

# Annex I

## Environmental Impact Assessment

### Schedule III

(Screening according to S.L. 549.46)

<b>ERA Reference no.:</b>	EA/00015/19
<b>PA Reference no.:</b>	PA/09524/18
<b>Project Title:</b>	Construction of multi use development applying the Floor Area Ratio (FAR) for medium rise building within the parameters of previous approved PC 38/16. The proposal shall include the excavation of site to make provision for 3 basement levels of parking facilities, 1 basement level of supermarket, Class 3 Gymnasium and related storage facilities, Class 4D outlet at piazza level, 1 floor of class 4A offices and overlying 94, Class 1, residential units over 8 floors
<b>Location:</b>	Site at, Triq il-Markiz Giuseppe Scicluna and 3 New Streets off, Triq il-Markiz Giuseppe Scicluna, Naxxar, Malta
<b>Screening date:</b>	February 2019

---

#### 1. Outline of proposal

1.1 The project has a site area of 5,190m<sup>2</sup> (Doc. 11A) and will involve the construction of a fourteen-level building, with 10 levels above ground and 4 levels below ground. Uses and gross floor areas are as follows:

- Level -4 to Level -2 - Parking of vehicles (15,561m<sup>2</sup>);
- Level -1 - A supermarket and a gymnasium (5,187m<sup>2</sup>);
- Level 0 – Retail/food and beverage outlets (1,735 m<sup>2</sup>) and a public open space (3,452m<sup>2</sup>) ;
- Level 1 – Office space (1,861m<sup>2</sup>);
- Levels 2 to 9 – Residential Units (17,394m<sup>2</sup>).

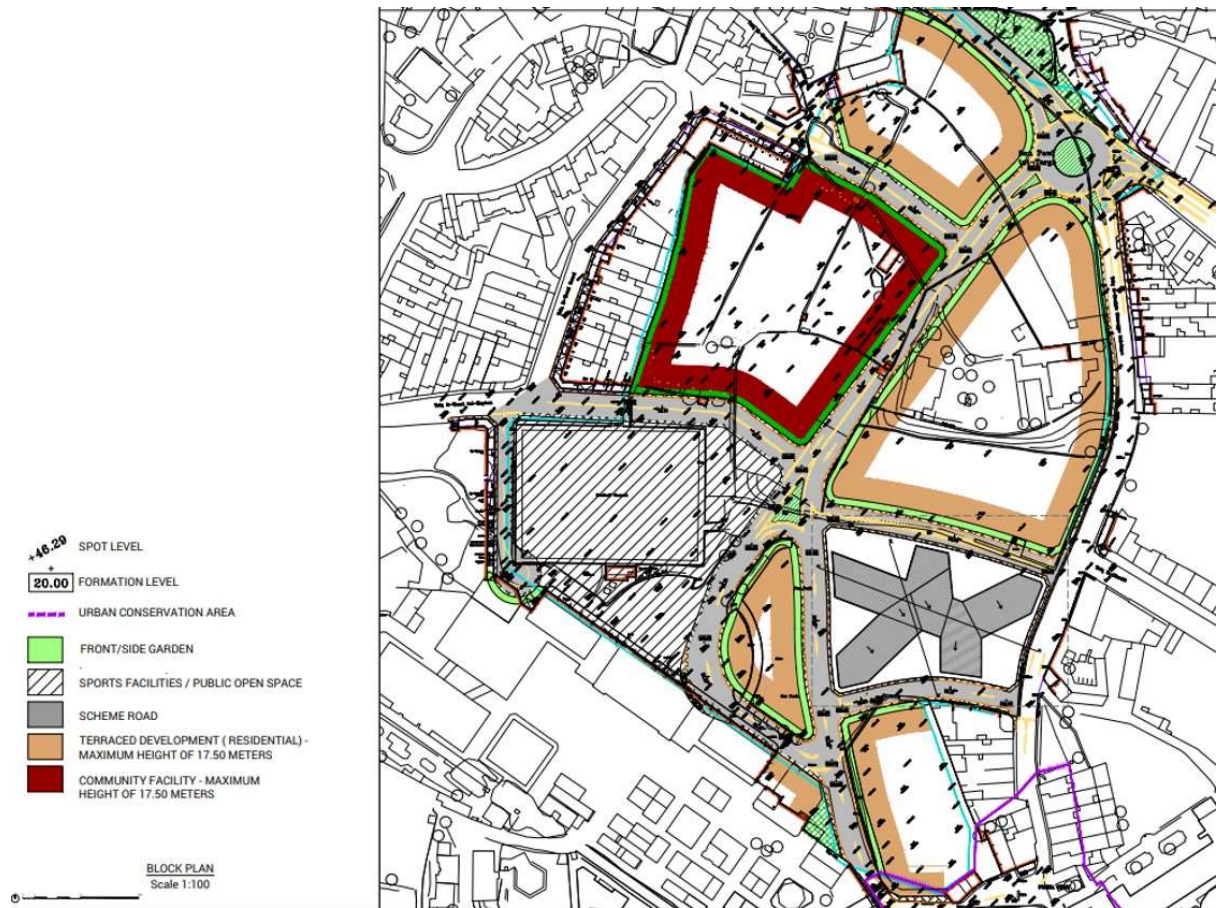


Figure 1- Block Plan (Source: E-apps Document PA/09524/18/17C)

