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## **Project Description Statement**

**Report Date** 20 August 2019

### **THIS REPORT VERSION REFERENCE NUMBER STJHR V1.1**

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<b>Project Name:</b>	Outline application for construction of Class 3B Hotel with related amenities.
<b>PA Number:</b>	PA/01529/19
<b>Location Details:</b>	Site for Class 3B Hotel at, Triq Mikiel Ang Borg, Saint Julian's.
<b>Process:</b>	Submission of PDS to be Considered by PA

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**PA Number:** PA/01529/19



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<b>ERA Comments dated 25 February 2019</b>			
Ref	ERA Comments	ACTION	ACTION REF
1	Gross floor area (gfa) of the proposed floors including any proposed basement levels and the total gfa of the proposed development;	Details inserted in the report	Para 15.5
2	Details of the components of the project such as parking and open spaces;	Details inserted in the report	Para 5.6
3	Description of land uses surrounding the site, their nature, extent and environmental characteristics;		
4	Estimated amount of water and energy to be used;	Details inserted in the report	Para 10.6
5	The expected increase in the traffic flows resulting from the project in AADT (Annual Average Daily Traffic);	Details inserted in the report	Para 19.0
6	Current and forecasted peak hourly traffic flows for both weekdays and weekend;		
7	Identification of the existing tree species proposed for uprooting (if any) and a 1967 aerial image of the site; <i>and</i>	Details inserted in the report	Diagram 1.4, 1.5 and 1.6
8	Geological, geomorphological, palaeontological and geotechnical characteristics of the site and its surrounding.	Details inserted in the report	Para 10.6

### **1.0 OBJECTIVES OF THIS PDS**

- 1.1 This Project Description Statement (PDS) refers to the proposed high-rise class 3 B hotel which would be constructed on the site located in Triq Mikiel Ang Borg, San Giljan as shown in Diagram 1-1 as a site plan and the pictorial diagram in Diagram 1-2. A detailed site plan including the surrounding areas is shown in Diagram 1-3.
- 1.2 The Site is currently used as a road junction with trees and shrubs with no particular landscaping characteristics. The trees are shown in Diagram 1-4.
- 1.3 The proposal has been made to the Planning Authority by Perit Karl Ebejer, for the applicant Mr Silvan Fenech for Tum Invest Ltd. A letter dated 6 November 2017 from Mr Joseph Attard for Executive Chairperson, PA requested a PDS to be submitted for the project.
- 1.4 The design of the hotel is being commissioned by Perit Karl Ebejer B.E.&A.(Hons), A.&C.E. Architect & Civil Engineer of 401a, Triq il-Kbira San Ġuzepp, Santa Venera.

