

## **Appendix I - EIA Screening**

# **Environmental Impact Assessment**

## **Screening Report**

**PA file no.:** PA06203/08

**Other reference:** EA00023/15

**Project Title:** To sanction extension of site boundary, construction of storage areas at basement, construction of Construction materials, open storage area, composite slab precast area guard room and offices at ground floor. Proposed demolition of existing offices and construction of new offices, construction of Precast Production Facilities. Extension to construction material Store and Effect Landscaping. Proposed installation of PV Panels on roofs

**Location:** Site at, Conscarm G&P Borg, Triq Tal- Balal, Għargħur, Malta

**Screening date:** September 2015

### **1. Description of Proposal**

#### **1.1 Outline of project/development**

Planning Application seeks permission for the overall upgrading and extension to a present concrete plant and ancillary facilities to meet today's requirements at, Conscarm G&P Borg, Triq Tal- Balal, Għargħur, Malta. The proposal includes:

- (i) the sanction to an extension of the site boundary;
- (ii) the construction of storage areas at basement;
- (iii) the construction of construction materials;
- (iv) an open storage area;
- (v) a composite slab precast area guard room;
- (vi) offices at ground floor;
- (vii) the demolition of existing offices and construction of new offices;
- (viii) the construction of Precast Production Facilities;
- (ix) an extension to the construction material Store;
- (x) landscaping; and
- (xi) proposed installation of PV Panels on roofs.

Currently the site is fully operational and is used as a contractor compound. Permits available on site are the following:

- PA 5280/93: To erect garage, office and yard for cranes.
- PA 5310/95: To erect a small Concrete Batching Plant.
- PA 2367/98: To sanction existing steel canopies and existing plant yard.
- PA 5497/03: To sanction extension of Plant Yard including sanctioning of office extension and repositioning of steel canopies and new entrance from tal-Balal Road.
- PA 4698/07: To sanction site as open storage area, effect landscaping and sanction use of an area dedicated to the manufacturing of hollow concrete bricks, construction of steel reinforcement preparation area, to sanction crushing area.
- PA 6201/08: To construct a substation.

The proposed extension to the existing compound seeks an area of approximately 3,500sqm to accommodate the production of precast elements and open storage area. The current site being proposed for extension was an agricultural land from which soil has been removed and gathered at the side. The site is interconnected with the existing plant as per pending

enforcement notice ECF 850/08 (refer to Figures 2 and 3 below). Therefore, following the proposed extension, the new site area of Conscarm G&P Borg will be approximately 14,100 sqm. The site is already connected to the existing government main power, drainage mains and water mains.

## **1.2 Site description and related considerations**

The site is located along Triq Tal-Balal, in the limits of Għargħur and currently, following the above permits, consists of:

- (i) 3 large underground reservoirs for the collection of storm water which is eventually used for the production of concrete;
- (ii) Garages for servicing of machinery;
- (iii) Substation;
- (iv) Administration offices;
- (v) Production offices;
- (vi) Automated Concrete Batching Plant;
- (vii) Weighing bridge;
- (viii) Roofed Hardcore Crushing area;
- (ix) Automated Bricks production area;
- (x) Parking for Administrative Staff;
- (xi) Open storage area;
- (xii) Steel fixing area;
- (xiii) Tools Storage area; and
- (xiv) Areas for the storage of Aggregate.

The current surrounding land uses range from agricultural land to industrial garages, a car depot and two contractor yards. The access to the site will remain as existing, that is, with the entrance to the yard from Triq tal-Balal and entrance to the administration offices from Triq Ibraġġ.

The proposed development falls within the Outside Development Zone (ODZ), and within the Drinking-Water Safeguard Zone as identified by MRA under the Water Policy Framework Regulations (Legal Notice 194 of 2004). The site also lies 350 meters from the Wied Għomor Area of Ecological Importance and Site of Scientific Importance (as per Government Notice 409 of 1999). The proposal is approximately 400 metres from the development zone of Għargħur and approximately 600 metres from the development zone of San Ġwann, at its closest point.



