

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Date: 05/07/2024
ERA Ref: EA 00027/19

Dear Sir,

Planning Ref.: PA/04647/18

Description Proposal: Landscaping works including alterations to carriageway, construction of promenade, installation of infrastructural services, paving works, installation of street furniture and provision of parking spaces.

Location: Site at, Triq Tat-Tabija/, Triq Gheriexem, Rabat, Malta

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 (Legal Notice 162 of 2016).

Further to ERA's Assessment and Recommendation (doc. 1364a), EIA Screening (docs. 1364b,c and d), subsequent ERA replies (docs.1415a, 1446a, 1461a) and interim direct communication with the architect through emails and meetings, ERA notes that the concern raised during EIA screening as to the impacts envisaged from the encroachment of the proposed promenade and carriageway widening on the adjoining fertile agricultural land forming part of Tal-Gheriexem valley, has remained largely unresolved since these issues are related to the nature of the proposal itself which is attempting to widen and upgrade the street along the valley side.

It is considered that the latest submissions while not fully addressing ERA's Screening reply at doc. 1364a, have slightly reduced the impact on the valley in the area along the stretch of the road at Tat- Tabija by means of the removal of piles and cantilevered part of the belvedere from this area. As such, ERA still considers that there will be a residual impact with this proposal that would need to be addressed through the mainstream planning process.

Without prejudice to the above position, in the eventuality that this development is approved, this development shall be subject to an Environmental Permit/Registration and to the submission of a Method Statement addressing the freshwater springs in the area and the related riparian habitats in line with Terms of Reference issued by ERA.

Yours faithfully,

Stephanie Farrugia
Senior Officer
Environmental Assessment Unit
f/Director Environment and Resources

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.

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.