Nru. 233

L-AWTORITÀ TA' MALTA DWAR L-AMBJENT U L-IPPJANAR

Notifika dwar l-Eżenzjoni minn Studju tal-Impatt Ambjentali

BI qbil mar-Regolament 3(8) tar-Regolamenti tal-2007 dwar l-Istima tal-Impatt fuq l-Ambjent (Avviż Legali 114 tal-2007), u minħabba li l-Awtorità ta' Malta dwar l-Ambjent u l-Ippjanar jidhrilha li l-proposta mhux probabbli li jkollha impatti sinjifikanti fuq l-ambjent, id-Direttur għall-Ħarsien tal-Ambjent jaqbel li l-proposta ma teħtieġx Studju dwar l-Impatt Ambjentali (EPS).

Id-Deskrizzjoni tal-Proġett (PDS) li ġiet ippreżentata bħala parti mill-applikazzjoni kkunsidrat b'mod suffiċjenti l-kwistjonijiet li jolqtu l-ambjent u għaldaqstant it-tħejjija ta' studju dwar l-impatt ambjentali mhux se jżid informazzjoni ġdida peress li l-Awtorità għandha l-informazzjoni kollha meħtieġa sabiex tiddeċiedi dwar din l-applikazzjoni. Skont l-informazzjoni li ġiet ippreżentata fid-Deskrizzjoni tal-Proġett (PDS) u fil-valutazzjoni li saret skont l-Iskeda IB tal-istess Regolamenti, ma jidhirx li l-proposta se jkollha impatti sinifikanti fuq l-ambjent.

Ġustifikazzjoni dettaljata tinstab hawn taħt:

Numru ta' Referenza:	PA 07245/05
Post:	Sit fi Forum Hotel, Triq ta' Ġokondu/ Triq l-Uqija/Triq Sant'Andrija, Swieqi
Proposta:	Propost it-twaqqigħ tal-Lukanda Forum u villa biswit u propost il-bini ta' 25 dar, 78 appartament, bini ta' uffiċini *Class* 5, ħanut *Class* 4 (*Supermarket*) u spazji għall-parkeġġ taħt l-art u garaxxijiet *lockup*.

Dawn l-effetti potenzjali fuq l-ambjent, flimkien ma' numru ta' miżuri biex jitaffa l-impatt, ġew identifikati fid-Deskrizzjoni tal-Proġett (PDS) li kien sottomess lill-Awtorità fil- 25 ta' Jannar 2013 u fil-ġustifikazzjoni għall-eżenzjoni mill-Istudju dwar l-Impatt Ambjentali li ġiet sottomessa fil-21 ta' Frar, 2013.

No. 233

MALTA ENVIRONMENT AND PLANNING AUTHORITY

Notification of Exemption of Environmental Planning Statement

IN conformity with Regulation 3(8) of the Environmental Impact Assessment Regulations (Legal Notice 114 of 2007), and in view of the fact that MEPA has determined that the proposal is unlikely to have significant environmental impacts, the Director of Environment Protection agrees that the proposal does not require the preparation of an Environmental Planning Statement (EPS).

The Project Description Statement (PDS) presented as part of the application has considered the environmental issues in a sufficient manner such that the preparation of an EPS would not add any new information and MEPA has all the necessary information to determine the application. From the information presented in the PDS and screening according to Schedule IB of the same Regulations, the proposal is not likely to have significant environmental effects.

A detailed justification is presented below:

Reference Number:	PA 07245/05
Location:	Site at Forum Hotel, Triq ta' Ġokondu/Triq l-Uqija/Triq Sant'Andrija, Swieqi
Proposal:	Proposed demolition of Forum Hotel and adjacent villa and proposed construction of 25 houses, 78 apartments, Class 5 office buildings, Class 4 shop (Supermarket) and underlying parking spaces and lockup garages.

The following potential environmental impacts were identified and mitigation measures proposed in the Project Description Statement (PDS) submitted to MEPA on the 25th January 2013 and the justification for proposal from carrying out an Environmental Impact Assessment (EIA) submitted on 21st February, 2013.

Impatti potenzjali *Potential Impacts*	**Rimarki fuq miżuri biex jittaffa l-impatt, eċċ.** *Remarks on mitigation measures, etc.*
Ħolqien ta' skart	Il-proġett se jiġġenera skart kemm waqt il-fażi ta' kostruzzjoni kif ukoll waqt l-operat. Skart inert iġġenerat matul il-fażi ta' kostruzzjoni mhux meqjus sinifikanti. L-iskart li se jiġi ġġenerat matul il-kostruzzjoni se jinkludi skart ta' kostruzzjoni u demolizzjoni, li huwa stmat għal madwar 150,000m^3. Parti mill-materjal li jirriżulta mit-twaqqigħ tal-bini eżistenti se jerġa' jintuża fis-sit għall-irdim u għall-kostruzzjoni tal-ħżin temporanju. Il-bqija tal-materjal se jinġarr mis-sit għar-rimi f'*inert landfill* kif ikun speċifikat mill-Awtoritajiet kompetenti. Waqt l-operat, il-proposta mhix mistennija li tiġġenera ammonti sinifikanti ta' skart tal-ippakkjar u skart muniċipali, l-iktar mill-uffiċċji, djar residenzjali, u s-*supermarket*

