

## Annex I

### Environmental Impact Assessment Schedule III (Screening according to S.L. 549.46)

<b>ERA Reference no.:</b>	EA/00023/19
<b>PA Reference no.:</b>	PA/11215/18
<b>Project Title:</b>	To sanction construction of a batching plant (out of use class) at lower level including excavation of rock to form space for batching plant, to sanction shelter for heavy vehicles including hard-standing at ground level, to sanction a mechanic's workshop (class 5A), sanitary facilities and generator room and to sanction office space (class 4A) at two levels.
<b>Location:</b>	Tal-Maghtab Construction, Triq ir-Ramla, Maghtab, Naxxar
<b>Screening date:</b>	April 2019

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#### 1. Outline of proposal

1.1 The proposal involves the sanctioning, for the construction of a concrete batch plant, complete with office space, aggregate storage area, truck, and auto parking, concrete truck washout basin, concrete silos and concrete mixing plant, laboratory, steel reinforced concrete products fabrication area, and a batch plant control room over a site area of c. 4,835 sqms.

#### 2. Site context

2.1 The project site is located in a rural settlement in Maghtab near the Maghtab and ta' I-Ghallis landfill. The site is surrounded by other industrial uses, agricultural land, and other residential dwellings. The nearest single-family homes are two to three storey high located on either side of the project site.



*Figure 1: Orthophoto of site (Source: PA Geoserver, 2016)*

### 3. Site history

#### 3.1 Planning Applications

- PA 3228/91 – Planning application was not found.
- PA 862/96 - To erect concrete batching plant and ancillary facilities in a quarry. Site at, Triq Ir-Ramla, Naxxar (Maghtab). – Refused
- PA 4853/97 - Construction of basement stores and a ground floor office. Site at Triq Ir-Ramla, Mghatab. – Refused
- PA 5796/98 - Construction of offices, garage for heavy plant and construction of batching plant completely below street level. Site at, Tal-Maghtab Construction, Triq Ir-Ramla, Maghtab, Naxxar - Refused

#### 3.2 Enforcement notices

- EC 00562/96 - Construction of batching plant without permit. Site at Triq Ir-Ramla, Naxxar. – Pending at Enforcement Officer.
- EC 00086/98 - Change of use of land as well as batching plant without permit. Site at Triq Ir-Ramla, Naxxar (Maghtab). – Pending at Enforcement Officer.

## 4. Overall Assessment

4.1 The proposed development falls under Category II, Sections 9.0.2.4 (Rock processing plant, not within an existing operational quarry, and not covered by Category 1) of the Environmental Impact Assessment Regulations (S.L. 549.46).

4.2 the following documents were used for screening:

- Project Description Statement (PDS), referred to ERA on 12<sup>th</sup> March 2019 (PA/11215/18/9b).
- Site plan (PA/11215/18/9c)

4.3 The following are potential impacts envisaged.

### Waste

The proposal envisages the following waste during operation: wastewater from offices, spent oils and fuels, spent lead-acid batteries (these will be stored in containers and in acid resistant containers and collected by an authorised waste broker for disposal at an appropriate site).

Materials, such as timber, steel, aluminium, rubber and inert waste resulting from construction will be stockpiled on site beneath canopies and will follow the relevant Waste Management Regulations.

### Air Quality

Airborne dust will be generated from drilling activities, truck traffic, and material movement on site. Good housekeeping, pressurised water for cleaning of vehicles, controlled vehicle speed, construction of high boundary walls and planting and the use of dust shrouds will mitigate dust suspension.

Particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>) together with a mixture of gases (including nitrogen oxide, carbon monoxide and volatile organic compounds, carbon dioxide, methane and nitrous oxide) are emitted from the plant both from the production of concrete and from traffic. These could have a slight impact on the air quality, however these can be mitigated by reducing engine revs, and the use of screens and barriers around areas and point source emissions.

### Noise

The impact on the sensitive receptors which lie immediately next to the proposal is unclear, thus an operational noise study including an assessment of all the equipment and machinery working on site together with the truck trips generated daily to and from the site, is to be carried out. Any potential impacts can be identified through an operational noise study, further mitigated and adequately managed through the operational permit and associated conditions.

## 5. Conclusion and recommended way forward

### 5.1 EIA screening conclusion

The above detailed EIA screening concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA, in accordance with Regulation 15(3b) of the EIA Regulations 2017 (S.L. 549.46), However, there are some detailed considerations that need to be addressed as per section 5.2 below.

### 5.2 Operational considerations

1. The proposal qualifies for an Environmental Permit. The applicant is requested to contact the Environmental Permitting Unit ([industrial.applications@era.org.mt](mailto:industrial.applications@era.org.mt)).
2. An operational noise study including an assessment of all the equipment and machinery working on site together with the truck trips generated daily to and from the site, is carried out to determine the increase in noise levels when compared to the existing baseline noise levels. This study is to be carried out in accordance with the methodology stipulated in BS 4142:2014 and BS 5228:2009+A1:2014.

### 5.3 Conditions

ERA requests that the conditions annexed with this consultation reply (Annex II) are duly included as an approved document in the permit

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#### **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.*