

The Executive Chairperson
Planning Authority
St. Francis Ravelin
Floriana

Dear Sir/Madam,

Planning Ref.: PA 03913/18
Description Proposal: Change of use of residential (Class 1) blocks A (height of eight floors plus recessed) and B (height of eleven floors plus recessed) and part of the retail element (Class 4b) at ground floor (all as approved in PA06252/17) to offices (Class 4a) including internal alterations, and changes to the façade.
Location: Fortina SPA Resort, Ix-Xatt Ta' Tigne &, Triq Censu Xerri, Sliema, Malta.

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

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).

Reference is made to the Project Description Statement (PDS), as referred to the Environment and Resources Authority (ERA) on 13th June 2018.

1. Overview of Proposal

PA 03913/18 is a development application which proposes the updating of the existing and approved planning application PA 06252/17 for the redevelopment of the Fortina SPA Resort, at Ix-Xatt ta' Tigne, Triq Ċensu Xerri, Sliema. This proposal involves a change of use from residential in block A and B and part of the retail element at the ground floor, to office use (class 4a). The proposal also includes alterations and changes to the façade, and amendments to the approved car parking levels. No changes to block B and C of the approved residential block are being proposed.

2. Summary of the EIA screening and ERA conclusion

A Project Description Statement (PDS) was submitted to the ERA on 13th June 2018, including details on traffic flows, as requested per ERA's correspondence at Doc PA/03913/18 – 27a and 30a. Following review of the said PDS and screening in accordance with the EIA Regulations 2017 (S.L. 549.46), it has been noted that the proposed change of use from residential to office is envisaged to generate 255 additional vehicle trips (in AADT) during operations, compared to the already approved development at PA 06252/17.

ERA considers that the current proposal does not differ significantly from the already approved development under PA 06252/17, in terms of environmental impacts. In this regard, ERA has no further comments on the proposed development in caption, over and above to what has already been communicated through ERA's correspondence for PA 06252/17.

3. *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, or failure to honour any conditions tied to the screening conclusion, would need to be re-assessed and the merits of this screening would need to be re-opened.

