

Environmental Impact Assessment

Screening Report

PA file no.:	TRK 158364
Other reference:	EA 00011/15
Project Title:	To demolish existing dilapidated structure, excavate ground, construct reservoir, car parking, mixed commercial uses utilizing the FAR policy including class uses 4A, 4B, 4C, 3C, 2C, 6A, supermarket and showroom.
Location:	Site At, Triq Il- Mergħat C/W, Triq L-Esportaturi, Birkirkara
Screening date:	March 2015

1. Description of Proposal

1.1 Outline of project/development

Tracking application TRK 158364 seeks permission for the construction of a multi-storey commercial complex (termed as Mrieħel Towers) on a site within the Mrieħel Industrial Area, on the corner of Triq il-Mergħat and Triq L-Esportaturi, L-Imrieħel, Birkirkara. The Project Description Statement (PDS) indicates that the primary objectives of the proposal are the:

- (1) Redevelopment/development of a partly derelict and underutilized site within the designated Mrieħel Industrial Area, providing for a land-efficient, high quality development that will improve and enhance the townscape in the area;
- (2) Provision of new and improved commercial facilities on a site designated for such uses, serving to facilitate the attractiveness of the Mrieħel Industrial Area as a place to work in and visit for recreation; and,
- (3) Provision of a landmark development that will serve as a catalyst for similar investment in the Mrieħel Industrial Area.

The proposed development is composed of four tower blocks – North Tower, South Tower, East Tower and West Tower, comprising 16, 18, 20 and 14 storeys, respectively, sitting on top of five basement levels. The towers shall be organized around a central plaza, and the southwest corner of the site will be open to the street (the southwest plaza). There will be elevated, landscaped walkways and public spaces connecting the towers at Levels 2, 3 and 4 with terraces off the towers on the levels above this. The land-uses being proposed shall be divided as per Table 1 below follows:

Land Uses	Gross Floor Area
Office accommodation (Class 4A)	39,915m ²
Retail (Class 4B)	1,060m ²
Food and Beverage (Class 4C & 4D)	1,920m ²
Gymnasium/Day Care Centre (Class 2C & 3C)	1,735m ²
Supermarket	1,225m ²
Showroom	790m ²
Parking	33,831m ² (Equivalent to 1032 spaces)

Table 1: Schedule of Land Uses (Source: PDS, 2015)



Figures 1 & 2: Views of proposed development (northeast and east, respectively)
(Source: PDS, 2015)



Figure 3: Aerial photomontage of the proposed development
(Source: PDS, 2015)

1.2 Site description and related considerations

The site for the proposed development is located on the southern edge of the Mrieħel Industrial Area and covers an area of approximately 10,000m². The western half of the site is currently being used as a car park in connection with the adjacent Gasan showroom. An abandoned farmhouse is located along the northwestern perimeter of the site and is currently in a state of disrepair. The eastern side of the site is undeveloped (was previously agricultural land, which is no longer used). Figure 4 below provides an indication of the land-uses located around the site.