**Figure 1: Proposed site and its surroundings. (Source: MEPA Mapserver 2015)**



Figure 2: Location of proposal. (Source: MEPA Mapserver 2015)



Figure 2: Location of proposal. (Source: MEPA Mapserver 2015)



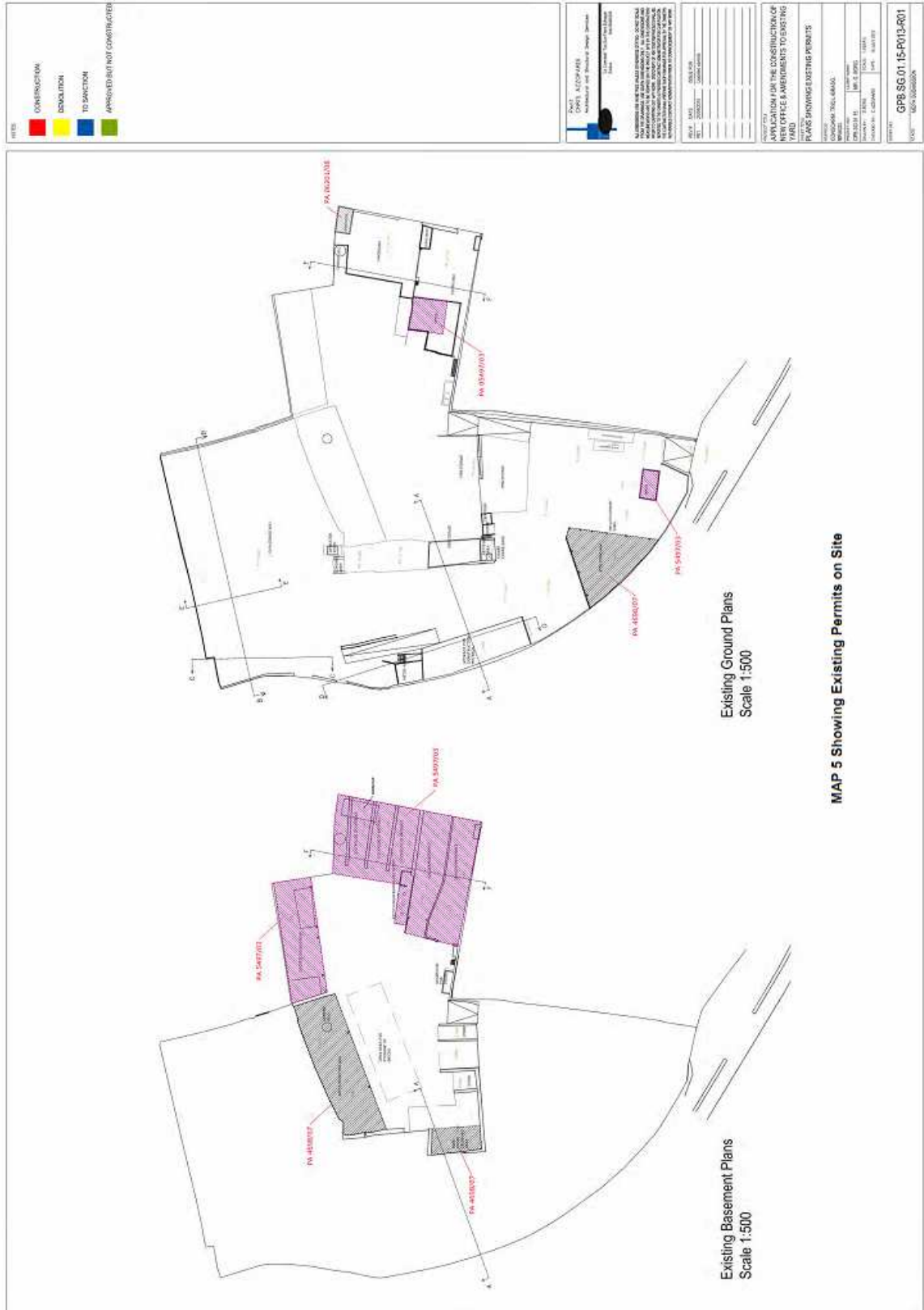


Figure 4: Existing Plans.