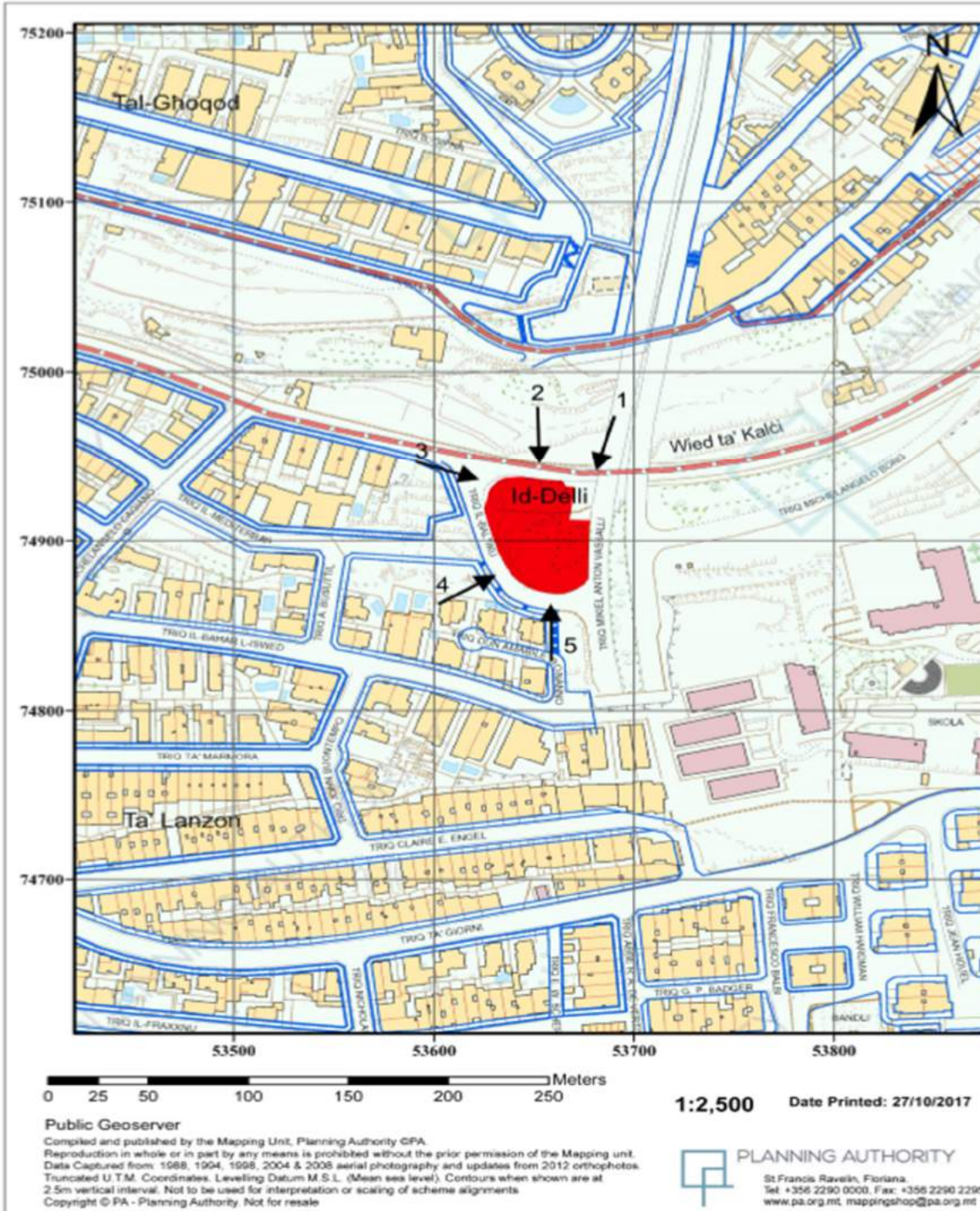


Diagram 1-1. Site Plan of the Development



Diagram 1-2. Pictorial Diagram of the Location of the Proposed Development.

<b>2.0</b>	<b>PDS BRIEF</b>
2.1	This PDS was prepared according to L.N. 412 of 2017 ENVIRONMENT PROTECTION ACT (Cap. 549) Environmental Impact Assessment Regulations, 2017 SCHEDULE II (Regulation 12).
2.2	The Regulations entail the following information that has to be provided in the Project Description Statement, as follows:
	2.2.1 Details of the applicant wishing to carry out the development.
	2.2.2 Brief description of the project and its general objectives
	2.2.3 Timing of proposed project
	2.2.4 Location of site
	2.2.5 Alternatives
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	2.2.13 Land uses in the surrounds



Diagram 1-3 Details of the Surrounding area to the Development



Diagram 1-4. Current type of Trees on site.



Diagram 1-5. A 1967 aerial image of the site.





Diagram 1-6. A 1968 aerial image of the site, with current road overlay

### **3.0 DETAILS OF THE APPLICANT**

- 3.1 Mr Silvan Fenech, Director Tum Invest group, has been working for the family business for the past 20 years in various capacities managing and spearheading different ventures. key appointments include director at the Valletta Gateway Terminal, CVI limited and Tum Invest Group. Silvan Fenech has a wealth of experience in new business development and acquisitions and has been instrumental in attracting new business for the group. Today Silvan Fenech remains focused on directing the group's ventures to further growth particularly in property development, hospitality and leisure.
- 3.2 The Tum Invest Group has been operating in Malta for the past 40 years and has invested and managed in several major projects in Malta.

### **4.0 BRIEF DESCRIPTION OF THE PROJECT AND ITS GENERAL OBJECTIVES**

- 4.1 The aim of proposing a high rise on the outskirts of San Giljan is to ease the congestion created by the concentration of other approved high rises in the town and creating a new landmark in Malta with its shape and use. It will include piazzas in different levels both public and private. The density of the tower will be eased by these piazzas in the voids of the volume. It will include entertainment areas for both tourist and locals. It aims to create a link from Spinola Bay by upgrading the area.
- 4.2 The proposed development consists of a city 4-star hotel designed for the upmarket tourist as well as business travellers. The accommodation and leisure facilities would therefore be catering for the needs of corporate and upmarket visitors and equipped for meetings, incentives, conferences and events (MICE).
- 4.3 The Applicant submits that the market segment, which is to be targeted, together with the statement which building shall be making on the San Giljan skyline, is expected to attain the following objectives:
- 4.3.1 The hotel building will contribute to the further recognition of Malta as important business centre, which would in turn attract upmarket tourist and business travellers to both Malta.
- 4.3.2 The applicant is a renowned hospitality industry entrepreneur and submits that he has projected hotel the facilities to cater for medium to large scale international events, which would be provided in the hotel, and shall complement the hospitality industry which the applicant has developed in the area.
- 4.3.3 The applicant's business strategy would also make it possible for the hotel to confront successfully, together with other well-prepared organisations, the anticipated economic expansions that Malta is currently experiencing.

## **5.0 PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT**

- 5.1 The project entails the excavation of the site and the construction of:
  - 5.1.1 2 levels for underground parking, and 1 level of hotel mechanical, technical and operational service facilities underground,
  - 5.1.2 5 levels of commercial spaces over the ground floor, including landscaping,
  - 5.1.3 21 floors of CLASS 3B Hotel with a Four-Star rating over 21 Floors starting from the 6th level,
  - 5.1.4 Hotel Facilities include a Drink&Dine facilities, health fitness areas and pool on the 24th floor,
  - 5.1.5 Total area covers 2813 m2 owned land with approximate 991 m2 footprint with the projected 26 floors,
  - 5.1.6 The Hotel type and capacity shall be a 4-star hotel with approximately 250-300 rooms.
- 5.2 The attached Diagrams provide the typical layout of the various floors of the project showing the ample space around the building and with each room overlooking the open space.
- 5.3 The Diagrams show the block plan of the proposed hotel building.
- 5.4 Diagrams 5-1 to 5-6 show the various geographical elevations of the development.
- 5.5 The patrons using the development facilities shall likely increase the traffic in the area. However the increase should be a minimal increase along the highly busy arterial road Trieq Mikiel Anton Vassalli. The road leading to the development, Triq il-Baltiku, should not experience an untoward increase since this road is already a reasonably busy road, leading from Triq Mikiel Anton Vassalli to the Wied ta Kalci and Spinola areas.
- 5.6 The proposed areas for the surrounding spaces shall be as follows:
  - 5.6.1 3442 sqm parking spaces underground,
  - 5.6.2 3095 sqm public/semi-public/private open spaces.

## **6.0 TIMING OF PROPOSED PROJECT**

- 6.1 The excavation period is expected to take about 6 months.
- 6.2 The construction period is expected to last 18-24 months.