Waste generation	*The project will generate waste during both construction and operation. Inert waste generated during the construction phase is not considered to be significant. Waste generated during construction is likely to comprise construction and demolition waste, estimated at around 150,000m^3. Some of the material resulting from the demolition of the existing building will be re-used on site for back-fill and for the construction of the temporary hoarding. The rest of the material will be transported from the site for disposal at an inert landfill site as directed by the appropriate authorities. During operation, the proposal is not expected to generate significant amounts of packaging and municipal waste, namely from the offices, residential units, and the supermarket.*
Storbju, vibrazzjonijiet kwalità tal-arja	Waqt il-kostruzzjoni, storbju, vibrazzjonijiet u trabijiet se jiġu ġġenerati matul it-tindif tas-sit, l-iskavar, u l-kostruzzjoni. Emissjonijiet tal-Nitrogen Oxide (NOx) u storbju mill-vetturi tal-kostruzzjoni huma ukoll mistennija. Madankollu, l-ebda impatt sinifikattiv m'hu mistenni dment li r-Regolamenti fuq il-Ġestjoni Ambjentali ta' Sit tal-Kostruzzjoni (Avviż Legali 295 tal-2007) jiġu osservati. Waqt l-operat, emissjonijiet tal-Nitrogen Oxide (NOx) u storbju mit-traffiku lejn u mis-*supermarket*/uffiċċji u residenzi jistgħu jiġu ġġenerati. Madankollu, peress li huwa mistenni li se jiġi ġġenerat massimu ta' 403 vjaġġi ta' vetturi waqt *peak hours* (bħala l-agħar xenarju) u li l-akbar fluss ta' vetturi se jkun minn ġo Triq Sant' Andrija, l-impatt iġġenerat fiż-żona huwa meqjus bħala aċċettabbli.
Noise, vibration and air quality	*During construction, noise, vibration and fugitive dust will be generated from site clearance, excavation, and construction. Nitrogen Oxide (NOx) emissions and noise from construction vehicles are expected. However, no significant impact is envisaged as long as the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007) are adhered to. During operation, Nitrogen Oxide (NOx) emissions and noise from traffic to and from the supermarket/offices and residences may be generated. However, given that a maximum of 403 vehicular trips during the peak hours of the day (as the worst-case scenario) will be generated and that the major vehicular flows will be through Triq Sant' Andrija, such impact on the area is considered acceptable.*
Kwalità tal-ilma	Il-parti ta' isfel tas-sit (i.e. il-faċċata tal-*ex* Lukanda Forum fuq Triq Sant'Andrija) tinsab tul it-*thalweg* tal-kanal ta' Wied Mejxu, u għalhekk suxxettibbli għall-għargħar. Madankollu, l-impatti mhux mistennija li jkunu sinifikanti, meta wieħed iqis il-*hydrological catchment* ta' Wied Mejxu. Għaldaqstant l-integrazzjoni tal-ilma tal-wiċċ u faċilitajiet għal ġbir ta' dan l-ilma (eż. kanali biex jikkontrollaw il-ġbir tal-ilma żejjed mis-sit u ġibjuni ta' kapaċità adegwata għal ġbir tal-ilma tal-wiċċ mis-sit) fl-iżvilupp ikun biżżejjed biex ittaffi l-impatti potenzjali.
Water quality	*The lower part of the site (i.e. the frontage of the ex-Forum Hotel onto Triq Sant'Andrija) lies along the thalweg of the Wied Mejxu watercourse, and is therefore prone to a degree of flash-flooding. However, impacts are not expected to be significant, considering the limited hydrological catchment of Wied Mejxu. Nevertheless, the integration of runoff management and runoff harvesting facilities (e.g. controlled channelling of runoff through the site, and reservoirs of adequate capacity for harvesting site runoff) into the development would sufficiently mitigate potential impacts.*
Impatt fuq il-wirt kulturali	Hemm il-possibbiltà li jinstabu fdalijiet arkeoloġiċi fuq is-sit propost waqt l-iskavar tas-sit. B'hekk tinħtieġ konsultazzjoni mas-Sovrintendenza tal-Patrimonju Kulturali speċjalment dwar monitoraġġ tax-xogħlijiet.
Impact on cultural heritage	*Archaeological remains may be uncovered during excavation. Thus, consultation with the Superintendence of Cultural Heritage (SCH) is required with regards to monitoring of works.*

Minkejja dak imsemmi hawn fuq, l-Awtorità ta' Malta dwar l-Ambjent u l-Ippjanar iżżomm id-dritt li titlob lill-applikant li jissottometti informazzjoni oħra kif jista' jkun meħtieġ biex tiddeċiedi l-applikazzjoni.

It-22 ta' Marzu, 2013

Notwithstanding the above, the Malta Environmental and Planning Authority reserves the right to request the applicant to submit additional information as may be necessary to determine the application.

22nd March, 2013