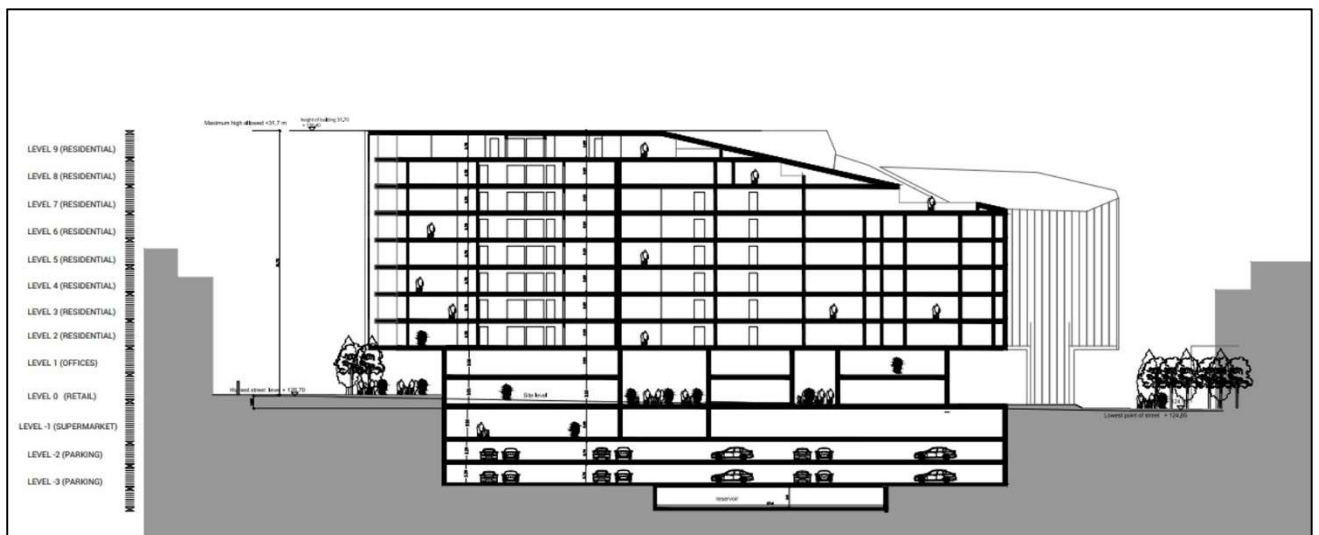


Figure 2 – Section A-A (Source: E-apps Document PA/09524/18/19A)

## 2. Site context

- 2.1 The site is located within the development zone on Triq il-Markiz Giuseppe Scicluna in Naxxar. The site is used as a parking area, which was previously used for the former Trade Fair grounds.

It is located to the southwest of the San Pawl tat-Tarġa UCA and to the north of the Naxxar UCA (indicated in brown at Figure 3). The wider site context is characterised by a mixture of uses include agricultural, residential and commercial.

There are three Grade I scheduled properties in relative close proximity to the site, 9, Torri Gauci and Torri Gauci (G.N. 492/06) and Palazzo Parisio (G.N. 22/12), located at over 200m and 120m respectively (Figure 4).



Figure 3 – Location of the site (Source: PA Geoserver)

