

Date: 29 May 2020

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Dear Sir, Madam,

Planning Ref.: PA 02939/19
Description Proposal: Phase 02_To construct a mixed-use commercial block; comprising of a 3-storey car park and showroom (Class 4B) below street level and an office block (Class 4A) organised on 5 floors above Triq il-Belt Valletta. The vernacular building in Triq l-Erba' Qaddisin c/w Triq ilBelt Valletta and existing reservoir will be retained and restored. The water-shoot will be dismantled and relocated on same site. Application includes the upgrading of the junction in Triq l-Erba' Qaddisin c/w Triq Hal Qormi.
Location: Site at, Triq Hal-Qormi c/w Triq l-Erba Qaddisin c/w, Triq Valletta, Qormi.

Environmental Impact Assessment Regulations, 2017 (S.L. 549.46)

Reference is made to ERA's Assessment and Recommendations, including Annex I (Schedule III Screening) and Annex II (ERA Conditions) at documents PA/02939/19 – 35a-c, and the revised plans for the proposal at documents PA/02939/19 – 70b-q.

ERA's recommendation and representation on the said development proposal are being lodged in its capacity as an external consultee and an interested party in accordance with the Development Planning Act and the Development Planning (Procedure for Applications and their Determination) Regulations, 2016 (Legal Notice 162 of 2016).

ERA notes that the proposal has been considerably downscaled, whereby the revised proposal will be limited to five aboveground levels (including roof level) instead of 14 as per the previous proposal. Such reduction in height of the development is considered to be positive and more in line with the surrounding area.

As outlined in ERA's Assessment and Recommendations, the envisaged impacts of the development were considered unlikely to be significant to the point of warranting an EIA, 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. Following review of the revised proposal, ERA concludes that the above conclusion remains valid.



In this regard, ERA reiterates its requests for the conditions at document PA/02939/19 – 35c to be duly included as an approved document in the development permit.

Yours faithfully,

Yves De Blick

Environment Protection Officer
f/Director Environment and Resources