

EM Architects
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Date: 29th July 2021
Our Ref: EA/00015/19

Dear Sir,

Planning Ref.: PA/02427/21

Description Proposal: To develop an existing open car-park and to propose the construction of Multi-Use development applying the Floor Area Ratio (FAR) for medium rise buildings within the parameters of previously approved PC 38/16. The proposed development will include 2 separate buildings one of 9 floors and a recessed floor and another of 7 floor and a recessed floor respectively. The proposal includes excavation of 3 basement levels including 58 garages, 305 parking spaces and 6 obstructed parking spaces, 1x Class 3 Gym and spa with indoor pool, and other related storage facilities. The proposal also includes 2x Class 4D outlets, 1x Local Bar, 1x Class 2C Child Care Center and 10x Class 4B local shops and overlying 136 residential units over 9 floors.

Location: Site at, Triq il-Markiz Giuseppe Scicluna and 3 New Streets off, Triq il-Markiz Giuseppe Scicluna, Naxxar

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to the Project Description Statement (PDS) submitted directly to ERA on 25th May 2021.

ERA notes that this development application is a similar proposal to PA 09524/18 on the same site; the latter was assessed by ERA and which has since been withdrawn at the request of the applicant. ERA notes the following changes from document PA 09524/18/107c to PA 2427/21/40b:

- Increase in parking spaces from 253 parking spaces to 368 (290 parking spaces + 58 garages of 78 parking spaces);
- A decrease in block area from a single block of 2,584m² to two blocks of 1,705m² total;
- Decrease in gross floor area from 20,690m² to 20,144m²; and
- Increase in reservoir volume from 1,700m³ to 2,100m³.

EIA screening carried out for PA 09524/18 has determined that the proposal is not likely to have a significant effect on the environment and an EIA was therefore not required (doc PA/09524/18/64a-c). The EIA screening decision is still valid for the proposal under assessment.

Environmental permitting requirements

1. Details and specifications of any proposed medium combustion plants such as generators and boilers, including their rated thermal input in MWth are to be provided to determine whether any registration requirements as per S.L.549.122 are required.
2. The specific type, quantity and location of fuel storage associated with the generator/boiler are also required.
3. Further information showing how all bulk oil/ liquid fuel storage tanks (including those built-in) shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank within the bund or 25% of the total capacity of all the tanks within the bund, whichever is greater. All filling and off-take points shall be located within the bund.

ERA will be in a position to issue conditions once this information is provided.

Yours faithfully,

Leonora D'Amato
Senior Environment Protection Officer
Environmental Assessment Unit
f/Director Environment and Resources

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.