## 7.0 ALTERNATIVES

- 7.1 The 'do-nothing' alternative shall encumber on the dire need for hospitality facilities in this rapidly developing tourist area of the Islands.
- 7.2 Allow more encroachment on the inner St Julians and Paceville nearly-exhausted hotel facilities.
- 7.3 Deprive the immediate areas of Ta Giorni, Ta L-Ibragg and Swieqi from much needed developed open spaces and leisure facilities.
- 7.4 Allow an undeveloped area with no landscaping developments easily exposed to illegal dumping of wastes, by virtue of the concealed surroundings.



Diagram 5-1 Photo depiction from Triq MA Vassalli

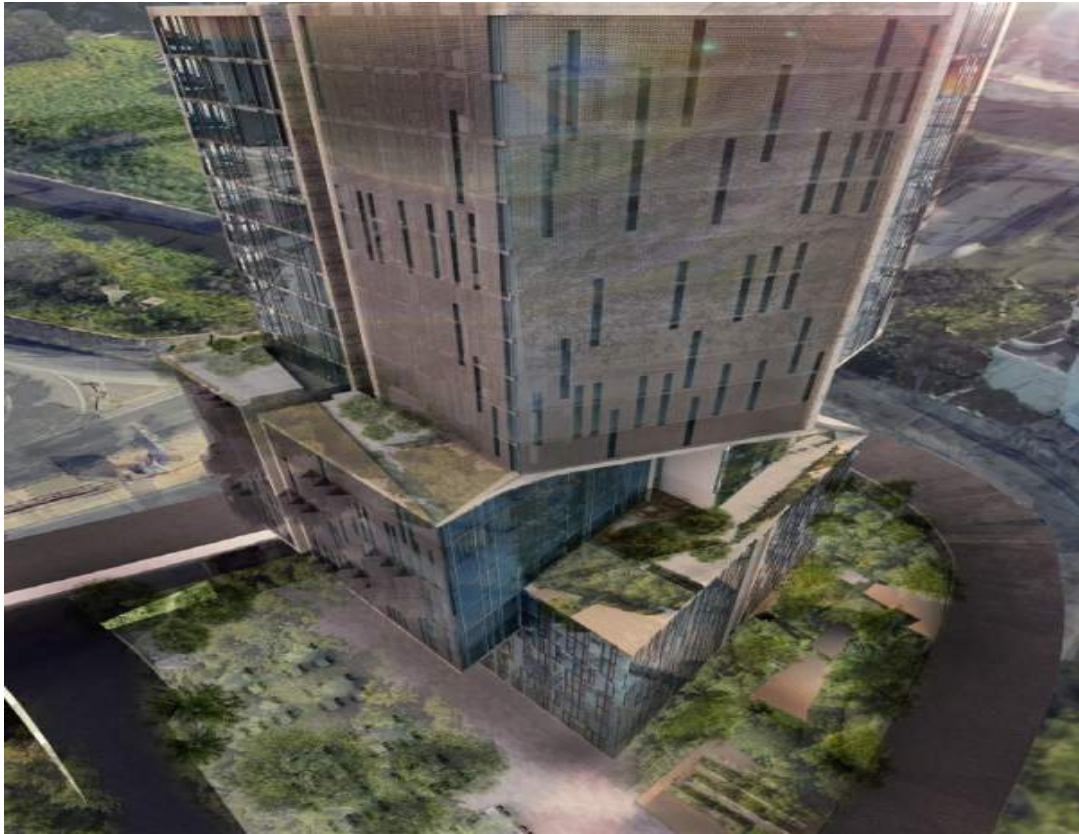


Diagram 5-2 Artist Impression looking from the north-east



Diagram 5-3 Artist Impressions of the Development.

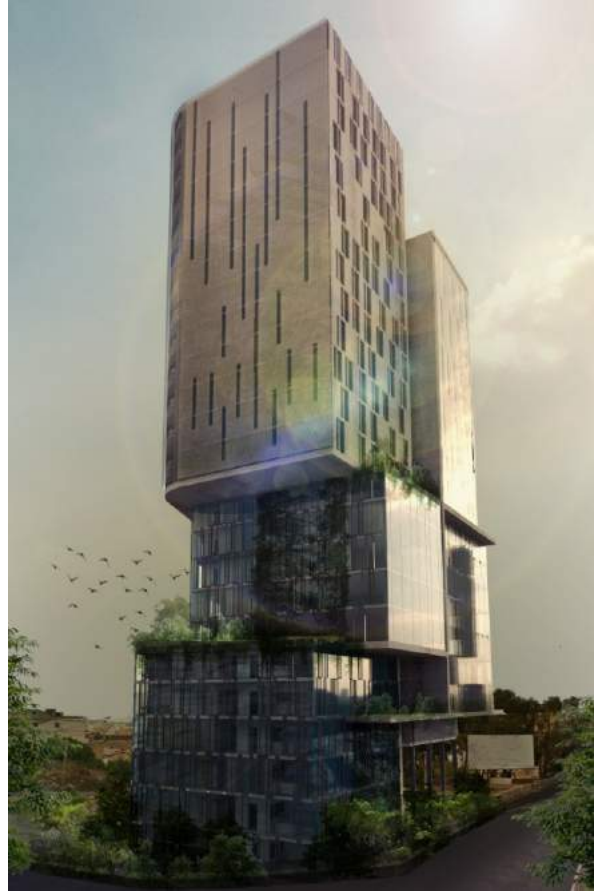


Diagram 5-4 Artist Impressions of the Development.



Diagram 5-5 Artist Impressions of the Development.



Diagram 5-6 Artist Impressions of the Development.

<b>8.0 PUBLIC UTILITIES</b>	
8.1	The development shall afford public leisure activities on three floors of the development. Plans include restaurants, bars and other leisure facilities.
8.2	The surrounding space shall be landscaped in line with the characteristics of the area.