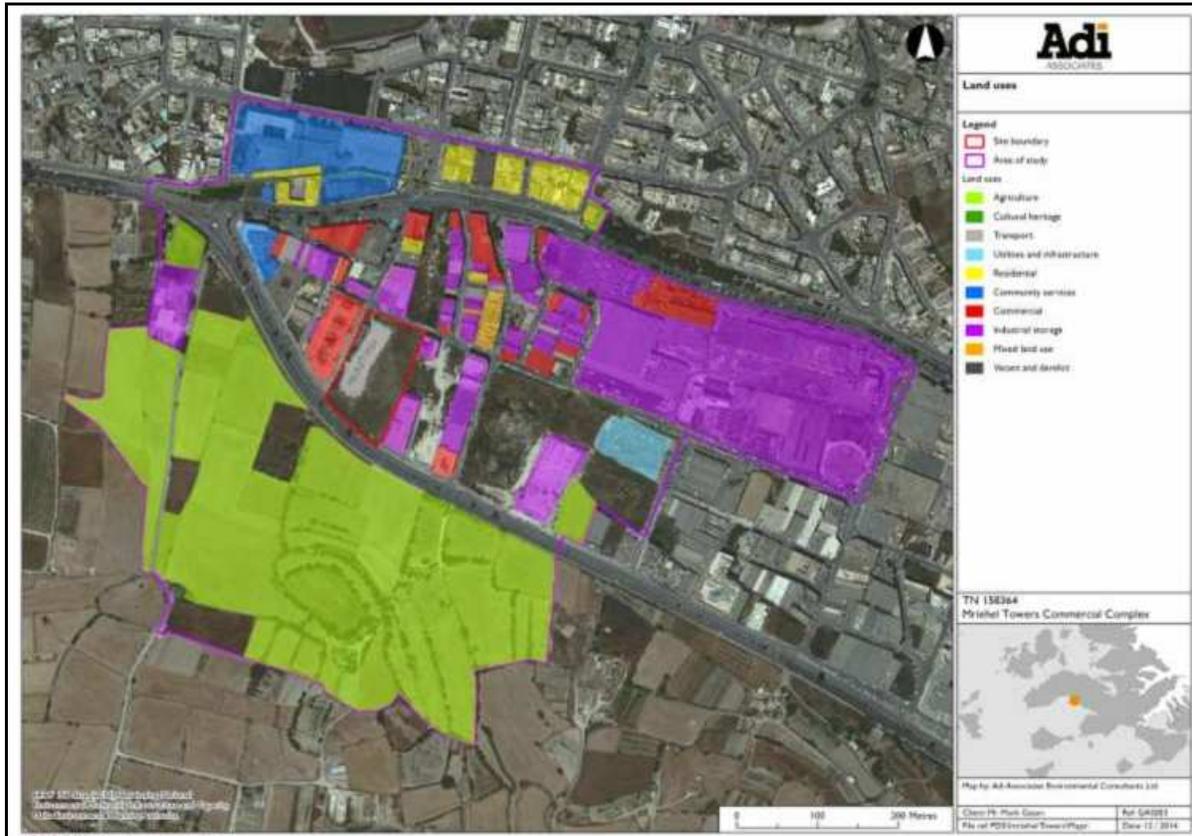


Figure 4: Location of the proposed development
(Source: PDS, 2015)

In terms of protected sites, the following are located within 500m of the proposed development:

- (a) Il-Miħna tal-Imrieħel, an industrial windmill scheduled as Grade 1 (Government Notice 486 of 2012), located within 250m; and.
- (b) Wignacourt Aqueduct, scheduled as Grade 1 (Government Notice 790 of 1994), located within 250m.

The proposed development also lies at a distance of approximately 700m from the nearest borehole.

The PDS also notes that the southern part of the development site is already committed for a multi-storey commercial complex, including a showroom, offices and car parking provision. A Full Development permit was granted to the same applicant for a five-storey development (with five basement levels) in July 2010 (PA 00026/10). No EIA-related assessment was carried out in relation to this proposal.

2. EIA-relevant history

2.1 **Relevant EIA/screening trigger** (citations refer to L.N. 114 of 2007, as amended, except where otherwise specified):

Schedule IA, Category II, Section 10: “Any change or extension of development which would result in the development listed in Category I or II, already authorised, executed or in the process of being executed which may have significant adverse effects on the environment including:

(a) an increase in size greater than 25%; or,

(b) an amount equivalent to 50% of the appropriate threshold¹,

shall be required to undertake an environmental impact assessment, the scale of which shall be determined by the Director of Environment Protection, taking into consideration the criteria in Schedule IB.”

2.2 **Version of documents used for screening:**

1. Project Description Statement (PDS) dated 5th February 2015.
2. Other relevant documentation in the case file for application TRK 158364.

3. Screening Matrix

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	<p>Yes. The proposed development includes the construction of a multi-storey (ranging from 14 to 20 storeys) mixed commercial complex within the Mrieħel Industrial area, on a site area of c. 10,000m² with a total gross floor of area of c. 85,000 m². The proposal shall take the form of four tower blocks, resting on top of five basement levels (adding to a total of 1032 parking spaces).</p> <p>The proposal will cause physical changes in the land use and topography on a site located on the southern edge of the Mrieħel Industrial Area, characterized by a range of commercial and industrial uses, showrooms and offices.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>In terms of topography and physical changes to the site; the proposed development is likely to have a potential significant impact on landscape and visual amenity in the area, including long-distance views given the site context and its location.</p> <p>Furthermore, the proposal is considerably different aboveground to the development as approved in PA 00026/10, which will lead to an increase in building height from 5 storeys to a maximum of 20 storeys.</p>	PDS Pgs.7, 19, 20, 28.

