

## Nru. 598

## No. 598

L-AWTORITÀ TA' MALTA DWAR L-AMBJENT  
U L-IPPJANARMALTA ENVIRONMENT  
AND PLANNING AUTHORITY

## Eżenzjoni minn Studju tal-Impatt Ambjentali Limitat

## Exemption of Environmental Planning Statement

SKONT ir-Regolament 3(8) tar-Regolamenti tal-2007 dwar l-Istima tal-Impatt fuq l-Ambjent (Avviż Legali Nru. 114 tal-2007) rigward l-applikazzjoni msemmija hawn taht, u minhabba li l-Awtorità ta' Malta dwar l-Ambjent u l-Ippjanar jidrilha li l-proposta mhux probabbli li għandha impatti sinifikanti fuq l-ambjent. Id-Direttur għall-Harsien tal-Ambjent jaqbel li jeżenta l-applikant milli jhejji Studju dwar l-Impatt Ambjentali limitat (EPS).

IN conformity with Regulation 3 (8) of the Environmental Impact Assessment Regulations (Legal Notice 114 of 2007) in respect of the application mentioned hereunder, 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).

Id-Deskrizzjoni tal-Proġett (PDS) ipprezentata bhala parti mill-applikazzjoni hadet inkonsiderazzjoni b' mod sufficjenti l-kwistjonijiet li jolqtu l-ambjent u għaldqastant it-thejjija ta' studju dwar l-impatt ambjentali limitat mhux se jzid informazzjoni għdida u li l-Awtorità għandha l-informazzjoni kollha neccessarja sabiex tiddeciedi din l-applikazzjoni. Mill-informazzjoni li giet ipprezentata d-Deskrizzjoni tal-Proġett (PDS) u l-*screening* li sar skont Skeda IB tal-istess Regolamenti, mhux probabbli li l-proposta għandha impatti sinifikanti fuq l-ambjent.

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 taht:

A detailed justification is presented below:

Numru ta'  
Riferenza: PA 01220/06  
Post: Sit fi Triq Ġdida fi Triq Hal Mula, Haż-  
Żebbuġ (Malta)  
Proposta: Bini ta' 42 garaxx, 39 appartament u 5  
penthouses.

Application  
Number: PA 01220/06  
Location: Site at N/S off, Triq Hal Mula,  
Haż-Żebbuġ (Malta)  
Proposal: Construction of garages (42 in no.), overlying  
apartments (39 in no.) and 5 penthouses.

Numru ta'  
Riferenza: PA 00476/10  
Post: Sit f'Ta' Hal Mula, Haż-Żebbuġ (Malta)  
Proposta: Bini ta' 49 garaxx taht l-art, żewġt  
iħwienet Klassi 4, 41 residenzi u 8  
penthouses.

Reference  
Number: PA 00476/10  
Location: Site at, Ta' Hal Mula, Haż-Żebbuġ (Malta)  
Proposal: Construction of basement garages (49  
in No), two Class 4 local shop, 41  
dwelling units and 8 penthouses.

Numru ta'  
Riferenza: PA 01161/10  
Post: Minghajr isem u numru, Ta' Hal Mula,  
l/o Haż-Żebbuġ (Malta)  
Proposta: Bini ta' 49 garaxx taht l-art, ħanut Klassi  
4 fuqhom, 33 appartament u 5  
penthouses.

Reference  
Number: PA 01161/10  
Location: Unnamed /Unnumbered, Ta' Hal Mula,  
l/o Haż-Żebbuġ (Malta)  
Proposal: To construct basement garages (49 in  
number) and overlying class 4 shop,  
apartments (33 in number) and 5  
penthouses.

