

Nru. 947

No. 947

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

**MALTA ENVIRONMENT  
AND PLANNING AUTHORITY**

**Eżenzjoni minn Studju ta' l-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 jidhrilha li l-proposta mhux probabbli li għandha impatti sinifikanti fuq l-ambjent. Id-Direttur għall-Harsien ta' l-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 No. 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 to exempt the applicant from preparing an Environmental Planning Statement (EPS).

Id-Deskrizzjoni tal-Proġett (PDS) ipprezentata bhala parti mill-applikazzjoni ħadet inkonsiderazzjoni b'mod sufficjenti l-kwistjonijiet li jolqtu l-ambjent u għaldaqstant it-tnejjija ta' studju dwar l-impatt ambjentali limitat mhux se jzid informazzjoni ġdida u li l-Awtorità għandha l-informazzjoni kollha neċessarja 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, the proposal is not likely to have significant environmental effects.

Ġustifikazzjoni dettaljata tinstab hawn taht:

A detailed justification is presented below:

Numru ta' Referenza: TRK 149709  
Post: Sit fi Triq Għar Dalam/Triq F. M. Ferretti u, Triq Burlemach, Birzebbuġa

Reference Number: TRK 149709  
Location: Site at Triq Għar Dalam/Triq F. M. Ferretti and Triq Burlemach, Birzebbuġa

Proposta: Kostruzzjoni għal żvilupp residenzjali fuq tliet sulari li jinkludi *semi-basement* u *penthouse*, b'żewġ sulari ta' parkeġġ taht l-art, aċċess pedonali intern u *junction cul-de-sac* għall-vetturi lejn Triq Għar Dalam minn Triq Herakles u Triq Arturo Issel.

Proposal: Construction of residential development over three floors plus semi-basement and penthouse, with two floors of underlying basement parking, one internal pedestrian access and one vehicular cul-de-sac junction onto Triq Għar Dalam from Triq Herakles and Triq Arturo Issel.

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 fil-11 ta' April 2013, rapporti tekniċi fl-24 ta' April 2013, u Studju dwar L-Impatt fuq it-Traffiku (TIS) aġġornat fl-4 ta' Settembru 2013, u fil-ġustifikazzjoni għall-eżenzjoni mill-Istudju dwar l-Impatt Ambjentali li giet sottomessa fit-2 ta' Lulju 2013.

The following potential environmental impacts were identified and mitigation measures proposed in the Project Description Statement (PDS) submitted to MEPA on the 11th April 2013, Technical Appendices on the 24th April 2013, and updated Traffic Impact Statement (TIS) on the 4th September 2013, and the justification for proposal from carrying out an Environmental Impact Assessment (EIA) submitted on 2nd July 2013.

**Impatti potenzjali**

**Rimarki fuq miżuri biex jittaffa l-impatt, eċċ.**

**Potential Impact**

**Remarks on mitigation measures, etc.**

Holqien ta' skart

Il-proġett se jiġġenera skart kemm waqt il-kostruzzjoni kif ukoll waqt l-operat. Skart inert iġġenerat matul il-fazi ta' kostruzzjoni hu stmat għal total ta' 40,000 m<sup>3</sup> u b'hekk mhux meqjus li jkun sinifikanti. Waqt l-operat, il-proposta mhix mistennija li tiġġenera ammonti sinifikanti ta' skart municipali mid-djar residenzjali.

Waste generation

The project will generate waste during both construction and operation. Inert waste generated during the construction phase is estimated at a total of 40,000m<sup>3</sup> and therefore not considered to be significant. During operation, the proposal is not expected to generate significant amounts of municipal waste from the residential units.

Kwalità tal-arja	<p>Waqt il-kostruzzjoni, 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 wkoll 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) mit-traffiku lejn u mir-residenzi jistgħu jiġu ġġenerati. Madankollu, peress li huwa mistenni li se jiġi ġġenerat 800 AADT (il-fluss totali lejn/ hinn mill-iżvilupp kuljum), l-impatt fuq il-kwalità tal-arja mhux mistenni li jkun sinifikanti.</p>
Air quality	<p><i>During construction, fugitive dust will be generated from site clearance, excavation, and construction. Nitrogen Oxide (NOx) emissions and noise are expected to be generated from construction vehicles. No significant impact is envisaged as long as the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007) are adhered to.</i></p> <p><i>During operation, Nitrogen Oxide (NOx) emissions from traffic to and from the residences may be generated. However, given that the proposal is estimated to have around 800 AADT (total daily flow in/out from development), impact on air quality is not considered to be significant.</i></p>
Impatt fuq Għar il-Friefet	<p>L-Istudju Ekoloġiku identifika li l-proposta wisq probabbli mhux se jkollha impatt sinifikanti fuq l-ilma jew materjal organiku li bħalissa jiġu depożitati f'Għar il-Friefet bil-proċess ta' infiltrazzjoni minħabba li l-art fuq il-grotta diġà giet żviluppata.</p> <p>L-Istħarriġ Ġeoloġiku u Ġeomorfoloġiku tal-għar identifika li vibrazzjonijiet intensivi waqt it-thaffir tal-blat għandu jiġi evitat. L-istħarriġ wkoll jirrakkomanda li għandhom isiru spezzjonijiet perjodiċi fuq il-kundizzjoni tal-bini residenzjali tal-madwar u toroq biex tiġi ggarantita s-sigurtà tal-iżvilupp eżistenti fuq l-għar. Barra minn hekk, waqt il-faži ta' kostruzzjoni, traffiku u vetturi tal-kostruzzjoni għandhom ikunu pprojbiti milli jgħaddu minn Triq Herakles. Minħabba li mhuwiex previst l-ebda impatt sinifikanti fuq topografija, impatti fir-rigward it-teħid u l-użu tal-art għandhom jiġu indirizzati direttament waqt il-proċess tal-ipjannar.</p> <p>L-investigazzjonijiet arkeoloġiċi li saru mill-Sovrintendenza tal-Wirt Kulturali (SCH) ikkonkluda li essenzjalment is-sit propost kien art mikxufa li naturalment kienet <i>terraced</i> u li ma gietx effettwata mill-bniedem. B'hekk, l-ebda impatti sinifikanti arkeoloġiċi m'huma previsti</p>
Impact on Għar il-Friefet	<p><i>The Ecological Study identified that the proposal is not likely to have an influence on water or organic material that can presently enter Għar il-Friefet through infiltration given that the ground directly above the cave has already been developed.</i></p> <p><i>The Geological and Geomorphological Cave Survey state that vibration-intensive rock excavation should be avoided. The survey further recommended that, periodic inspections of the condition of the surrounding residents and roads should be carried out to guarantee the safety of the existing development above the cave. In addition, during the construction phase, traffic and heavy vehicles should be prohibited from using Triq Herakles. Given that no significant impacts on topography are envisaged, any concerns with regards to land uptake and land-use are best addressed directly through the development permitting process.</i></p> <p><i>The Archaeological Investigations carried out by the Superintendence of Cultural Heritage (SCH) concluded that essentially the proposed site was a naturally terraced tract of bare rock which had undergone very little human manipulation. Therefore, no significant archaeological impacts are envisaged.</i></p>
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.	<p>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.</p>