



Environment and Planning Review Tribunal
Block B
St. Francis Ditch
Floriana
02.03.2023
RE: PA/2761/22



Location: Site at, Access of, Triq is-Saghtrija, Zebbug (Gozo)
Description: To construct an agriculture store with an underlying basement, to install a timber gate and to reconstruct existing rubble walls.
Applicant: Mario Cassar

I refer to the decision taken by the planning commission in relation to the above mentioned permit. I am writing on behalf of the applicant and would like to file an appeal against the decision for the following reasons.

This development permit application was refused in view that the proposal would detract from the landscape and rural character of the area and that there would be an over development of the site in view of excessive construction.

EPRT may wish to note that the site is situated next to a similarly constructed agricultural store approved in PA/08934/17 which lies a few metres away. Moreover, a complex of stables has been approved in close proximity to the site through PA/06875/20.

One cannot understand how these commitments which are better indicated in the attached map have not been taken into consideration when determining this application. In fact, RPDG2014 encourages that ODZ development is positioned as close as possible to legally existing structures to consolidate such masses. The proposal is also being endorsed by the AAC who confirmed that there is agricultural activity and therefore there is a genuine need for the erection of the structure in terms of RDPG2014.

In view of the above EPRT is requested to over turn this decision for the permit to be issued.

Regards

Perit Alex Bigeni
74-2, BORG OLIVIER STREET
FLORIANA, GOZO
B.E.&A. (Hons). Warrant 593
Managing Architect

Phone: 0035621561134
@: alex@alexbigeni.com
74-2, Borg Olivier Street, Victoria, Gozo