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Compound 1
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Date: 18/06/2018
ERA Ref: EA 00042/18

Dear Sir,

Planning Ref.: PA 03762/16

Description Proposal: To construct a class 6A storage and distribution facility with class 4A ancillary offices and basement car parking.

Location: Site at, New street off, Triq Taz- Zwej, San Gwann, Malta

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

Reference is made to the Project Description Statement (PDS), which was received by the ERA on 28th May 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. Outline of proposal

1.1 PA 03762/16 is a proposal for a Class 6A storage and distribution facility, with class 4A ancillary offices and a basement-level car park (totalling 226 parking spaces). The development will be spread over four floors and seven basement floors, over a site area of about 3,250m², and a total GFA of about 25,000m². The proposed development will be sectioned as follows;

- Level -7: 77 car parking spaces (including 2 for disabled car user);
- Level -6: 74 car parking spaces (including 2 for disabled car user);
- Level -5: 75 car parking spaces (including 2 for disabled car user);
- Level -4: Storage and Distribution (Class 6A);
- Level -3: Storage and Distribution (Class 6A);
- Level -2: Storage and Distribution (Class 6A);
- Level -1: Storage and Distribution (Class 6A);
- Level 0: Storage and Distribution (Class 6A);
- Level 1: Ancillary Offices and Storage and Distribution (Class 4A & 6A)
- Level 2: Ancillary Offices and Storage and Distribution (Class 4A & 6A)
- Level 3: Ancillary Offices and Storage and Distribution (Class 4A & 6A);
and
- Level 4: Ancillary Offices to Storage and Distribution (Class 4A).

1.1 The storage and distribution centres will only store dry, light, and unperishable goods in cardboard boxes. No processing whatsoever will be undertaken on-site.

2. Site context

- 2.1 The site is currently undeveloped and covered in construction waste, as well as overgrown grass and shrubs. It is located within the San Gwann Industrial Estate and is surrounded by a mix of industrial and commercial uses. Furthermore, it is located about 100m from the nearest residential area.
- 2.2 There are no protected areas in or around the site.



Figure 1. Location of the site (Source: PDS)

