



Date: 4/23/2018
Our ref: EA 00028/18

The Executive Chairperson
Planning Authority
St. Francis Ravelin
Floriana

Dear Sir/Madam,

Planning ref: PA 02175/16
Description of proposal: Modification to development approved by PA 04486/07, including additional warehouse to replace parking at level -2 (change of use from parking to class 6A), also alterations & extension to stores at -2 level, additional warehousing to replace part boat storage yard at level -1 (change of use from class 6B to class 6A) and introduction of additional parking spaces roofed by PV panels farm at level 0.
Location: Site at, J & J Boatyard & Warehousing, Garage 21, at Ta' Għadajma, Mqabba

Reference is made to your consultation on the above application sent to ERA for comments and following ERA's response sent on 16 April 2018.

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).

1. Environmental Impact Assessment (EIA) Screening

The Project Description Statement (PDS) in document PA02175/16/34a was screened to determine whether the proposal falls under Schedule I of the Environmental Impact Assessment Regulations, 2017 (S.L. 549.46). In the meantime, ERA has been consulted on PA 05313/16 (*Modifications to development approved by PA 4486/07, including additional warehousing at Level -1, change of use from boat storage yard to warehousing; Site at Ta' Għadajma, Mqabba, Malta*). PA 05313/16 is located within the same development site, but in different locations. Both proposals include modifications to approved PA 04486/07. The changes proposed are as follows:



Table 1: The changes in area and use being proposed under PA 02175/16 and PA 05313/16, respectively.

Level	Areas affecting proposed changes		
	PA 02175/16	PA 05313/16	Changes in Use
-2	+ 895 m ²	/	From parking to Class 6A warehouses,
-1	+ 3,263 m ²	+ 1,340 m ²	From Class 6B boat storage yard to Class 6A warehouses
0	/	/	/

Table 2: The added Gross Floor Area (GFA) and proposed use under PA 02175/16 and PA 05313/16, respectively.

Level	Added GFA		
	PA 02175/16	PA 05313/16	Proposed Use of Added Area
-2	+ 220 m ²	/	Alterations and extensions to warehouses
-1	/	/	/
0	+ 5, 215 m ²	/	Parking roofed by PV panels

Commented [JAV1]: What was this before? Is this new?

Commented [RB2R1]: Yes this is new.

The total increase in gross floor area being proposed by PA 02175/16 is 5,435 m². In view that comprehensively neither proposal is expected to exceed the thresholds under Schedule I of the EIA Regulations, 2007 (S.L. 549.46) the proposals do not qualify for further assessment in terms of the same Regulations.

2. Environmental Permitting

Applicant has applied for an Environmental Registration (GBR 2358/11) for which information is still pending from the applicant. In view of the above, the following is being requested to provide the following:

- i. Cross-section of cesspit for ablation facilities showing how it is appropriately ventilated so as to avoid the accumulation of explosive, toxic or corrosive gases.

Such request is required as part of the project design in order to ensure that activities meet particular environmental standards related to their operation. In this instance, applicant is also to immediately contact the Environmental Permitting Unit (industrial.applications@era.org.mt).



3. Conditions

- i. Applicant shall submit an updated environmental registration application to vary GBR 2358/11 to the ERA, compiled to their satisfaction. This shall cover all operational aspects of the applicant's site including related operations not necessarily covered by this development application.

Yours faithfully,

Ryan Busutil

Assistant Environment Protection Officer
f/Director of 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.

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.

