

The Executive Chairperson  
Planning Authority  
St Francis Ravelin  
Floriana

Date: 13/03/2023  
ERA Ref: EA/00019/19

Dear Sir,

**PA Reference no.:** PA/00879/23

**Project Title:** Proposed redevelopment of the Toyota showroom site for a mixed-use commercial development.

**Location:** Triq l-Imdina, c/w Triq Ganni Bonnici, c/w Triq is-Sigġiewi, Zebbug

### **Environmental Impact Assessment Regulations (S.L. 549.46)**

Reference is made to the Project Description Statement (PDS) for the above application which was referred directly to ERA on the 14<sup>th</sup> February 2023. The PDS was reviewed and the proposed development was screened in terms of the Environmental Impact Assessment Regulations (S.L. 549.46).

#### ***ERA Assessment and Recommendations***

The proposal seeks the demolition of the existing Toyota complex on Triq l-Imdina in Zebbug and the construction of a mix of commercial and industrial uses (vehicle and motorcycle showrooms, an automotive body shop and workshop, a Vehicle Road-worthiness Test (VRT) station, a car wash, a shop selling vehicle parts, ancillary offices, and a surface car park), to provide for a mixed-use commercial complex, comprising retail, including a small supermarket, office accommodation, and food and beverage services.

The EIA screening in *Annex I* concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA, in accordance with Regulation 15 of the EIA Regulations (S.L. 549.46), subject to the submission of an:

- Air Quality study, and
- Operational Traffic Noise study.

#### ***Further information***

1. From a landscaping point of view, certain species of *Festuca spp.* can become invasive in the Maltese climate and as such it is recommended that it is omitted from the landscaping plan and replaced by any of the other species listed.

In this regard, ERA awaits the submission of the above mentioned studies and information.

The outcome of these studies should also provide various mitigation measures which are to be duly incorporated into the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) in the development permit.

### ***ERA Conditions***

ERA will issue its conditions once the above mentioned studies are deemed satisfactory by ERA.

Yours faithfully,

Leonora D'Amato  
Senior Environment Protection Officer  
f/Director of Environment and Resources

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#### *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.*