<b>NOTES</b>	<ul style="list-style-type: none"> <li>CONSTRUCTION</li> <li>DEMOLITION</li> <li>TO SANCTION</li> <li>APPROVED BUT NOT CONSTRUCTED</li> </ul>
	<ul style="list-style-type: none"> <li>PHASE 1</li> <li>PHASE 2</li> </ul>

<b>PROJECT</b> NEW OFFICE & AMENDMENTS TO EXISTING PLANS - OVERALL	
<b>CLIENT</b>	GRANDMA (THE LIBRARY)
<b>PROJECT NO.</b>	MR. C. BARRA
<b>DESIGNED BY</b>	MR. C. BARRA
<b>CHECKED BY</b>	MR. C. BARRA
<b>DATE</b>	2020/06/23

<b>REV.</b>	<b>DATE</b>	<b>REVISION</b>
01	2020/06/23	ISSUED FOR PERMIT
02	2020/06/23	ISSUED FOR PERMIT
03	2020/06/23	ISSUED FOR PERMIT
04	2020/06/23	ISSUED FOR PERMIT
05	2020/06/23	ISSUED FOR PERMIT
06	2020/06/23	ISSUED FOR PERMIT
07	2020/06/23	ISSUED FOR PERMIT
08	2020/06/23	ISSUED FOR PERMIT
09	2020/06/23	ISSUED FOR PERMIT
10	2020/06/23	ISSUED FOR PERMIT

**PROJECT TITLE:** APPLICATION FOR THE CONSTRUCTION OF NEW OFFICE & AMENDMENTS TO EXISTING PLANS - OVERALL

**PROJECT NO.:** MR. C. BARRA

**PROJECT DATE:** 2020/06/23

**PROJECT BY:** MR. C. BARRA

**CHECKED BY:** MR. C. BARRA

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Figure 5: As approved and as constructed plans.

## 2. EIA-relevant history

2.1 **Relevant EIA/screening trigger** (citations refer to L.N. 114 of 2007, except where otherwise specified):

Schedule 1A Category II Section 5.5.2.1 (Erection of a rock processing plant not within the operational site of a quarry).

### **2.2 Version of documents used for screening:**

1. PDS dated 23 June 2015 and updated 21 August 2015 (referred to EPD on 10 September 2015).

## 3. Screening Matrix

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>	Document reference
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	Yes. The proposed project, located outside development zone, seeks permission for the overall upgrading and extension to a present concrete plant and ancillary facilities to meet today's requirements. Furthermore, an extension to the existing compound is being proposed which seeks an area of approximately 3,500sqm to accommodate the production of precast elements and an open storage area. The current site being proposed for extension was an agricultural land from which soil has been removed and gathered at the side with the said land interconnected with the existing plant as per pending enforcement notice ECF 850/08. Therefore, following the proposed extension, the new site area of Conscarm G&P Borg will be approximately 14,100 sqm.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged. Although part of the proposal seeks a change of land use from agricultural arable land into a mineral processing industry in a site that does not fall within an area allocated for such uses, the site is not of any particular ecological, visual, or historical value and therefore the impacts on land use are not considered significant.  Additionally, objection namely, land take-up and extension of the open storage area, highlighted in EPD memo minutes 20 and 23 can be addressed directly through the mechanisms of the mainstream development permit process.	PDS Pg. 3, 11-12
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	Yes. The development will make use of natural resources such as local limestone, land, energy and water which are non-renewable. Such resources are neither renewable nor in such short supply as to be markedly affected by this project per se.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  The use of such building material resources for this individual project <i>per se</i> is not likely to have a significant impact given the scale of the proposal.	PDS Pg. 15