<b>9.0 EMPLOYMENT</b>	
9.1	the development is projected to employ the following personnel:
9.1.1	Administrative senior staff: 12
9.1.2	Sales, marketing and events operations: 12
9.1.3	Food & beverage: 140
9.1.4	Skilled staff: 20
9.1.5	Unskilled staff 20

<b>10.0 PLANT AND EQUIPMENT, RAW MATERIALS, AND WASTES</b>
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- 10.1 The plant and machinery that would be required for the excavation and construction phases shall be as follows:
  - 10.1.1 Excavators 2
  - 10.1.2 Front and back loaders.
  - 10.1.3 Dumpers 2
  - 10.1.4 Heavy goods vehicles.
  - 10.1.5 Tower cranes 2
  - 10.1.6 Mobile cranes 1
  - 10.1.7 Concrete mixers 2
- 10.2 The raw materials that are projected to be required for the excavation and construction phases, shall be the following:
  - 10.2.1 Concrete 5,000 m<sup>3</sup>.
  - 10.2.2 Concrete blocks 2,500 m<sup>2</sup>
  - 10.2.3 Steel 1,000 tonnes
  - 10.2.4 Curtain wall (façade) 3,500 m<sup>2</sup>
  - 10.2.5 Glazing 800 m<sup>2</sup>
  - 10.2.6 Aluminium 30,000 m<sup>2</sup>
  - 10.2.7 Gypsum panels 20,000 m<sup>2</sup>
  - 10.2.8 Boarding 1,000 m<sup>2</sup>
  - 10.2.9 Paving/tiling 10,000 m<sup>2</sup>
  - 10.2.10 Masonry 1,000 m<sup>2</sup>
- 10.3 The estimated wastes that shall be generated during the excavation and construction wastes shall be the following:
  - 10.3.1 Excavated earth and rock, most of which shall be reused: 10,000 m<sup>3</sup>
  - 10.3.2 Reinforcement = 3 tonnes
  - 10.3.3 Plastic and Paper packaging = 5 m<sup>3</sup>
  - 10.3.4 Membrane = 10 m<sup>2</sup>
  - 10.3.5 Concrete = 5 m<sup>3</sup>
  - 10.3.6 Plasterboards = 1 m<sup>3</sup>
  - 10.3.7 Marble and granite = 0.2 m<sup>3</sup>
  - 10.3.8 Tiling = 1 m<sup>3</sup>
- 10.4 During the operations phase the wastes shall consist of standard domestic wastes which shall fall under the domestic wastes classifications.
- 10.5 All the wastes shall be separated on site according to local LN's. storage, packaging, transport and disposal shall be conducted according to local LN's based on approval by ERA, the PA, Wasteserv, Transport Malta, the OHSA, The Malta Resources Authority, the Regulator for Energy and Water services (REWS), Malta Police and Civil Protection Regulations, the Sustainable Energy and water Conservation Unit (SEWCU) and the Occupational Health and Safety Authority.
- 10.6 The estimated energy and water consumption shall be as follows:
  - 10.7 energy 6500 to 7500 kW per day.
  - 10.8 water 6 to 8 m<sup>3</sup> per day.



## **11.0 ACCESS ARRANGEMENTS**

- 11.1 The projected development is located adjacent to the major MA Vassalli Road, a major road artery leading to all parts of the island. During the excavation and construction phases, the vehicular machinery and ensuring wastes shall pass through MA Vassalli and down to Triq MA Borg overlooking Wied Ghomor.
- 11.2 In this way no obstacles to traffic or residences is projected to occur.

## **12.0 PRESENT USES AND ENVIRONMENTAL CHARACTERISTICS OF THE SITE**

- 12.1 The projected site of the development is the tract of land located along Triq il-Baltiku, accessible through the road leading from the left hand side of Triq MA Vassalli at the north end of the Sun Yet Sen Tunnels.
- 12.2 The land is currently not in use, with no landscaping programmes.
- 12.3 The site lies along the ribbon development, with commercial and residential development, stretching from Spinola Bay, up along the south side of Triq MA Borg and turning into Triq il-Baltiku, apart from the rest of Triq MA Borg with Triq MA Vassalli junction.
- 12.4 All this development overlooks Wied il-Ghomor, with Triq il-Mensija and its developed residential areas, a mere 60 metres across Wied il-Ghomor.

## **13.0 LIKELY ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

- 13.1 The likely effects that shall impact on the environment shall be the following:
- 13.1.1 The effect on the heritage, archaeology, landscape, ecology, flora and fauna of the 60 odd-metre stretch of Wied Ghomor
  - 13.1.2 The impact on air quality including GGH.
  - 13.1.3 The impact on national waste management.
  - 13.1.4 The traffic impacts.
  - 13.1.5 The socio-economic impact including the effect of shadows on nearby residents.
  - 13.1.6 Noise and vibrations.
- 13.2 All these impacts shall be studied in order to quantify the impacts and present mitigation measures which shall be acceptable to the authorities.

## **14 LAND USES IN THE SURROUNDS**

14.1 The total Hotel footprint shall cover 991 m<sup>2</sup> within the projected 2,831m<sup>2</sup> area earmarked for development.

