

# Environmental Impact Assessment

## Schedule III

(Screening according to S.L. 549.46)

<b>ERA Reference no.:</b>	EA/00004/18
<b>PA Reference no.:</b>	PA/01892/17
<b>Project Title:</b>	Demolition of existing beach lido, excavation of basement level and reservoir, construction of new beach lido with pool and ancillary facilities, and two levels of class 4d outlets
<b>Location:</b>	Serena Beach Club Lido, Islet Promenade, San Pawl il-Bahar, Malta
<b>Screening date:</b>	February 2018

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### 1. Description of Proposal

#### 1.1 Outline of project/development

PA/01892/17 is a development application which is proposing the demolition of the existing beach lido and removal of the existing concrete platform and infill material beneath it to make way for the construction of the following structures:

- A new beach lido including a pool,
- Catering facilities at ground floor and level -1
- A terrace on the promenade with two structures and
- The excavation of a new basement level at -2 accommodating a storage and services area and a reservoir.

#### 1.2 Site description and related considerations

The site is an elevated concrete platform above the rocky foreshore on which the existing beach lido was built and has an area of 2,100sqm. It is located within the limits to development of St. Pauls Bay along the Islet Promenade within a Foreshore within the Entertainment Priority Area as per the North West Local Plan (Figure 1). The surrounding areas are characterised by mixed use development including commercial, recreational and residential to the south and side site boundaries and a foreshore and marine water body to the north of the site.

