA/05925/06 / Proposed Block Plan – Doc 1b
- Appendix 10:** Existing Ground Floor Plan – Doc 1c
- Appendix 11:** Proposed Ground Floor Plan – 1d
- Appendix 12:** Clean Proposed Ground Floor Plan – Doc 1e



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- Appendix 13:** Existing roof floor plan – Doc 1f
- Appendix 14:** Approved as per PA/05925/06 / Existing/Proposed Section Y-Y – Doc 10a
- Appendix 15:** Approved as per PA/05925/06 / Existing/Proposed Section X-X – Doc 10b
- Appendix 16:** Existing/Proposed Elevations – Doc 124a
- Appendix 17:** Clean Existing/Proposed Elevations – Doc 15e
- Appendix 18:** Existing Proposed Elevations – Doc 15b
- Appendix 19:** Proposed Elevations – Doc 10f
- Appendix 20:** Existing Site Block Plan – Doc 1m
- Appendix 21:** Block photo survey – Doc 10g
- Appendix 22:** Registered letter to co-owner Charles Mifsud – Doc 18a
- Appendix 23:** Registered letter to co-owner Peter Mifsud – Doc 18b
- Appendix 24:** Receipt of payment of € 3471 – Doc 24a
- Appendix 25:** Submission of Justification – Doc 15a
- Appendix 26:** Vehicle log books of agricultural machinery registered on owner – Doc 15b
- Appendix 27:** AAC Consultation – Doc 58a
- Appendix 28:** CRPD Consultation – Doc 61a
- Appendix 29:** SCH Consultation – Doc 62a
- Appendix 30:** ERA Consultation – Doc 63a
- Appendix 31:** DPAR dated 27.01.2022 – Doc 69a
- Appendix 32:** EPC refusal decision dated 16.02.2022 – Doc 90a

The submission of justification for the proposed development attached as appendix 25 (doc 15a) is within itself a reply over the refusal arguments.

In view of the dangerous nature of the warehousing activity, access for all should be exempted. Various nearby approved farms all have an independent manure clamp thus rendering useless the existing structure as originally approved in PA/05926/06. The above shall be further elaborated during the board hearing.

An on-site inspection by the EPRT board members is solicited in order to familiarise themselves with this particular case.

Perit Mannie Galea
c.c. Planning Authority eApps PA/00256/21