## 15 CONSTRUCTION PLAN OF THE DEVELOPMENT

- 15.1 The construction of the development proposal consists excavation of vacant plot, and construction of reservoir, 2 floors of parking and 1 floor of mechanical technical and operational service facilities for the hotel at underground level. 26 floors over the ground floor for the hotel including commercial and leisure facilities.
- 15.2 The project will also incorporate a unique landmark structure which is to be integrated into quadrangular blocks, aesthetically resembling a typical Maltese cluster build.
- 15.3 Besides the mix of hospitality units the project will include a good proportion of landscaped external areas. Multiple open spaces have been located at the lower floor levels of the proposed structures. Most open spaces have been linked so as to create an outdoor recreational space with a difference.
- 15.4 Instead of resorting to segregated open spaces, terraces will provide a common landscaped area.
- 15.5 The Table below details the dimensions of the proposed floors:



Our Ref: 15216  
 Client: Tum Invest Attn: Silvan Fenech  
 Location: Site at, Triq Mikiel Anton Vassalli c/w, Triq il-Baltiku, San Giljan  
 Application number: PA/01529/19  
 Proposal: Outline application for construction of Class 3B hotel with related amenities and to establish building envelope

ASPECTS OF DEVELOPMENT				
	LAND USE	AREA (sqm)		
LEVEL -3	PARKING	1721	LEVEL 12	
	55 car parking spaces		STANDARD BEDROOMS (9 units)	
	3 motorcycle parking spaces		FAMILY BEDROOMS (5 units)	
	STORES (2 units)	18	SUITE	70
	CIRCULATION	55	SERVICE ROOM	6
	RAMP	140	STORES	15
	<b>TOTAL GFA</b>	<b>1934</b>	<b>TOTAL GFA</b>	<b>862</b>
LEVEL -2	PARKING	1721	LEVEL 13	
	48 car parking spaces		STANDARD BEDROOMS (9 units)	
	3 motorcycle parking spaces		FAMILY BEDROOMS (5 units)	
	5 accessible parking spaces		SUITE	70
	STORES (2 units)	18	SERVICE ROOM	6
			STORES	15

	CIRCULATION	55	CIRCULATION	184
	RAMP	140	<b>TOTAL GFA</b>	<b>862</b>
	<b>TOTAL GFA</b>	<b>1934</b>	STANDARD BEDROOMS (12 units)	395
LEVEL -1	KITCHEN	471	FAMILY BEDROOMS (2 units)	73
	MAIN LINEN ROOMS	128	JUNIOR SUITE	48
	PLANT ROOMS & WORKSHOP	637	SUITE	66
	REFUSE ROOM	25	SERVICE ROOM	6
	DELIVERY AREA	155	STORE	9
	STAFF TOILETS	18	CIRCULATION	162
	CIRCULATION	167	EXTERNAL	223
	RAMP	140	<b>TOTAL GFA</b>	<b>1064</b>
	<b>TOTAL GFA</b>	<b>1741</b>	STANDARD BEDROOMS (12 units)	395
	GROUND	RECEPTION	261	FAMILY BEDROOMS (2 units)
RECEPTION OFFICE		30	JUNIOR SUITE	48
LUGGAGE ROOM		35	SUITE	66
BUSINESS CENTRE		30	SERVICE ROOM	6
SHOPS (3 units)		36	STORE	9
FITNESS		183	CIRCULATION	162
LOBBY BAR / CAFE		181	<b>TOTAL GFA</b>	<b>841</b>
PUBLIC TOILETS		60	STANDARD BEDROOMS (12 units)	395
CIRCULATION		122	FAMILY BEDROOMS (2 units)	73
EXTERNAL		1092	JUNIOR SUITE	48
15 BIKE RACKS			SUITE	66
<b>TOTAL GFA</b>		<b>2083</b>	SERVICE ROOM	6
LEVEL 1		CONFERENCE FOYER	181	STORE
	SALES OFFICE	6	CIRCULATION	162
	CLOAK ROOM	9	<b>TOTAL GFA</b>	<b>841</b>
	AMPHITHEATRE	271	STANDARD BEDROOMS (12 units)	395
	STORAGE	40	FAMILY BEDROOMS (2 units)	73
	MEDIUM SIZE MEETING ROOMS (2 units)	168	JUNIOR SUITE	48
	PUBLIC TOILETS	66	SUITE	66
	CIRCULATION	132	SERVICE ROOM	6
	EXTERNAL	90	STORE	9
<b>TOTAL GFA</b>	<b>1007</b>	CIRCULATION	162	
LEVEL 2	CONFERENCE FOYER	248	<b>TOTAL GFA</b>	<b>841</b>
	PANTRY	6	STANDARD BEDROOMS (12 units)	395
	FURNITURE STORE	9	FAMILY BEDROOMS (2 units)	73
	MULTIPURPOSE ROOM	366	JUNIOR SUITE	48
	MEDIUM SIZE MEETING ROOM	71	SUITE	66
	SMALL SIZE MEETING ROOMS (5 units)	154	SERVICE ROOM	6
	PUBLIC TOILETS	54	STORE	9
	CIRCULATION	132	CIRCULATION	162
	EXTERNAL	160	<b>TOTAL GFA</b>	<b>841</b>
	<b>TOTAL GFA</b>	<b>1257</b>	STANDARD BEDROOMS (12 units)	395
LEVEL 3	RESTAURANT	314	FAMILY BEDROOMS (2 units)	73
	STAFF RESTAURANT	89	JUNIOR SUITE	48
	CREW LOUNGE	60	SUITE	66
	TOILETS	47	SERVICE ROOM	6
	STORES	15	STORE	9
	CIRCULATION	154	CIRCULATION	162
	EXTERNAL	591	<b>TOTAL GFA</b>	<b>841</b>
	<b>TOTAL GFA</b>	<b>1325</b>	STANDARD BEDROOMS (12 units)	395
LEVEL 4	RESTAURANT	86	FAMILY BEDROOMS (2 units)	73
	PRIVATE DINING ROOMS (3 units)	120	JUNIOR SUITE	48
	STAFF TOILETS & LOCKERS	101	SUITE	66
	STAFF TRAINING ROOM	30	SERVICE ROOM	6
	EQUIPMENT ROOM	25	STORE	9
	ARCHIVE	40	CIRCULATION	162
	STORES	15	<b>TOTAL GFA</b>	<b>841</b>
	CIRCULATION	154	STANDARD BEDROOMS (12 units)	395
	<b>TOTAL GFA</b>	<b>623</b>	FAMILY BEDROOMS (2 units)	73
LEVEL 5	MEDIUM SIZE MEETING ROOMS (2 units)	160	JUNIOR SUITE	48
	BOARDROOMS (2 units)	162	SUITE	66
	GENERAL MANAGER OFFICE	20	SERVICE ROOM	6
	OTHER ADMIN OFFICES	129	STORE	9
	PUBLIC TOILETS	35	CIRCULATION	162