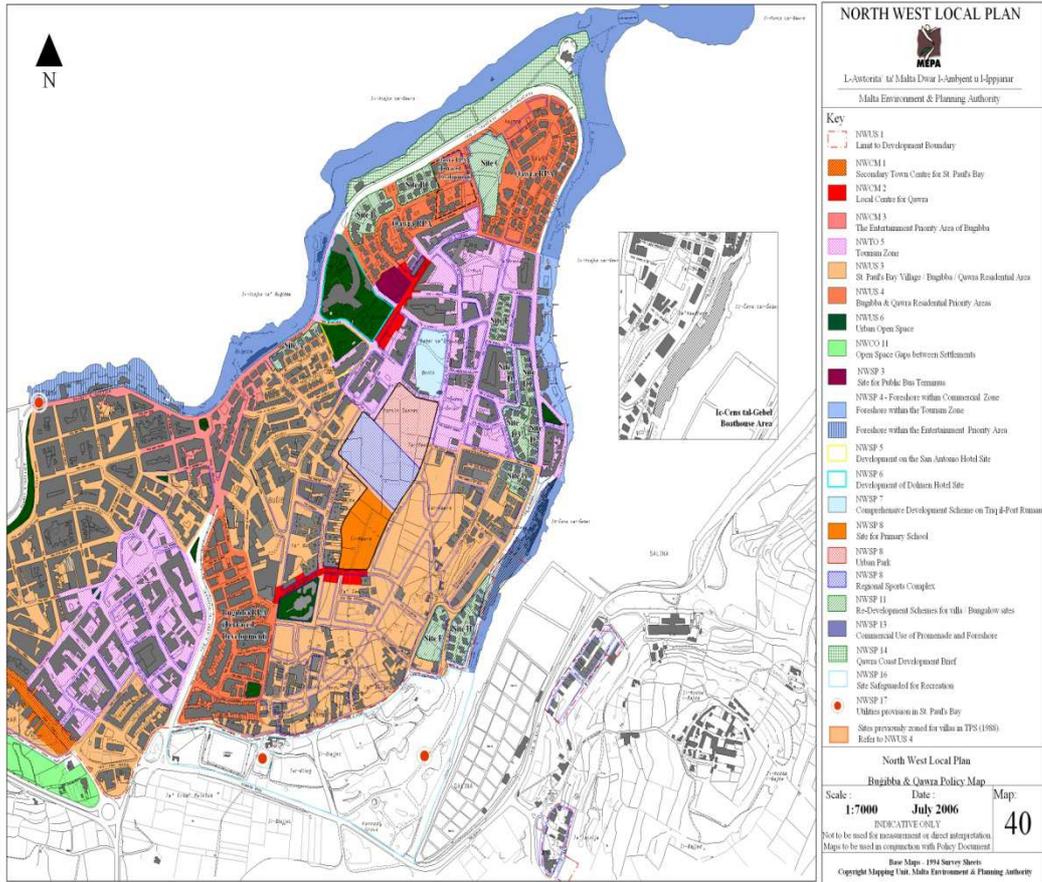


Figure 1 – Bugibba and Qawra Policy Map (North West Local Plan)



Figure 2 – Aerial photo of site (outlined in blue), 2016 (Source: PA Geoserver)



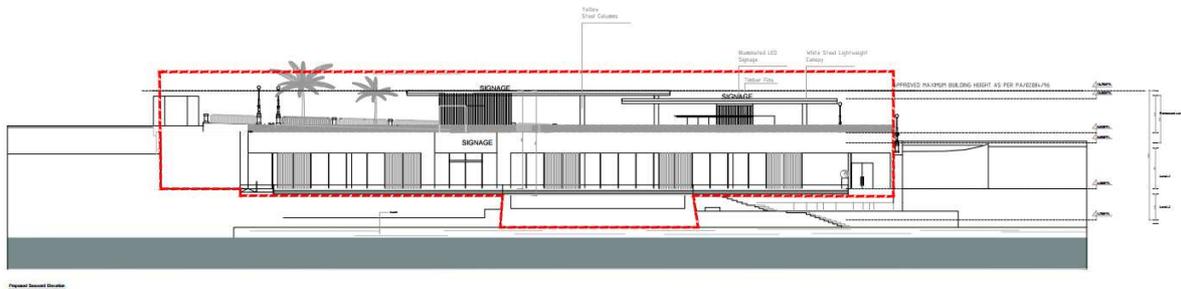


Figure 5 – Proposed Seaward Elevation

### 1.3 **Site history**

The site has been previously subject to the following planning applications and enforcement notice:

PA/02084/96 - To refurbish existing restaurant and leisure centre, to carry out internal alterations and display sign. Application was granted.

PA/05121/98 - To construct pavillion to house, ATM and exchange machine. Application has been refused.

EC/00863/96 - Refurbishing of existing restaurant without permit. Enforcement action closed as permit was granted to sanction development.

## 2. **EIA-relevant history**

**2.1 Relevant EIA/screening criteria** (citations refer to S.L. 549.46, except where otherwise specified):

The proposed development had qualified for the Submission of a PDS as per Schedule 1A Category I Section 4.2.2.3 of the former EIA Regulations (S.L. 549.46).

However, following re-screening of the case against the revised EIA Regulations (S.L. 549.46), the proposed development falls under Schedule I Category II Section 6.3.2.3 (*Development on the coast or in the sea, not covered by Category I, with a footprint of 500m<sup>2</sup> or more.*) of the Environmental Impact Assessment Regulations, 2017 (S.L.549.46).

**2.2 Documents used for screening:**

1. ERA Consultation Replies, dated 9<sup>th</sup> May 2017 (Doc. PA/01892/17/80A) and 23<sup>rd</sup> November 2017 (Doc. PA/01892/17/121A) respectively; and
2. PDS, received on the 18<sup>th</sup> January 2018 via email.

## 3. **Screening Matrix Checklist**

The following screening checklist is based on information in the Project Description Statement provided by the developer in accordance with Schedule II of the EIA Regulations (S.L. 549.46) and the European Commission Guidance on Screening (2017).

