

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Date: 22 January 2020

Dear Sir,

Planning Ref.: PA 05493/19
Description Proposal: To carry out modifications to permit PA5491/16 as follows:-
level -2 - proposed alterations and part sanctioning of floor, level -1 - proposed alterations and part sanctioning of floor, level 0 - proposed alterations to facade and internal walls and part sanctioning of floor, level 1 - proposed internal and facade alterations, erection of screens to conceal services and proposed re-configuration of parking area, level 2 - proposed extension of lifts and staircases, proposed erection of screens to conceal services, proposed minor shifting of location of farmhouse and erection of signs on facade.
Location: Site at (fields), Triq Hal-Qormi c/w, Triq it-Tigrija, Qormi

Environmental Impact Assessment Regulations, 2017 (S.L. 549.46)

Reference is made to your consultations (doc. 34a and 72a) which ERA received on 2nd January 2020 and 20th January 2020, respectively.

ERA's recommendation and representation on the said development proposal are being lodged in its capacity as an external consultee and an interested party in accordance with the Development Planning Act and the Development Planning (Procedure for Applications and their Determination) Regulations, 2016 (L.N. 162 of 2016).

ERA notes that this development application, PA 05493/19 is a modification to PA 05491/16 on the same site; the latter was assessed by ERA in May 2018. Documents PA/05493/19/70b, 70e, 73b, 73d and 73g have been reviewed and the minor modifications to permit PA 05491/16 have been noted when comparing the two proposals.

The EIA screening carried out for PA 05491/16 had determined that the proposal is not likely to have a significant effect on the environment to the point of warranting an EIA (doc PA/05491/16/227a), however, in view of the envisaged increase in traffic, an Air Quality Study was carried out to assess the extent of the impact (doc PA/05491/16/265a). In this regard, a green travel plan was submitted (doc PA/05491/16/289a) to address Air Quality impacts and should remain applicable for the proposal under review.

In conclusion, given the modifications to permit PA 05491/16 are not significant from an environmental point of view, ERA's Assessment and Recommendation for PA 05491/16 is still valid and applicable for the proposal under review.

Yours faithfully,

Ryan Busuttil

Assistant Environment Protection Officer
f/Director Environment & Resources
Environment and Resources Authority

Disclaimer

The above comments are being issued without prejudice to any additional issues which are regulated by ERA through any relevant environmental permitting and, or compliance mechanisms, as well as to any environmental considerations that may be beyond the scope of the application under consideration.

The above assessment is based on the information provided to ERA in the application. Should it result that such information is incorrect, incomplete or misleading, or in the event of any omissions, or subsequent modifications, amendments or changes to the proposal, application and/or related submissions, the above assessment (including any favourable consideration, lack of objection, any proposed conditions or lack thereof, or any other equivalent stance, etc.) may need to be reopened to ERA's satisfaction. ERA shall not take responsibility for comments, assessments or judgments based on information that is incorrect, incomplete, missing or misleading, and which is only discovered after its assessment, nor for any environmental impacts resulting from developments which it was not specifically consulted on. Furthermore, ERA also retains the right to take additional action should the information provided, or any incorrect, incomplete, missing or misleading details, be tantamount to fraud.