

Annex I

Environmental Impact Assessment

Schedule III

(Screening according to S.L. 549.46)

ERA Reference no.:	EA/00038/19
PA Reference no.:	PA/02939/19
Project Title:	To construct a mixed use medium rise commercial block. Comprising of the excavation of the site and construction of a 3 storey car park (183 spaces) and showroom (Class 4B) below street level and a 13 storey office block (Class 4a) above street level. The existing old building in Triq l-Erba' Qaddisin c/w Triq il-Belt Valletta will be retained and façade restored.
Location:	Site at, Triq Hal-Qormi c/w Triq l-Erba Qaddisin c/w, Triq Valletta, Qormi
Screening date:	August 2019

1. Outline of proposal

The project has a site area of 3,846m² and will involve the construction of a structure having 14 above ground levels and 3 below ground levels to be used as per below:

- Levels -3 to -2 – Parking spaces
- Level -1 – Parking spaces and showroom
- Level 0 – Parking spaces and offices
- Levels 1 to 13 – Offices

Besides the 189 parking spaces, 979m² of showroom space and 13,746m² of office space; the project will have 1,373m² of public open space along the site's perimeter. The project will also include the restoration of an existing farmhouse within the site boundaries.

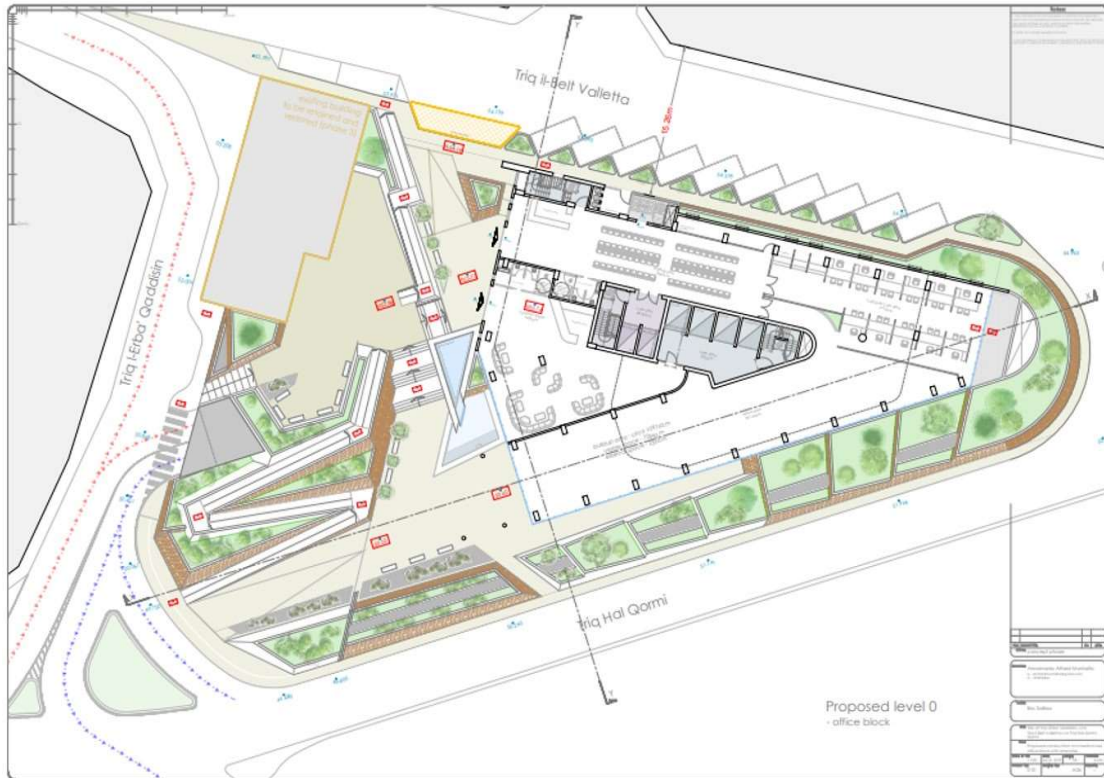


Figure 1 – Proposed Level 0 (Source: Document PA/02939/24G)



Figure 2 – Proposed section Y-Y (Source: Document PA/02939/1U)

2. Site context

The site is partly located within the Qormi development zone on Triq Hal-Qormi c/w Triq l-Erba Qaddisin c/w, Triq Valletta, and partly within an Industrial Area as per the Central Malta Local Plan (2006). It houses an old farmhouse and was derelict agricultural land until the soil was cleared for archaeological investigations as per Superintendence of Cultural Heritage instructions following the approval of permit on site (PA/00836/10).



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

3. Site history

PC/00007/08 - To amend Policies CG14, BK04, QO03, QO04 and SV01, and Maps BKM2, SVM1, and QOM1 of the Central Malta Local Plan, such that the development of the Uses that are indicated in the recommended policies and on the Proposals Maps of this application may be allowed subject to conditions in those areas as indicated on the Proposals Maps. Application was approved.

PC/00040/08 - Introduction of service road in lieu of front garden and public open space. Application was withdrawn.

PA/000836/10 - Proposed commercial development to include showroom at ground floor, overlying offices and basement parking spaces and storage. Application was approved.

PA/04742/17 - Phase 1 Works_ to demolish accretions to existing old structure-structure is being retained. Removal of rubble walls, uprooting of trees and removal of soil. To excavate site and construct 2 underground parking levels. Upgrading of junction. Application is suspended.

PA/07446/17 - To excavate the site up to three levels below Triq Hal Qormi, accommodating two levels of car parking as well as a showroom. To construct an office block within a medium-rise building and to retain the existing old building. Application was withdrawn.

4. EIA Screening (citations refer to S.L. 549.46, except where otherwise specified):

4.1 The proposed development falls under the scope of Schedule I Category II Section 7.1.2.1 (iii), involving projects which have a gross floor area of 10,000m² or more for commercial use, including shops, shopping centres, offices or other business, of the EIA Regulations (S.L. 549.46).

4.2 Documents used for screening:

- Project Description Statement (PDS), referred to ERA on 3rd July 2019;
- Updated Project Description Statement (PDS), referred to ERA on 7th August 2019;
- Plans on e-Apps at Minute 24

4.3 Type and characteristics of potential impact/s

Waste

The project is expected to generate circa 28, 385 m³ of excavated rock material. The expected construction wastes to be generated are concrete, bricks, tiles, ceramics, wood, glass, plastic, metals, soil and other construction waste. The generated waste will be disposed of in licensed facilities. No significant impact is being envisaged.

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 and standard measures in accordance with the Environmental Management Construction Site Regulations (S.L. 552.09). The project is expected to have an increase of 785 trips AADT (Average Annual Daily Traffic). No significant impact is being envisaged.

Noise and Vibrations

Noise and vibration levels during the construction phase of the project is likely to have a short term and temporary impact. In addition, given that the location is already recognized as an industrial area, and based on the submitted traffic flow values, a noise study is not considered necessary. Any impact can be mitigated through the adoption of best site practices during all construction phases including measures laid down in the Environmental Management Construction Site Regulations (S.L. 552.09). No significant impact is being envisaged.

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.

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.