Question Number:	Questions to be Considered	Types and characteristics of identified potential impacts  Briefly describe	Is this likely to result in a significant effect?  Briefly justify	Document Reference
1	Will construction, operation, decommissioning or demolition works of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	No. The site has been committed since 1968 and has been used for leisure and catering activities since at least 1996 until the closure of the existing premises in 2015. The proposal is seeking to retain the existing built up footprint and replace the existing structures by new structures.  Furthermore, the site lies within the Foreshore within the Entertainment Priority Area (Policy NWSP 4) where development can be permitted subject to a number of criteria.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Given that the footprint and use approved through PA 2084/96 will be retained for the current proposal, no significant impacts are being envisaged.	PDS pgs. 5
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes. The proposed development will make use of natural resources such concrete, steel, wood, fuel, electricity and water which are non-renewable.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged vis-à-vis this development per se.	PDS pgs. 18, 19
3	Will the Project involve the use, storage, transport, handling or production of substances or materials which could be harmful to human health to the environment or raise concerns about actual or perceived risks to human health?	Yes. The proposal will generate short term and temporary fugitive dust emissions, surface runoff, noise and vibrations during the demolition, excavation and construction phases which have the potential to affect surrounding built up areas and the marine water body.  During operation, no significant traffic generation is expected given the scale of the development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged. Any potential spillages and surface runoff can be mitigated through the proper mitigation measures as proposed in the PDS and in the Construction Management Layout Plan at Annex 3 are adopted during demolition, excavation and construction phases.	PDS pgs. 19, 20, 21, 22, 23, Appendix 3

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4	Will the Project produce solid wastes during construction, operation or decommissioning?	The development will entail the generation of construction and demolition waste during the excavation and construction phase and municipal solid waste during the operational phase.  Rock excavation, if necessary will be minimal.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged given the scale of the development.	PDS pgs. 19, 22
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air or lead to exceeding Ambient Air Quality standards in Directives 2008/50/EC and 2004/107/EC?	Yes. Reply to question 3 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged. Reply to question 3 refers.	/
6	Will the Project cause noise and vibration or the releasing of light, heat, energy or electromagnetic radiation?	Yes. The development will be a source of artificial light after sunset during the operation phase, and will generate noise and vibration during the demolition, excavation and construction phases	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts by this development are being envisaged given the surrounding areas and their uses. In addition careful consideration of lighting for the development is being proposed in the PDS.	PDS pgs. 21, 22
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Yes. There is a risk that the adjacent marine water body is contaminated by surface runoff that will be generated during the demolition, excavation and construction phases	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged. Any surface runoff can be mitigated through the proper mitigation measures as proposed in the PDS and in the Construction Management Layout Plan at Annex 3 are adopted during demolition, excavation and construction phases.	PDS pg. 21, Appendix 3
8	Will there be any risk of accidents during construction or operation of the Project which could affect	No increase in the risk of accidents is envisaged, other than occupational risks typically associated with construction activity and day-to-day operations.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/

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	human health or the environment?			
9	Will the Project result in environmentally related social changes for example, in demography, traditional lifestyles, employment?	No. The proposed development is not expected to lead to demographic or social changes. During the development's operational phase, a total of 25 persons on a full-time basis and 15 persons on a part-time basis will be employed.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 20
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental impacts or the potential for cumulative impacts with other existing or planned activities in the locality?	Yes. The development will be a source of artificial lighting during its operational phase. Light emission by the proposed development could potentially add to cumulative impacts on protected seabird species in the SPA, 'Il-Baħar ta' Madwar Ġhawdex'.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.  The level of lighting emitted by the proposed development coupled with the implementation of mitigation measures are unlikely to result in a significant addition to existing lighting of the area.	PDS pg. 22
11	Is the project located within or close to any areas which are protected under international, EU or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the Project?	The site is adjacent to a marine water body which is a designated Special Protection Area (SPA): Il-Baħar ta' Madwar Ġhawdex (MT0000112) and a Site of Community Importance (SCI): Zona fil-Baħar fil-Grigal ta' Malta (MT0000105). The adjacent marine water body also contains <i>Posidonia oceanica</i> which is a protected marine species.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged, as long as spillage of construction-phase material into the sea is avoided at source. Replies to questions 7 and 10 refer.	Internal consultation
12	Are there any areas on or around the location which are important or sensitive for reasons of their	Reply to question 11 refers	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to question 11 refers	/