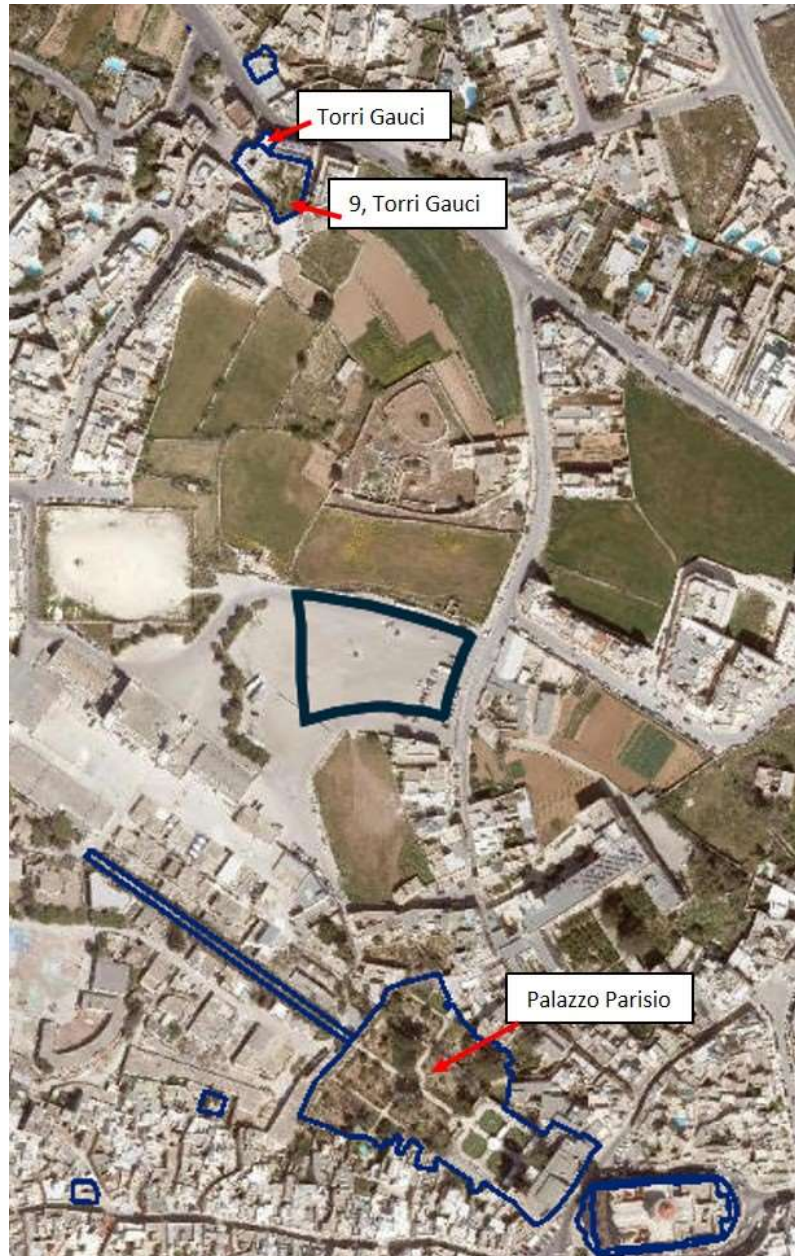


Figure 4 – Scheduled properties in the vicinity of the site (Source: PA Geoserver)

### 3. Relevant Site history

PC/00038/16 - To introduce new street alignments and exclude site from land covered by CMLP Policies NA01 and NA02 and confirm building height limitations at 17.50 metres. Application was approved.

PA/06645/04 - To construct development consisting of 29 maisonettes, 73 apartments and underlying garages. Application is being assessed by the PA.

### 4. Overall Assessment

- 4.1 The proposed development falls under the scope of Schedule I Category II Section 7.1.2.1(ii), involving projects which have a gross floor area of 30,000m<sup>2</sup> or more, of the EIA Regulations (S.L. 549.46).

- 4.2 The following documents were used for the assessment:
- i. Project Description Statement, referred to ERA on 21<sup>st</sup> February 2019;
  - ii. Report of Traffic Noise Study, referred to ERA on 25<sup>th</sup> February 2019, and updated version referred on 13<sup>th</sup> March 2019 ;
  - iii. Air Quality Study, referred to ERA on 4<sup>th</sup> March 2019.

4.3 Type and characteristics of potential impacts

Waste

It is estimated that circa 70,000 m<sup>3</sup> of material is to be excavated, which is expected to be Lower Globigerina Limestone. This excavated material is to be used as aggregate material and any excess material shall be disposed of at a licensed landfill.

Air Quality

The dust generated during the construction phase of the project is likely to have a short term and temporary impact, however this can be mitigated through the use of dust suppression methods.

Given that there was a predicted increase in traffic flows of over 1000 AADT (Annual Average Daily Traffic), the project qualified for an Air Quality Study. The Air Quality Study predicts that there is negligible impacts for both PM<sub>10</sub> and NO<sub>2</sub> under all scenarios considered, and there are unlikely to be significant traffic-related air quality residual impacts following the completion of the Scheme.

Noise and Vibration

Noise and vibration levels the construction phase of the project is likely to have a short term and temporary impact, however this can be mitigated through the adoption of best practice environmental practices.

Given the increase in traffic during the operational phase of the project qualified for a Noise Impact Study, however there are no particular concerns in this regard.

**5. ERA Conclusion**

The above detailed EIA screening concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA, in accordance with Regulation 15(3b) of the EIA Regulations 2017 (S.L. 549.46), 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.