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	short supply?			
3	Will the Project involve use, storage, transport, handling or production of substances or materials or energy, especially any resources which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	<p>Yes. Fugitive dust emissions during site clearance, excavation and construction. This may have an impact on the surrounding environment.</p> <p>During operation (mainly from the proposed Precast Production Facilities), dust emissions will be generated. Other impacts include potential risks of oil/fuel spillages and waste generation.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No, the impact is not considered to be significant. Standard mitigation measures for dust control, which is a temporary impact, during construction, should be enforced in accordance with the Environmental Management Construction Site Regulations 2007, thus reducing impacts.</p> <p>During operations, dust emissions are expected to be low given that the crushing area is located in the basement area and is enclosed by a roof and surrounded by the excavated rock along the perimeter except for one side only. Furthermore, all the crushed aggregate is stored in the basement level enclosed within dividing walls and for the sand these areas are also roofed over. Only big boulders prior to crushing are allowed to be open stored.</p> <p>Other impacts namely accidental oil/fuel spillages and waste can be adequately managed through a combination of relatively standard design specifications and an operational permit rendering the impacts of the operations on human health and the environment insignificant.</p> <p>Furthermore, all operations concerning the management of waste are subject to the legal provisions of the Waste Regulations 2011 (Legal Notice 441 of 2011, as amended) and the Waste Management (Activity Registration) Regulations, 2007 (Legal Notice 106 of 2007).</p>	PDS Pg. 14



	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
4	Will the Project produce solid wastes during construction, operation or decommissioning?	<p>Yes. The construction phase is expected to result in small quantities of construction waste, given the scale of the proposed construction works.</p> <p>Wastes arising during the operational phase will be minimal, save for oils for the maintenance of vehicles and machinery, municipal waste, and from the proposed rock processing plant. Furthermore, the proposal is an extension to an existing plant, which aims to produce larger precast products and overall improvement of site. In this regard, the existing implemented waste management strategies will be still relevant.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>The waste generated for this individual project <i>per se</i> is not likely to have a significant impact, as long as conditions set by the Environment Protection Directorate are adhered to. Reply to question 3 above also refers.</p>	PDS Pg. 14-15
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Yes.</p> <p>During construction: fugitive dust emissions and noise from site clearance and excavation and NO<sub>x</sub> from construction vehicles.</p> <p>During operation: NO<sub>x</sub> from operational traffic to and from the site as well as the activities carried out within the plant.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>During construction, emissions are not considered to be significant giving that the site context is such that there are no particular sensitive receptors in the proposal's area of influence. Noise and dust during construction are temporary and can be sufficiently mitigated through the application of measures identified in the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007).</p> <p>The proposal is not expected to generate a considerable amount of traffic during both construction and operation.</p> <p>Other impacts generated from the plant can be sufficiently mitigated through proper design, adequate waste management and measures which could be managed through environmental permit.</p>	PDS Pg. 23-24

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Yes. A degree of noise emissions are expected to occur during both the construction and operation phase. Vibrations are expected to be minimal and temporary during construction.</p> <p>During the operational processes, the proposed machines for the production of precast products will be installed. These are expected to generate elevated amounts of noise and vibrations.</p> <p>Light emissions are expected to be generated during night-time operation.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant noise impacts are envisaged, this however does not exonerate the applicant from adopting mitigation measures that reduce noise emissions, and other requirements stipulated in the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007, as amended).</p> <p>During operation, noise and vibrations impacts will not present any particular impact over and above what is currently being generated in the area, and from the current operations which are currently ongoing in the area.</p> <p>Light emissions, above the current baseline situation, may be reduced through minimum security lighting during the night while care should be taken in the choice of luminaries to minimise glare and at the same time prevent the wastage of energy.</p>	PDS Pg. 14
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?	<p>Yes. The site is located within a drinking water safeguarding zone (Malta Resources Authority). The project will increase the risk of contamination of water through the potential release of contaminated waters into the surrounding environment.</p> <p>There are also potential risks of oil leaks and accidental spillages from construction vehicles, albeit these are expected to be minor.</p> <p>During operation, there is a greater risk of leaks and spillages from the compound and HGVs.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Impact is not considered to be significant. A combination of relatively standard design-based and operational measures should be sufficient to ensure that there are no risks of contamination of land or water from the releases of pollutants. It is envisaged that such measures will be duly factored directly into the mainstream development permitting and environmental permit mechanisms.</p>	PDS Pg. 14
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 industrial operations.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant environmentally-relevant impacts are envisaged.</p>	/