	SERVICE ROOM	6	<b>TOTAL GFA</b>	<b>841</b>
	STORE	9	LEVEL 22	STANDARD BEDROOMS (12 units)
	CIRCULATION	154		FAMILY BEDROOMS (2 units)
	<b>TOTAL GFA</b>	<b>734</b>		JUNIOR SUITE
LEVEL 6	STANDARD BEDROOMS (6 units)	196		SUITE
	ACCESSIBLE BEDROOMS (2 units)	99		SERVICE ROOM
	MEDIUM SIZE MEETING ROOMS (3 units)	237		STORE
	SMALL MEETING ROOM	35		CIRCULATION
	PUBLIC TOILETS	37		<b>TOTAL GFA</b>
	SERVICE ROOM	6		<b>841</b>
	STORE	9		LEVEL 23
	CIRCULATION	160		STANDARD BEDROOMS (12 units)
	<b>TOTAL GFA</b>	<b>854</b>		FAMILY BEDROOMS (2 units)
				JUNIOR SUITE
LEVEL 7	STANDARD BEDROOMS (15 units)	504		SUITE
	ACCESSIBLE BEDROOMS (5 units)	257		SERVICE ROOM
	SERVICE ROOM	6		STORE
	STORE	9		CIRCULATION
	CIRCULATION	182		<b>TOTAL GFA</b>
	EXTERNAL	203		<b>841</b>
	<b>TOTAL GFA</b>	<b>1255</b>		LEVEL 24
LEVEL 8	STANDARD BEDROOMS (15 units)	504		BAR
	ACCESSIBLE BEDROOMS (5 units)	257		EXECUTIVE LOUNGE
	SERVICE ROOM	6		EXERCISE ROOM
	STORE	9		PUBLIC TOILETS
	CIRCULATION	182		SWIMMING POOL
	<b>TOTAL GFA</b>	<b>1052</b>		SUN TERRACE
				CIRCULATION
				<b>TOTAL GFA</b>
				<b>841</b>
LEVEL 9	STANDARD BEDROOMS (9 units)	313		LEVEL 25
	FAMILY BEDROOMS (5 units)	196		STANDARD BEDROOMS (6 units)
	SUITE	70		GRAND SUITE
	SERVICE ROOM	6		CIRCULATION
	STORES	15		<b>TOTAL GFA</b>
	CIRCULATION	184		<b>432</b>
	EXTERNAL	286		LEVEL 26
	<b>TOTAL GFA</b>	<b>1148</b>		STANDARD BEDROOMS (6 units)
				GRAND SUITE
LEVEL 10	STANDARD BEDROOMS (9 units)	313		CIRCULATION
	FAMILY BEDROOMS (5 units)	196		<b>TOTAL GFA</b>
	SUITE	70		<b>432</b>
	SERVICE ROOM	6		STANDARD BEDROOMS (6 units)
	STORES	15		GRAND SUITE
	CIRCULATION	184		CIRCULATION
	<b>TOTAL GFA</b>	<b>862</b>		<b>TOTAL GFA</b>
				<b>432</b>
LEVEL 11	STANDARD BEDROOMS (9 units)	313		<b>TOTAL GFA</b>
	FAMILY BEDROOMS (5 units)	196		<b>30733</b>
	SUITE	70		SITE AREA
	SERVICE ROOM	6		2813
	STORES	15		FOOTPRINT (built-up area on site)
	CIRCULATION	184		991
	<b>TOTAL GFA</b>	<b>862</b>		Number of floors above ground level
			26	
			Number of floors below ground level	
			3	
			Overall floor area (floor area x no of floors)	
			30733	
			Outdoor Swimming Pool Area	
			202	
			Sun Deck Area	
			796	
			Soft Landscaped Areas	
			974	
			Food Beverage Areas	
			1025	
			Indoor Pool Area	
			80	
			Health Fitness Areas	
			222	
			Conference Facilities	
			2083	
			Administration Areas	
			440	
			Back of House	
			2086	

## 16 PROPOSED PHASING

- 16.1 The proposed construction phasing of the project shall be broadly divided into TWO major phases as follows:
- 16.1.1 Demolition and Excavation Phases six months.
- 16.1.2 Construction with finishing Phases 18-24.
- 16.2 As the respective blocks' elevation progresses, the construction shall form the parking and lower floor sections as well as the open spaces.
- 16.3 Eventually the upper levels shall be completed.