¹ Schedule IA, Category 3.10.2.1 (Construction of car-parks providing more than 600 spaces) refers given that the proposed development includes an increase in 110% parking provision over that approved in PA 00026/10, thus being both an increase in size greater than 25% and is an amount equivalent to more than 50% of the appropriate threshold.

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		Part of the site <i>per se</i> is presently used as a car park, whereas part of the site is undeveloped, previously agricultural land. An abandoned farmhouse lies within the proposed development site.		
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	<p>Yes. The development will make use of resources which are neither renewable nor in such short supply as to be markedly affected by the proposed development <i>per se</i>.</p> <p>However, in terms of construction materials, the proposal shall be utilizing the following raw materials (in estimated amounts):</p> <ul style="list-style-type: none"> - concrete foundations (15,600 cubic metres); - columns (5,100 cubic metres); - slabs (24,500 cubic metres); - beams (7,600 cubic metres); - concrete walls (7,000 cubic metres); - HCB walls (10,500 cubic metres); - Insulating material to horizontal surfaces (10,600 cubic metres); - Glazing (23,400 cubic metres). <p>During operations, the PDS estimates that the proposal at full operation shall be consuming 7,000,000 kWh in terms of electricity and 109,600 litres in terms of water supply.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. The use of such resources for a project of such scale and nature may lead to significant impacts that cannot be mitigated, particularly in terms of resource consumption, including raw materials, water and electricity.</p>	PDS Pgs. 20, 22.
3	Will the Project involve use, storage, transport,	Yes. Dust during demolition, site clearance, excavation and construction may deposit in nearby residential dwellings	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. Potential dust impacts from excavation works (leading to a</p>	PDS Pg. 27

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	handling or production of substances or materials or energy, especially any resources which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	<p>and commercial areas, together with other emissions that would be generated by plant and machinery during construction.</p> <p>During operation, the proposed development envisages an increase in the car parking provision (to a total of 1032, with an additional 543 places from those approved in PA 00026/10).</p>	<p>total of approximately 143,000 cubic metres) are short-term and temporary. Moreover, given that the site is located within the Mrieħel Industrial Area, there are no close residential sensitive receptors (the nearest residential property is located approximately 85m from the site, on Sqaq il-Ghadam, to the northeast of the site), therefore no significant environmental impacts vis-à-vis dust emissions are expected during the construction phase. Standard mitigation measures for dust control should be enforced in accordance with the Environmental Management Construction Site Regulations, 2007, and a Construction Management Plan.</p> <p>During operation, the proposal may potentially lead to significant air emission impacts generated by traffic in and around the area, given the increase in car parking provision in the area.</p>	
4	Will the Project produce solid wastes during construction, operation or decommissioning?	<p>Yes. The PDS indicates that during construction, waste will be generated as follows:</p> <ul style="list-style-type: none"> - 143,000 cubic metres of waste generated during excavation. The said material is not expected to be of good quality and therefore has limited use on site due to its clay content; and, - 50 cubic metres of demolition waste generated from the demolition of a dilapidated farmhouse. <p>During operations, the proposed development is likely to generate primarily</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. Considering the scale and size of the proposal, the impact of the proposed development may potentially have significant impacts given the projected quantities (143,000 cubic metres) and ultimate disposal of the waste.</p>	PDS Pg. 26

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		municipal waste, which in addition to sewage and foul water, shall include packaging waste and kitchen waste, including waste oil.		
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes. Particulate matter and dust emissions during the excavation and construction phase, as indicated in Questions 3.	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. Potential dust impacts from the excavation works associated with the development (leading to a total of approximately 143,000 cubic metres) are short-term and temporary. Moreover, given that the site is located within the Mrieħel Industrial Area, there are no close residential sensitive receptors (the nearest residential property is located approximately 85m from the site, on Sqaq il-Għadam, to the northeast of the site), therefore no significant environmental impacts vis-à-vis dust emissions are expected during the construction phase. Standard mitigation measures for dust control should be enforced in accordance with the Environmental Management Construction Site Regulations, 2007, and a Construction Management Plan.</p> <p>During operation, the proposal is likely to generate 6000 AADT (Annual Average Daily Traffic) to and from the site which is likely to lead to a significant impact vis-à-vis air quality. In this regard, detailed air quality assessment is therefore required.</p>	PDS Pg. 27; correspondence from ADI dated 02/03/15.

