Nru. 361

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 sinifikanti 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 żżid 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.

No. 361

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.

Ġustifikazzjoni dettaljata tinstab hawn taħt:
A detailed justification is presented below:

Numru ta' Riferenza: TRK. 151436
Post: Riviera Resort & SPA, Ir-Ramla tal-Bir, Marfa, Mellieħa, Malta
Proposta: Żidiet u tibdiliet ta' lukanda eżistenti jikkonsistu f'daħla ġdida; estensjoni tar-restorant u l-kċina; bini ta' kmamar li jħarsu fuq il-baħar; bini tal-ħames sular irtirat mill-faċċata tal-lukanda; żieda ta' *sundeck* fuq il-bejt bil-*pool*; rilokazzjoni tal-entratura tal-post tal-ħatt; manutenzjoni u estensjoni tal-*promenade*; *landscaping* ta' parkeġġ pubbliku u l-ġestjoni tat-traffiku mat-triq li ddur mal-lukanda.

Reference Number: TRK. 151436
Location: Riviera Resort & SPA, Ir-Ramla tal-Bir, Marfa, Mellieħa, Malta
Proposal: Proposed additions and alterations to existing hotel consisting of new entrance/reception; extension to restaurant and kitchen; additions of sea view rooms; additions of recessed floor (level 5); addition of roof level sundeck with splash pool; re-location of loading bay and goods entrance; pedestrianization, extension and landscaping of public sea front promenade; proposed construction and landscaping of public parking area and new traffic arrangements for hotel ring road.

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 fis-7 ta' Ottubru, 2014 u fil-ġustifikazzjoni għall-eżenzjoni mill-Istudju dwar l-Impatt Ambjentali li ġiet sottomessa fl-4 ta' Frar, 2014.

The following potential environmental impacts were identified and mitigation measures proposed in the Project Description Statement (PDS) submitted to MEPA on the 7th October, 2013 and the justification for proposal from carrying out an Environmental Impact Assessment (EIA) submitted on 4th February, 2014.

Impatti potenzjali *Potential Impacts*	Rimarki fuq miżuri biex jittaffa l-impatt, eċċ. *Remarks on mitigation measures, etc.*
Impatt viżiv	Il-fotomontaġġi juru li l-proposta tidher mil-madwar kollu, u għaldaqstant jistgħu jarawha diversi persuni. Minħabba li d-disinn tal-lukanda huwa bħal dak eżistenti, il-bidla fil-kwalità tal-veduta hija limitata.
Visual Amenity	*Photomontages submitted indicate that the proposal is visible from all the surrounding areas, and may be viewed by sensitive receptors. However, given that the extension has an identical design to the one of the existing hotel, the change in visual amenity is low.*
Impatt fuq l-użu tal-art u tal-kosta	Id-daqs u n-natura tal-proġett propost mhux se jirriżulta f'impatt sinifikanti fuq l-użu tal-art u tal-kosta. Madankollu huwa neċessarju li l-iżvilupp ma jieħux iżjed mill-art tal-madwar u tal-kosta barra iż-żona ta' żvilupp. Dan għandu jiġi indirizzat permezz tal-proċess għall-permess tal-iżvilupp.
Land use and coastal impact	*The size and nature of the proposed project will not result in significant land use and coastal impacts. Nonetheless, it is imperative that the project does not entail the further uptake of land and coast outside the development zone. This should be addressed through the mainstream development planning process.*
Wirt kulturali	Fdalijiet ta' wirt kulturali li jinsabu fi 200 metru mill-konfini tas-sit jinkludu It-Torri tas-Sgħajtar (Il-Batterija ta' Wied Musa), *Defence post* ta' żmien it-Tieni Gwerra Dinjija; Wied Musa żona ta' lqugħ militari, It-Torri tal-Bir, u ir-Ramla tal-Bir żona ta' lqugħ militari. Il-probabbiltà li jiġu affetwati fdalijiet ta' wirt kulturali fuq is-sit hija remota. Minkejja dan, huwa propost li x-xogħlijiet waqt il-kostruzzjoni jkunu mgħassa minn arkeologu kkwalifikat.
Cultural Heritage	*Cultural heritage features within 200 metres radius of the site include It-Torri tas-Sgħajtar (Il-Batterija ta' Wied Musa); World War II beach post ruins; Wied Musa military buffer zone; It-Torri tal-Bir; and Ir-Ramla tal-Bir military buffer zone. The probability of the works impacting cultural heritage features on site is remote. Nonetheless, monitoring by a qualified archaeologist is recommended to be carried out during the construction phase.*
Ħsejjes u trabijiet waqt il-fażi ta' kostruzzjoni	Ħsejjes u trabijiet waqt it-tindif u t-tħaffir tas-sit u l-bini tal-estensjoni kapaċi jaffetwaw lir-residenzi tal-madwar u nies oħra li jiffrekwentaw is-sit. Madanakollu, se jkun hemm miżuri biex jittaffew it-trabijiet u l-ħsejjes skond kif imsemmi fir-Regolamenti tal-2007 dwar l-Immaniġġjar Ambjentali tas-Siti tal-Kostruzzjoni (Avviż Legali 295 of 2007).
Construction Phase Noise and Dust Emissions	*Dust and noise emissions during site clearance, excavation and construction may affect the nearby residents and people frequenting the site. Dust and noise abatement measures in accordance with the Environmental Management Construction Site Management Regulations, 2007 (Legal Notice 295 of 2007) shall further minimise the impact.*

Minkejja dan 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 tieħu deċiżjoni dwar l-applikazzjoni.

L-4 ta' April, 2014

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.

4th April, 2014