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	human health or the environment?			
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	No. The project is not likely to result in social changes in demography, traditional lifestyles, or employment.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant negative impacts are envisaged.	/
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No other consequential developments are being envisaged, provided that appropriate safeguards are included in the development consent process vis-à-vis future conversion of the development to other uses and potential similar applications within surrounding areas.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged. Reply to question 1 refers.	/
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	The proposed development falls within Outside Development Zone (ODZ), and within the Drinking-Water Safeguard Zone as identified by MRA under the Water Policy Framework Regulations (Legal Notice 194 of 2004). The site is also 350 meters from Wied Ghomor Area of Ecological Importance and Site of Scientific Importance (as per Gov. Notice 409 of 1999).  There are no other known protected areas in proximity to the site in question. Reply to Question 7 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged. Replies to Question 1 and 7 refer.	/
12	Are there any areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands,	No. The site does not fall within any areas of ecological importance. Reply to Question 11 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 11 refers.	/

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	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, over wintering, migration, which could be affected by the project?	No. Reply to Question 11 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 11 refers.	/
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Reply to question 7 above refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to question 7 above refers.	/
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No. There are no designated areas of high landscape value in the near proximity of the site. Furthermore, the site for the proposed development is located in an area with land uses ranging from agricultural land to industrial garages, a car depot and two contractor yards.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Given the nature, location and context of the proposed development, no impacts on landscape and scenic value are envisaged. However, it is being suggested that an adequate landscaping scheme is included as part of the proposal.	PDS Pg 11
16	Are there any routes or facilities on or around the location which are used by the	Yes. The access to the site will remain as existing with the entrance to the yard from Triq tal-Balal and entrance to the administration offices from Triq lbragg. These roads have	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged as the development is not expected to entail any substantial increase in traffic.	PDS Pg 13

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	public for access to recreation or other facilities, which could be affected by the project?	enough vehicular capacity for heavy vehicles to access this road network.		
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, but these are not expected to be significantly affected by the proposed development. Reply to Question 16 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to Question 16 refers.	/
18	Is the project in a location where it is likely to be highly visible to many people?	No. The proposal is situated below street level and is surrounded by existing high walls.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged. Replies to Questions 1 and 15 refer.	/
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	No. The site does not fall within any areas of historic or cultural importance. The site in question is already disturbed and most of the project has already been carried out (given it is to sanction). Moreover, it seems that there are no items of cultural heritage value within 500m of the site boundary that may be impacted by the proposed development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	Internal Consultation
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. Part of the proposal involves the extension to the existing compound which seeks an area of approximately 3,500sqm to accommodate the production of precast elements and open storage area. This part of the site is located ODZ, and seeks to change the use of an agricultural arable land into an industrial one not within an area allocated for such uses.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to Question 1 refers. This potentially important consideration should be addressed directly through the development permitting process. The site is not considered sensitive from an environmental point of view; however the commitment of a greenfield site for development is a material consideration vis-à-vis the mainstream development permitting process.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
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 surrounding area is dominated by other human interventions over time which includes industrial garages, a car depot and two contractor yards. Some of the surrounding land is also under agricultural cultivation.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant environmental impacts are expected since the site is self-contained. Furthermore, the nearest residential areas are also well beyond the expected geographic area of influence of the proposed development.	PDS Pg. 14
22	Are there any plans for future land uses on or around the location which could be affected by the project?	No such future uses are envisaged or known of, other than continued industrial use of the area.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
23	Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?	No. The proposal is approximately 400 metres from the development zone of Għargħur and approximately 600 metres from the development zone of San Ġwann, at its closest point.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities which could be	No.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/



	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	affected by the project?			
25	Are there any areas on 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?	No. Reply to Question 7 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  Reply to question 7 refers.	/
26	Are there any areas on or around the location which have already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	Yes. The surrounding rural landscape has been largely compromised through the proliferation of unsightly industrial developments. See also replies to Questions 1 and 10.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  Replies to Questions 1 and 10 refer.	/
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, which could cause the project to	No. The likelihood of such extreme events in the area can be considered to be minimal.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No significant impacts are envisaged as a result of the proposed development per se.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	present environmental problems?			

**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.***