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Yes. Noise emissions are likely to result from the construction activities (namely from the excavation and construction phases) and the operational phase, arising mainly from the additional car-parking spaces and other operational activities.</p> <p>In terms of vibrations, these are likely to occur from the excavation of the northern portion of the site.</p> <p>No emissions of light, heat, energy or electromagnetic radiation are expected.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>In terms of noise emissions during construction, these will be short-term and temporary. Noise disturbance to those working and visiting the neighbouring areas should be minimised during the construction phase and addressed with adequate measures through the Construction Management Plan. However, the extent and magnitude of the impacts are unclear would need to be investigated further.</p> <p>In terms of impacts from vibrations, the PDS indicates that it is unlikely that the further excavation (from those as approved in PA 00026/10) will have significant vibration impacts. Potential vibration impacts from the construction phase are considered to be short-term and temporary in nature.</p> <p>No significant impacts from heat, energy or electromagnetic are envisaged.</p>	PDS Pg. – 27, 28
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Yes; during construction, spillages of oil and lubes may result as part of the construction phase.</p> <p>No risks of contamination of land or water from releases of pollutants are expected during the operational phase.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Potential spillages during the construction phase can be mitigated through the proper application of appropriate mitigation measures identified in the Environmental Management Construction Site Regulations, 2007 and a Construction Management Plan.</p> <p>No significant environmental impacts are envisaged during the operational phase, particularly since the nearest borehole is located 700m away from the proposed development.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No increase in the risk of accidents is envisaged, other than occupational risks typically associated with construction activity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged both during construction and operation.	/
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	No changes in demography and traditional lifestyles are expected given that the proposed development is located in an area characterised by commercial and industrial uses (i.e. the Mriehel Industrial Area, as designated by the Central Malta Local Plan, 2006). In terms of employment, the PDS indicates that the proposed development shall employ around 420 personnel during the construction stage, while the operational phase shall lead to a significant increase in the number of persons employed in the area by 2769 persons.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear; whilst no significant impacts are expected during the construction phase of the development; the increase in employees to the site by approximately 2,800 may lead to impacts associated with the increase in traffic in the area, particularly those associated with increased emissions to air and noise.	PDS Pg. 24, 25
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	Whilst no factors leading to consequential development are known; the proposed development may lead to cumulative impacts associated with the increase in traffic flows. Such is associated with an increase in air quality impacts and noise emissions.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear; the nature and magnitude of the cumulative impacts associated with the proposed development is not known at this stage; however it is highly probably that the increase in traffic flows may lead to increased air quality impacts and increased noise emissions in the area.	/
11	Are there any	In terms of protected sites,	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	<p>areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?</p>	<p>the following are located within 500m of the proposed development:</p> <p>(a) Il-Mitħna tal-Imrieħel, an industrial windmill scheduled as Grade 1 (Government Notice 486 of 2012), located within 250m; and.</p> <p>(b) Wignacourt Aqueduct, scheduled as Grade 1 (Government Notice 790 of 1994), located within 250m.</p> <p>The proposed development also lies at a distance of approximately 700m from the nearest borehole.</p> <p>No features of ecological significance are located within 500m of the proposed development.</p>	<p>No; given the location of the proposed development, no significant impacts are envisaged on such features.</p>	
12	<p>Are there any areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?</p>	<p>No; reply to Question 11 above refers.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 11 above refers. No significant impacts are envisaged.</p>	/
13	<p>Are there any areas on or around the location which are used by protected, important or sensitive species</p>	<p>No; reply to Question 11 above refers.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 11 above refers; no significant impacts are envisaged.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	of fauna or flora e.g. for breeding, nesting, foraging, resting, over wintering, migration, which could be affected by the project?			
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No such waters are located in close proximity to the proposed development. The nearest borehole is located approximately 700m from the proposed development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected by the project?	No such areas or features of high landscape or scenic value are located on or around the location.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/> Yes; despite not being within an area of high landscape value; the proposed development may have significant impacts on the landscape and visual amenity of the area, including impacts associated with long-distance views.	/
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. Proposal lies to the north of the main thoroughfare of the Mrieħel Bypass.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged on the Mrieħel Bypass, particularly since vehicular access to the underground levels will be from the southeast corner of the site. A service road will be provided along the eastern perimeter of the site, with service vehicles entering the area from the southeast corner and exit on the north-eastern corner on Triq l-Esploraturi.	PDS Pg. 20
17	Are there any transport routes on or around the location which	No such transport routes are known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	are susceptible to congestion or which cause environmental problems, which could be affected by the project?			
18	Is the project in a location where it is likely to be highly visible to many people?	Yes. The proposed development shall consist of four towers, with building heights ranging from 14, 16, 18 and 20 storeys, thus having potential implications for landscape and visual amenity, including long distance views in all directions.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/> Yes; the proposed development has potential significant impacts on the landscape and visual amenity in the area, including long-distance views given the site context and location.	/
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No such features of historic or cultural importance are present on or around the location.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Partly; part of the site for the proposed development is currently undeveloped leading to a loss of greenfield area; however the area is already committed for a similar smaller scale development under PA 00026/10, which approved the construction of a five-storey commercial complex (with five basement levels), comprising a showroom and offices.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear; in terms of impacts associated with land-take up; the proposal is considerably different aboveground to the development as approved in PA 00026/10, which shall lead to an increase in building height from 5 storeys to a maximum of 20 storeys. Furthermore, impacts associated with the increase in volumes and massing of the proposed development require further assessment.	PDS Pg. 7
21	Are there existing land uses on or around the location e.g. homes, gardens, other private	The proposed development is located on the southern side of the Mrieħel Industrial Area, with development to the north, west and east of the site being of an industrial or commercial nature. To the	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear - given the nature and magnitude of the proposed development; impacts on the surrounding land-uses, particularly on the agricultural	PDS Pgs. 10 - 14