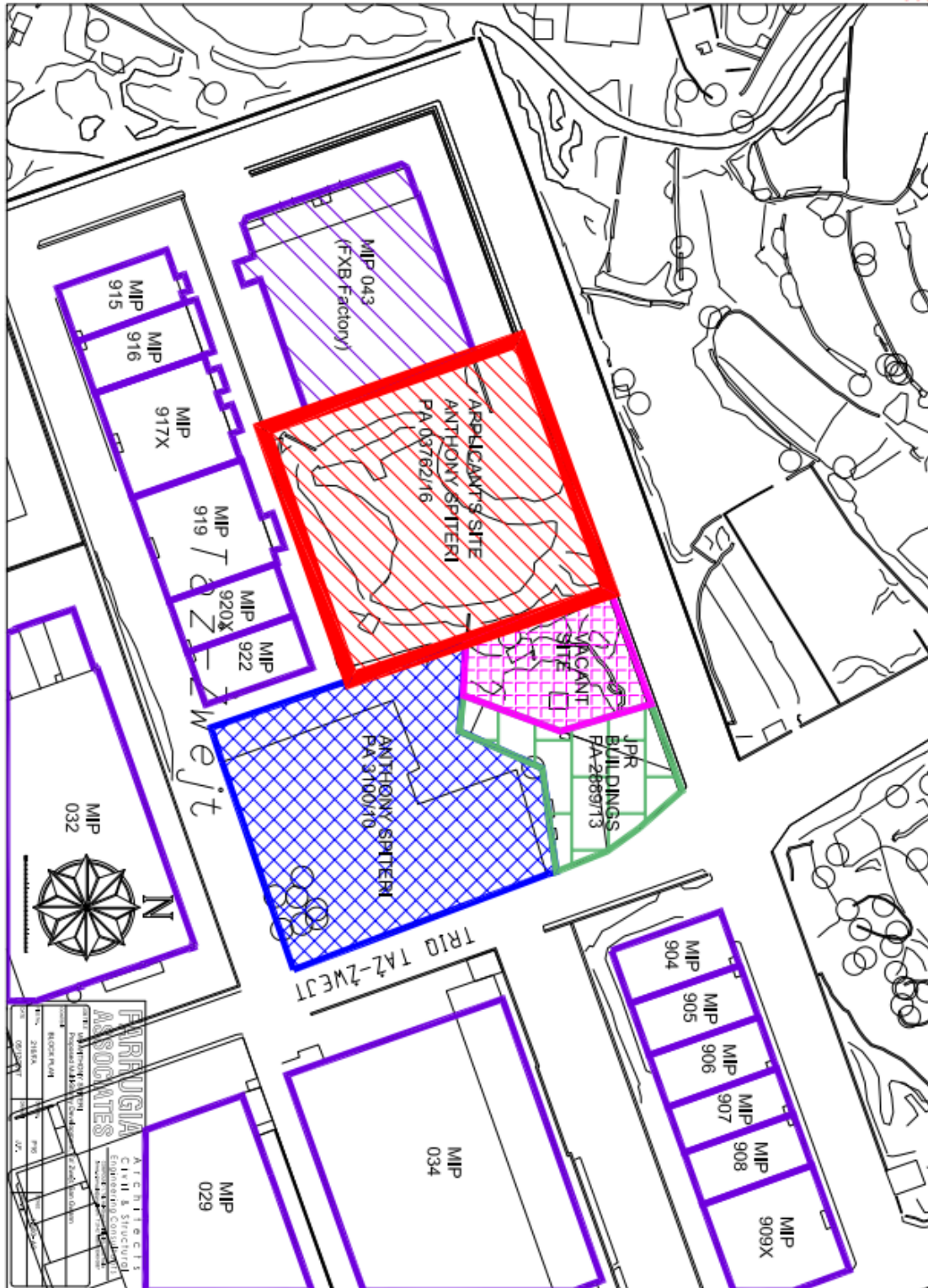


Figure 2. Block Plan (Source: PDS)

3. EIA Screening (citations refer to S.L. 549.46, except where otherwise specified):

3.1 The PDS was requested given that the proposal falls under Schedule I, Category II, Section 7.1.2.1 (i) (*Projects which have (i) a gross floor area of 30,000m² or more*).

3.2 A number of impacts, along with their respective mitigation measures were outlined in the PDS. These are summarised below.

Type and characteristics of potential impact/s

3.3 The proposal will take up about 3,250m² of land. This is not expected to result in any significant impacts as the land is already disturbed with no geological or ecological features requiring specific protection. The development will also rise to four floors above ground level for a total GFA of about 25,000m². This is unlikely to result in any significant impacts due to the proposal being located within an industrial area, which contains many buildings of the same type, with varying heights and profiles, thus allowing the proposal to blend within its surroundings.

3.4 The potential impacts resulting from the development largely relate to the construction phase. Increased levels of dust generation in the area from excavation, and construction activities will have an impact on air quality. Noise, road congestion from large heavy vehicles (circa. 2,700 HGV trips), and general nuisance during the construction phase are also expected to negatively impact other industrial activities within the area. These impacts are of a temporary nature and good environmental practices outlined in the Environmental Management Construction Site Regulations, 2007 (L.N. 295 of 2007) should be adhered to throughout the construction phase in order to mitigate these impacts. In view of such, the proposal is not likely to have a significant effect on the environment.

3.5 Excavation, and construction will result in the generation of circa. 30,000 tonnes of inert waste. ; such waste will be dumped or recycled depending on its composition. Operational waste would include general domestic waste and sewage, as well as some water runoff from precipitation and cleaning activities. Municipal waste shall be collected and disposed of in the conventional manner, while runoff will be collected within the on-site reservoir and reused for activities requiring second-class water.

3.6 During operations, the traffic generated by the project is expected to have a minor negative impact on the surroundings through increased noise and air emissions. However, the impacts from this, and from construction traffic, will be dealt with through a Traffic Impact Statement.

3.7 Other impacts during operations pertain to potential spillages of oil and/or fuel from parked vehicles on site. In order to mitigate any impacts from this, concrete flooring will make the area impermeable through the use industry specific sealants, and spill kits will be readily available.

4. Conclusions

EIA screening conclusion

- 4.1 It has been determined that impacts of the development are unlikely to be significant to the point of warranting an EIA, as long as various mitigation measures are duly incorporated through the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) in the development permit.

Yours faithfully,

Daniel Xuereb
Environmental Protection Officer
f/Director Environment & Resources

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.