|                      |  |                   |   |
|----------------------|--|-------------------|---|
| Numru ta' Riferenza: | PA 01162/10  | Reference Number: | PA 01162/10   |
| Post:                | Sit fi Triq Ġdida fi Triq Hal Mula, Haż-Żebbuġ (Malta)   | Location:         | Site at N/S off, Triq Hal Mula, Haż-Żebbuġ (Malta)  |
| Proposta:            | Bini ta' 49 garaxx u 44 appartament u 5 penthouses.  | Proposal:         | To construct 49 garages and 44 apartments and 5 penthouses.   |
| Numru ta' Riferenza: | PA 05079/09  | Reference Number: | PA 05079/09   |
| Post:                | Sit f' Toroq minghajr isem, Triq Hal Mula, Haż-Żebbuġ (Malta)  | Location:         | Site at Un-named Streets and Triq Hal Mula, Haż-Żebbuġ (Malta)  |
| Proposta:            | Biex jiġu fformati toroq ġodda, proposta tinkludi skavar u bini ta' hitan u twaqqiġh ta' kmamar imġarrfa.                                  | Proposal:         | To form schemed roads, works include excavation and construction of retaining walls and demolition of dilapidated rooms.  |
| Numru ta' Riferenza: | PA 05003/09  | Reference Number: | PA 05003/09   |
| Post:                | Sit fi (Sit C) Triq Ġdida fi Triq L-Indipendenza, Haż-Żebbuġ (Malta)   | Location:         | Site at (Site C) N/S in, Triq L-Indipendenza, Haż-Żebbuġ (Malta)  |
| Proposal:            | Bini ta' 2 maisonettes semi-basement, 6 appartamenti u penthouse.  | Proposal:         | To construct 2 semi-basement maisonettes, 6 apartments and 1 penthouse.   |
| Numru ta' Riferenza: | PA 05004/09  | Reference Number: | PA 05004/09   |
| Post:                | Sit fi (Sit A) Triq Ġdida fi, Triq L-Indipendenza/Triq Ġdida fi Triq Hal Mula, Haż-Żebbuġ (Malta)  | Location:         | Site at (Site A) N/S in Triq L-Indipendenza / N/S in, Triq Hal Mula, Haż-Żebbuġ (Malta)                                   |
| Proposta:            | Bini ta' garaxxijiet taht l-art, garaxxijiet semi-basement, 3 maisonettes, 14-il appartament u penthouse.                                  | Proposal:         | To construct basement garages, semi-basement garages, 3 maisonettes, 14 overlying apartments plus 1 penthouse.            |
| Numru ta' Riferenza: | PA 05005/09  | Reference Number: | PA 05005/09   |
| Post:                | Sit fi (Sit B) Triq Ġdida fi, Triq L-Indipendenza / Triq Ġdida fi Triq Hal Mula, Haż-Żebbuġ (Malta)  | Location:         | Site at ( Site B) N/S in Triq L-Indipendenza/ Triq Hal Mula, Haż-Żebbuġ (Malta)   |
| Proposta:            | Bini ta' żewġ livelli ta' garaxxijiet taht l-art garaxxijiet semi-basement, 5 maisonettes, 41 appartament, hanut Klassi 4 u 10 penthouses. | Proposal:         | To construct 2 levels basement garages, semi-basement garages, 5 maisonettes, 41 apartments, class 4 shop and penthouses. |

Dawn l-effetti potenzjali fuq l-ambjent, flimkien ma' numru ta' miżuri biex jittaffa l-impatt, ġew identifikati fid-Deskrizzjoni tal-Proġett (PDS) li kien sottomess lill-Awtorità fl-10 ta' Jannar, 2011 u Addendum li kien sottomess lill-Awtorità fit-3 ta' Frar, 2011 u fil-ġustifikazzjoni għall-eżenzjoni mill-Istudju dwar l-Impatt Ambjentali li giet sottomessa mill-applikanti fid-9 ta' Mejju, 2011.

The following potential environmental concerns were identified and mitigation measures proposed in the Project Description Statement (PDS) submitted to MEPA on 10th January, 2011 and an Addendum to the PDS submitted to MEPA on 3rd February, 2011 and the justification for proposal from carrying out an Environmental Impact Assessment (EIA) submitted by the applicants on 9th May, 2011.

| <b>Impatti potenzjali</b><br><i>Potential Impact</i> | <b>Rimarki</b><br><i>Remarks</i>   |
|--|--|
| Hoss u<br>vibrazzjonijiet                            | <p>Is-sit ma jinstabx viċin żoni residenzjali. Minkejja dan, il-ħoss waqt il-kostruzzjoni u l-operat tal-proġett, ġie identifikat bħala impatt potenzjali. L-istess impatt mhux se jirriżulta sinifikanti għadarba dawn il-miżuri standard jiġu implimentati;</p> <p>limitu fil-ħin tax-xogħol;<br/>użu ta' <i>silencers</i>;<br/><i>screening</i> tal-ħoss; u<br/>monitoraġġ.</p>   |
| Noise and<br>vibration                               | <p><i>The site does not lie in proximity to residential areas. Nonetheless, noise during construction and especially during operation was identified as a potential impact. Such impact will not be significant due to the adoption of the following standard measures:</i></p> <p>time limits for works;<br/>use of silencers;<br/>acoustic screening; and<br/>monitoring.</p>  |
| Impatti potenzjali                                   | Rimarki fuq miżuri biex jitaffa l-impatt, eċċ.   |
| <i>Potential Impact</i>                              | <i>Remarks on mitigation measures, etc.</i>  |
| Użu tal-art  | Il-proposti ser jibdlu l-użu tal-art minn art vojta (il-maġġor parti żdingata) għal art mibnija. Meta jittiehed inkunsiderazzjoni li ż-żona tal-madwar hija mibnija, il-proposta mhix meqjusa li se jkollha impatti sinifikattivi bħala bidla fl-użu tal-art. Il-proposti jinsabu fiż-żona ta' żvilupp fuq art fabbrikabli.  |
| Land use   | <i>The proposals will involve the change of use from open land (mainly derelict land) to a built-up area. When seen in the context of the surrounding built-up area, the proposals are not likely to have a significant impact vis-à-vis land use. The proposals lie within the official development zone on land that is schemed for development.</i>   |
| Ġenerazzjoni ta' skart                               | Il-proposti ser jiġġeneraw madwar 57,155 metru kubu ta' skart ta' skavar (li jinkludu ħamrija u materjal <i>loose</i> ) u skart tat-twaqqiġ (madwar 433 metru kubu minn razzett, ġebel u ħitan tas-sejjiġieġ) waqt il-fażi ta' kostruzzjoni. Waqt l-operat, l-aktar li huwa mistenni huwa skart domestiku. Il-Pjanijiet għall-Ġestjoni tal-Fażi ta' Kostruzzjoni għandhom jinkludu mezz ta' kif l-iskart tat-twaqqiġ u tal-iskavar jerga' jiġi utiżżat fuq is-sit jew irriċiklat 'il barra mis-sit, kif ukoll ir-rimi ta' skart ieħor inert f'siti liċenzjati apposta. |
| Waste generation                                     | <i>The proposals are expected to generate circa 57,155 cubic metres of excavation waste (including soil and loose material) and demolition waste (circa 433 cubic metres from an agricultural building and stone and rubble walls) during construction. Operational waste is envisaged to be predominantly municipal solid waste. Construction Management Plans requiring the re-use on-site or off-site recycling of demolition and excavation waste and the disposal of other waste in licensed inert waste landfill site.</i>                                       |