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	south of the proposal, the area is predominantly agricultural (Figure 4 in Section 1 above refers).	area to the south of the proposed development, is unclear.	
22	Are there any plans for future land uses on or around the location which could be affected by the project?	No such future uses are envisaged or known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
23	Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?	The nearest residential area is located 200m to the north of the site.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged given the nature and location of the proposed development.	/
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities which could be affected by the project?	No; the proposed development is located within the Mrieħel Industrial Zone and the surrounding land-uses are characterised by industrial, commercial and agricultural uses. The nearest sensitive receptor is the St. Theresa College (Girls' Secondary) school located approximately 200m away from the proposed development.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear – the nature and magnitude of the impacts associated with the construction and operation of the proposed development are considered to be unclear and therefore require further assessment.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
25	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	An area of agricultural land is located to the south of the proposed development.	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear – the nature and magnitude of the impacts associated with the construction and operation of the proposed development are considered to be unclear and therefore require further assessment.</p>	/
26	Are there any areas on or around the location which have already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No such areas are known of.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant environmental impacts are envisaged.</p>	/
27	Is the project location susceptible to earthquakes, or subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could	In terms of location, the proposed development is not susceptible to extreme/adverse climatic events, such as earthquakes, subsidence, landslides, erosion or flooding.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No; given the nature and location of the proposal, no further assessment in terms of susceptibility to major extreme/adverse events is required.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	cause the project to present environmental problems?			

4. Conclusion

4.1 EIA screening conclusion

Based on the information provided in the Project Description Statement (PDS), the proposal qualifies for an Environmental Planning Statement (EPS) under Schedule IA, Category II, Section 10² of the EIA Regulations (Legal Notice 114 of 2007, as amended), targeted on the issues identified as per below.

Detailed EIA screening indicated that the proposed development is likely to have significant impacts vis-à-vis:

- (i) Topography and physical changes to the site given the high-rise nature of the proposed development;
- (ii) Dust emissions during construction;
- (iii) Emissions to air with respect to traffic generation in and around the proposed site; and,
- (iv) Landscape and visual amenity, particularly with respect to long-distance viewpoints.

Furthermore, unclear impacts with regards to the following environmental parameters were also identified:

- (i) Use of raw materials during construction;
- (ii) Production of excavation waste;
- (iii) Noise emissions during construction;
- (iv) Cumulative impacts, particularly those related to traffic flows; and,
- (v) Impacts on surrounding land uses.

4.2 Screening disclaimer

The above screening results, the ensuing conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission would need to be re-assessed and the merits of this screening would need to be re-opened.

² Schedule IA, Category 3.10.2.1 (Construction of car-parks providing more than 600 spaces) refers given that the proposed development includes an increase in 110% parking provision over that approved in PA 00026/10, thus being both an increase in size greater than 25% and is an amount equivalent to more than 50% of the appropriate threshold.