## **17.0 DESCRIPTION OF THE SERVICES, WATER, SEWAGE AND ENERGY SOURCES ON SITE**

- 17.1 The requirements of the various authorities in Malta shall be complied with via the respective guidelines and regulations in force. The regulations include those originating by the following authorities:
- 17.1.1 The Malta Competition and Consumer Affairs (MCCAA).
  - 17.1.2 The Building Industry Consultative Council (BICC)
  - 17.1.3 The building Regulation Office
  - 17.1.4 The Malta Resources Authority
  - 17.1.5 The Regulator for Energy and Water services (REWS)
  - 17.1.6 Malta Police and Civil Protection Regulations
  - 17.1.7 The Sustainable Energy and water Conservation Unit (SEWCU)
  - 17.1.8 The Occupational Health and Safety Authority
  - 17.1.9 European Standard Norms (EN)
  - 17.1.10 Enemalta for electricity supplies
  - 17.1.11 The Water Services Corporation for Water supplies and Sewage Discharges.
  - 17.1.12 European Commission Directives.
  - 17.1.13 In terms of Energy Conservation, the project shall be aware of the Green House Gas (GHG) guides and regulations within the local carbon footprint.

## **18.0 ELECTRICAL AND MECHANICAL SERVICES FOR THE OPERATIONS PHASE**

- 18.1 Low voltage installations for fire detection, alarm and security, telephony and communication, CCTV,
- 18.2 Lighting installations – general lighting for internal and external areas
- 18.3 Power installations – for all area
- 18.4 UPS back-up systems
- 18.5 Generator backup systems
- 18.6 Emergency lighting system design
- 18.7 Lightning protection systems
- 18.8 Air conditioning installations
- 18.9 Ventilation systems in line with local and international guidelines
- 18.10 Hot and cold water plumbing systems
- 18.11 Storm water and second class water conservation and plumbing system
- 18.12 High tension cables protection systems
- 18.13 Firefighting installations and strategies in line with the local legislation
- 18.14 Lifts and escalators
- 18.15 Sewage treatment installations
- 18.16 Irrigation installations
- 18.17 Renewable sources of energy installations

18.18 Use of gas cylinders for various applications shall be restricted.

**19.0 TRAFFIC IMPACT**

19.1 Traffic impact studies have been carried out by Mr Bjorn Bonello, who reports the following details:

**Trips for Proposed Hotel Aspect (290 guest rooms)**

	Morning Peak Hour		Evening Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Trips	81	75	64	70
Total trips during peak period	156		134	
<b>Weekend Peak</b>				
	Arrivals		Departures	
Trips	81		64	
Total trips during peak period	145			

After discounting modal split, the additional vehicular trips to road network to and from the site are given as:

**Additional New Vehicular Trips Generated by Development (Net of modal split)**

	Morning Peak Hour		Evening Peak Hour	
	Arrivals	Departures	Arrivals	Departures
Trips	20	19	16	18
Total trips during peak period	39		34	
<b>Weekend Peak</b>				
	Arrivals		Departures	
Trips	20		16	
Total trips during peak period	36			

Although the road network and the development peak do not coincide, for the purposes of robust analysis, these were considered together.

**Bjorn Bonello**

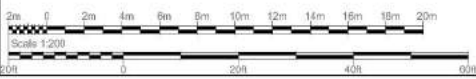
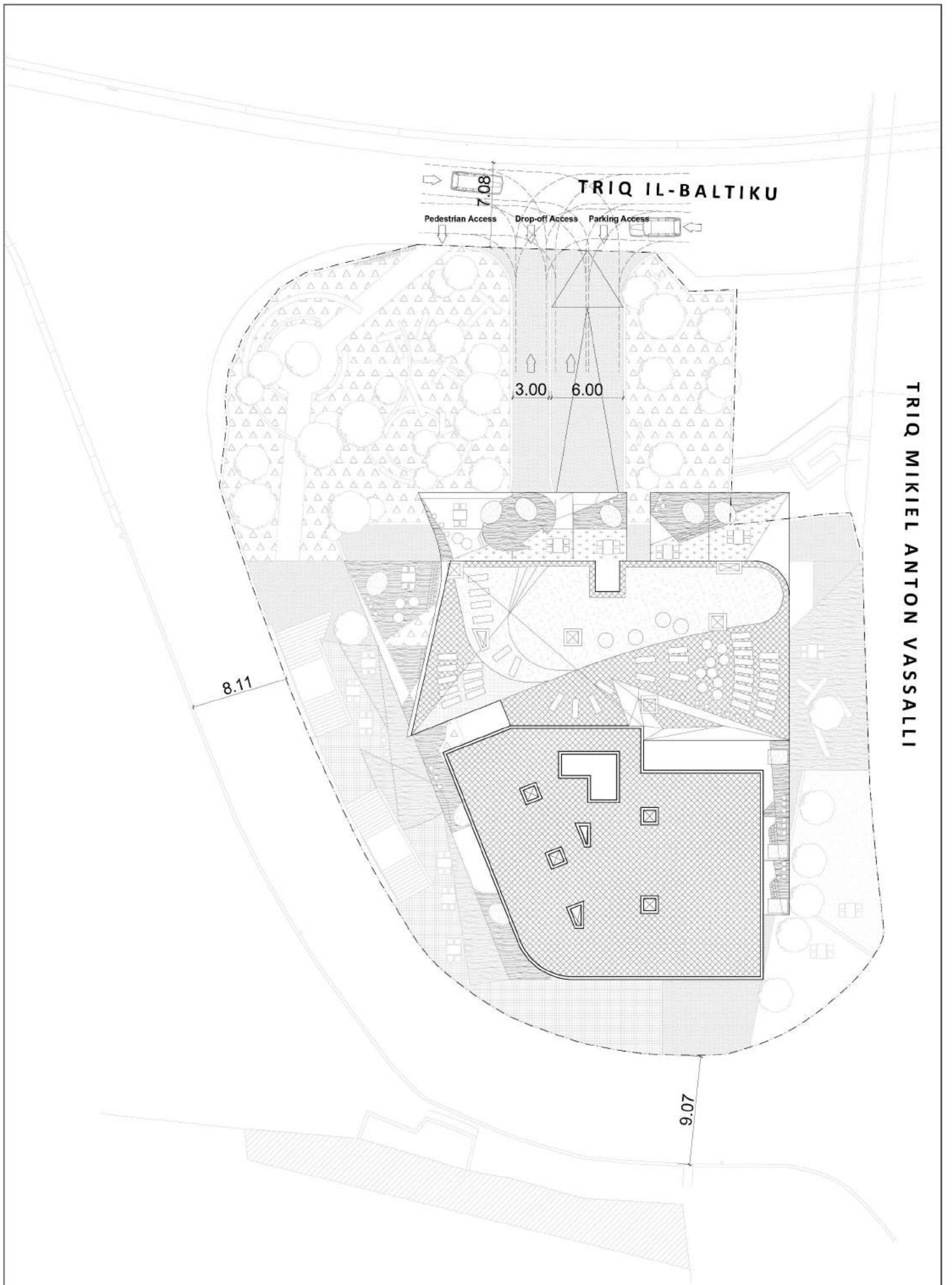
**20.0 DESCRIPTION OF SURROUNDING SITE, NATURE AND ENVIRONMENTAL CHARACTERISTICS.**