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	ecology e.g. marshlands, wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the Project?			
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the Project?	None that are known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to question 10 refers.	/
14	Are there any inland, coastal, marine or underground waters (or features of the marine environment on or around the location which could be affected by the Project?	Yes. Reply to question 7 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to question 7 refers.	/
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected by the Project?	No such designations are in force. However, the site is located in a prominent location along the seafront and hence visual intrusion will be the highest from the rocky foreshore in view of the consolidation of an urban feature within a coastal environment. However, at	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/

Question Number:	Questions to be Considered	Types and characteristics of identified potential impacts  Briefly describe	Is this likely to result in a significant effect?  Briefly justify	Document Reference
		street level, the site is flanked by similar development on both sides and therefore no visual impact is expected.		
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the Project?	The site is accessible from the Bugibba promenade, along Dawret il-Gzejjer and via a flight of stairs from the foreshore.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 17
17	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the Project?	Yes. Dawret il-Gzejjer may be impacted by increased vehicle traffic during construction and operational phases.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged. Any impacts can be sufficiently mitigated through the application of mitigation measures identified in the Construction Management Layout Plan.	PDS pg. 21, 22, Appendix 3
18	Is the Project in a location where it is likely to be highly visible to many people?	No. The development will not rise above the maximum permitted height and is surrounded by mixed land uses.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 5
19	Are there any areas or features of historic or cultural importance on or around the location that could be affected by the Project?	The foundations of the Bugibba battery (1716) are actually visible in Figure 2 as a rock-cut semicircle, directly on the foreshore very close to the site	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/
20	Is the Project located in a previously undeveloped area where there will be loss of	No. The development is located on a site that was already built over in 1968 and is covered by development permit PA/00863/96 to be used as a restaurant.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 1

Question Number:	Questions to be Considered	Types and characteristics of identified potential impacts  Briefly describe	Is this likely to result in a significant effect?  Briefly justify	Document Reference
	greenfield/ODZ land?			
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes. The site is located in close proximity to commercial, residential, recreation and leisure and mixed land use areas.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged as the proposed use is complementary to the existing and permitted land uses for the area.	PDS pg. 11
22	Are there any plans for future land uses within or around the location which could be affected by the Project?	None that are known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/
23	Are there any areas on or around the location which are densely populated or built-up, that could be affected by the project?	Yes. The development is located in the Bugibba residential/touristic area.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 11
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places	Yes. The development is located in a touristic area.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	PDS pg. 11

Question Number:	Questions to be Considered	Types and characteristics of identified potential impacts  Briefly describe	Is this likely to result in a significant effect?  Briefly justify	Document Reference
	of worship, community facilities which could be affected by the project?			
25	Are there any areas within or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Reply to question 11 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being impacts.	/
26	Are there any areas within or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded that could be affected by the project?	None that are known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/
27	Is the project location susceptible to earthquakes, or subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds,	Yes. Although the site may be affected by rough seas, the likelihood of extreme events in the area can be considered to be minimal.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are being envisaged.	/

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	which could cause the project to present environmental problems?			

## 4. Conclusion

### **4.1 Screening Conclusion and recommended way forward**

The above detailed EIA screening concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA report, as long as various mitigation measures are duly incorporated into the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) in the development permit as per section 4.2.

In this regard, the proposal does not require the submission of an EIA Report in accordance with Regulation 15(3b) of the EIA Regulations 2017 (S.L. 549.46).

### **4.2 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 would need to be re-assessed and the merits of this screening would need to be re-opened.