|                              |   |
|------------------------------|---|
| Kwalità tal-arja             | Aktarx li se jkun hemm trabijiet, kif ukoll emissjonijiet mill-impjanti u vetturi, waqt il-fażi ta' kostruzzjoni. Waqt l-operat, emissjonijiet minn vetturi jistgħu jiġu ġġenerati minħabba n-numru ta' graxxijiet proposti. L-ammont ta' tniġġis mhux meqjus bħala sinifikanti. L-osservanza tar-Regolamenti dwar l-Immaniġġar Ambjentali tas-Siti tal- Kostruzzjoni (Avviż Legali 259 tal-2007), flimkien ma' monitoraġġ tas-sit waqt it-tħaffir u l-bini, jista' jnaqqas dan l-impatt b' mod xieraq. |
| <i>Air quality emissions</i> | <i>Dust as well as plant and vehicle emissions, are expected during the construction phase. Vehicle emissions are likely to result during the operational period due to the number of garages proposed. The scale of pollution is not likely to be significant. Compliance with the Environmental Management Site Regulations (Legal Notice 259 of 2007) and site monitoring during excavation and construction can suitably mitigate this impact.</i>  |
| Storbju u vibrazzjonijiet    | Se jkun hemm storbju u vibrazzjonijiet waqt il-fażi ta' kostruzzjoni. Dawn l-impatti huma temporanji. L-immaniġġar tas-sit waqt il-fażi tal-kostruzzjoni għandu jkun skont ir-Regolamenti dwar Immaniġġar Ambjentali tas-Siti tal-Kostruzzjoni (Avviż Legali 259 tal-2007) ħalli jitnaqqsu dawn l-impatti.  |
| <i>Noise and vibrations</i>  | <i>There will be noise and vibration impacts during the construction phase. These are temporary impacts. Site management practices during the construction phase will be in compliance with the Environmental Management Site Regulations (Legal Notice 259 of 2007) to suitably mitigate such impacts.</i>   |
| Impatt viżiv                 | L-iżviluppi proposti aktarx li se jkunu jidhru mir-residenzi li jinsabu fil-madwar. L-ebda impatt sinifikanti mhu mistenni, peress li l-proposti ma jinstabux ġewwa (jew qrib ta') żona li hija protetta minħabba l-valur tal-pajsaġġ, u ġaladarba l-iżvilupp huwa kompatibbli maż-żona urbana ta' madwar il-post.  |
| <i>Visual impact</i>         | <i>The proposed developments would likely be visible from surrounding residential properties. No significant impacts are being envisaged given that the proposals are not located within (or near) an area of high landscape value, and since the development is compatible with the surrounding urban area.</i>  |
| Kontaminazzjoni tal-ilma     | Peress li l-iżvilupp huwa residenzjali, ftit li xejn hemm riskji ta' tniġġis tal-ilma. L-ebda impatt sinifikanti mhu mistenni waqt l-operat. Immaniġġar xieraq tas-sit waqt il-fażi tal-kostruzzjoni, skont kif jitolbu r-Regolamenti dwar Immaniġġar Ambjentali tas-Siti tal-Kostruzzjoni (Avviż Legali 259 tal-2007), għandu jtaffi dan l-impatt.   |
| <i>Water contamination</i>   | <i>Given the residential nature of the development, the risk of water contamination is likely to be negligible. No significant impacts are envisaged during operation. Proper site management practices during the construction phase, in line with the Environmental Management Site Regulations (Legal Notice 259 of 2007), should mitigate this impact.</i>  |

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

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.