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Our Ref.

Your Ref. PA 5585/20

**The Chairman,
 EPRT
 Floriana**

Application: PA 5585/20

Location: Site at (Field), Triq Carmelo Rosario Dimech, Għaxaq
Proposal: Proposed construction of sheep farm with ancillary manure clamp, fodder store, cheeselet production area and office related to farm activity at first floor level. Application also includes the part demolition of existing rubble wall to form access to proposed farm to a registered sheep breeder D-176.

March 30, 2022
 ENVIRONMENT AND PLANNING
 REVIEW TRIBUNAL

RECEIVED
 - 1 APR 2022

ST FRANCIS DITCH
 FLORIANA

Appeal against decision on PA 5585/20

Dear Secretary,

I refer to the decision in relation to application with reference PA 5585/20, dated 8th March 2022 and published on the 23rd March 2022 (copy of decision is being attached).

The planning directorate refused the application for two reasons,

- 1- AAC did not endorse drawings and that new farms are to be located within Intensive agricultural zones identified in subsidiary plans
- 2- Re illegality related to open water reservoir

Re reason from refusal 1:

Min 125A- issued by AAC declares that the proposal is not objectionable, therefore part of reason for refusal 1 is addressed.

Re location of proposed farm, note that Rural objective 1.3 of SPED states that new farms should "Preferably" be located within intensive agricultural zones.

This does not exclude other areas with ODZ. Note that the same PA approved several permits for new animal farms not located within Intensive Agricultural zones, namely PA 6866/18- Siggiewi, PA 4553/18- Siggiewi and PA 3723/17- Handaq Qormi, PA 1616/20- Zebbug besides other permits issued by PA.

Reason for refusal 2:

Please refer to document at min 60A.

Note that open water reservoir was already constructed in 1994.

Applicant informed me the in early 80's, and in 1980's the only permit that was required to construct an open storage water reservoir was through Agriculture dept and water services and not from PAPB. We do not agree that the reservoir is illegal and site is not subject to any enforcement notice.

This also applies to the rubble wall claimed to be illegal. The same rubble wall is visible in 1994 aerial photos and also no permit was required to construct rubble walls in the 80's.

Finally, applicant is a registered sheep farmer with over 158 female sheep, excluding lambs and rams, and operates in a farm which farm is located within scheme development (Rationalisation area), and was in operation and built pre 1967 (as farm is visible in 1967 survey sheet attached).

I cannot understand any reasonable planning grounds not to relocate the farm from scheme development area to ODZ, considering that existing waste management facilities are old and not up to standard.

On the above arguments, I kindly request the EPRT to consider favorably the above application.

Regards

Perit Tancred Mifsud

Copy of decision notice

Copy of AAC mins

Copy of application site plan

Copy of existing farm location site plan