



ALEXANDER BIGENI

ARCHITECTURE

ENVIRONMENT AND PLANNING
REVIEW TRIBUNAL

ST. FRANCIS DITCH
FLORIANA

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

Planning reference: PA/790/22

Address: Site At, New street off, Triq I-Imgarr, Xewkija

Description: Outline application - To construct fully reversible padel court and small ancillary facilities. To construct rubble wall.

05.12.2022

I refer to the decision taken by EPC board in relation to the abovementioned permit application. I would like to submit an appeal to this decision on behalf of the applicant for the reasons listed below.

The development was refused for the following reasons:

The proposed development runs counter to Thematic Objective 1.10 and to Rural Objective 4 of the Strategic Plan for Environment and Development in terms of land-use in that the proposal is not considered legitimate or necessary within the rural area. The proposal also runs counter to Rural Objective 3 of the Strategic Plan for Environment & Development to protect land outside development zone from undesirable development.

The interventions proposed leads to the formalisation of former agricultural land which runs counter to the Rural Objectives 3 and 4 of the Strategic Plan for Environment & Development which aims for the protection and enhancement of the rural landscape from inappropriate development. Furthermore, the proposal is also in conflict with Rural Objective 1.1 of the Strategic Plan for Environment & Development seeking to safeguard agricultural land and policy 1.2D of the Rural Policy and Design Guidance which promotes soil conservation.

Perit Alex Bigeni

B.E.&A. (Hons). Warrant 593

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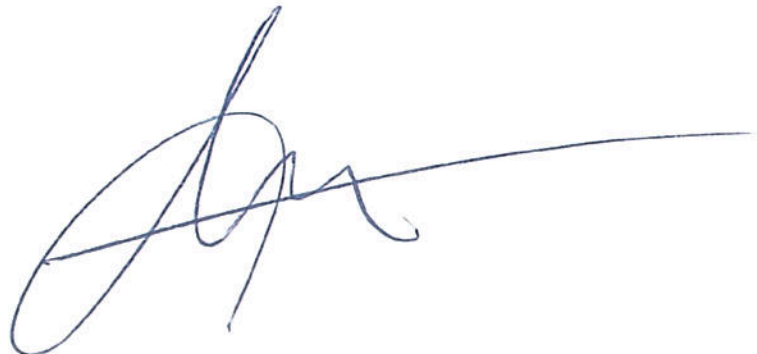
EPRT may wish to note the fact that the site is located in an area which is in very close proximity to an industrial zone (right across the road) and is flanked on the back with an ODZ Settlement.

EPRT may also wish to note that the proposed development is fully reversible (bar the construction of a rubble wall along street alignment), and shall consist of minimal works on site. In view of this, the proposal will not lead to permanent loss of agricultural land and soil.

EPRT may wish to refer to a number of sports facilities which have been granted permission in PDZ land, details of which shall be furnished in a subsequent submission. It is evident that Gozo lacks a number of sport facilities which cannot be constructed within scheme due to lack of feasible space.

In view of the above, we would like to urge the EPRT to overturn the decision taken by The EPC and instruct that this permit is issued.

Regards



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