

EM Architects
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Date: 25th August 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 receded floor and another of 7 floor and a receded 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)

The project in caption was screened in line with the EIA Regulations (S.L.549.46). Clarifications submitted to ERA on 23rd August 2021 via email, have satisfactorily addressed ERA's environmental permitting requirements requested on 29th July 2021.

In this regard, ERA reiterates its position communicated via email to applicant/architect on 29th July 2021: *"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. "*

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.