



Environment and Planning review tribunal
 Block B St.Francis Ditch
 Floriana



Planning reference: PA/07553/21
 Site at, Ta' Dabrani, Zebbug (Gozo)

Description: To construct 2 stables and ancillary facilities. To also form a ramp to access site and install a timber gate.

5/08/2022

I refer to a decision taken by the EPC board in relation to above mentioned development permit application and would like to submit an appeal on behalve of the applicant (Mr Joseph Attard) for the reasons listed below.

In its decision, the EPC board refused the permits for the reason tabulated below:

The location for the proposed stables is being considered inadequate, as it is considered as resulting in adverse visual and environmental impacts on the surrounding rural landscape, which is relitavely free from similar commitments. Hence proposal runs counter to the provisions of policy 1.2H and 5.2 (4d) of the Rural Policy & Design Guidance (RPDG) 2014 which seek to protect, conserve, maintain & enhance the rural areas. The proposal also runs counter to Rural Objective 4 of the Strategic Plan for Environment & Development toprotect the landscape by controlling the location and design of rural development. The proposal has not been endorsed by the Environment and Resources Authority.

We humbly submit that this development ought to have been approved for the following reasons.

1. The proposal is in line with RQDG 2014 in terms of size massing and layout;

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2. The area is characterized by development especially an agritourism complex approved in PA/4705/18 which lies on the other side of the valley;
3. The proposed building is adequately screened by means of soft landscaping;
4. The proposed structures may be easily modified through a reduction in height and by lowering the existing terrain in case a further reduction of any supposed visual impact is necessary;

In view of the above we would like to ask the EPRT to overturn this decision and instruct for the issuing of the permit.

Regards

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