- 20.1 The site is surrounded by residential, commercial and public institutions.
- 20.2 The project site is facing a valley with only an environmental use.
- 20.3 The geology of the site is of the globigerina limestone and the site itself stands on a mound of rubble and rock formed during the construction of the Mikiel Anton Vassalli bridge.
- 20.4 No new proposed roads/paths are envisaged, and the existing trees are going to be uprooted and relocated according to landscape design. Levelling is going to be only on the site area

*This is an unsigned original digital copy.*

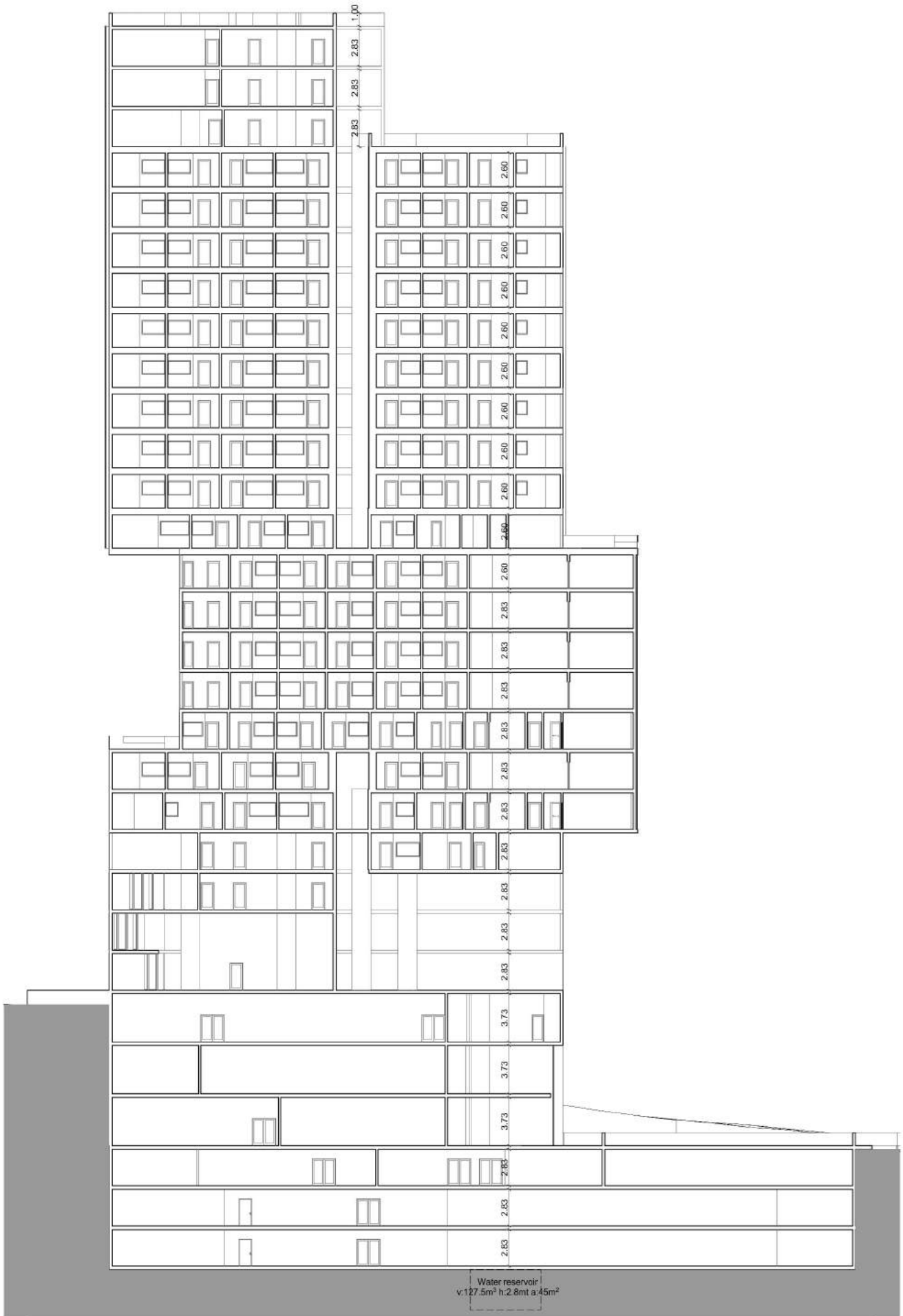
DR GEORGE PELOW

20 August 2019

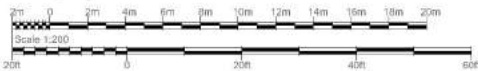



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		Drawing No.	0801-03	Date	15/07/2010	
		Date	15/07/2010			

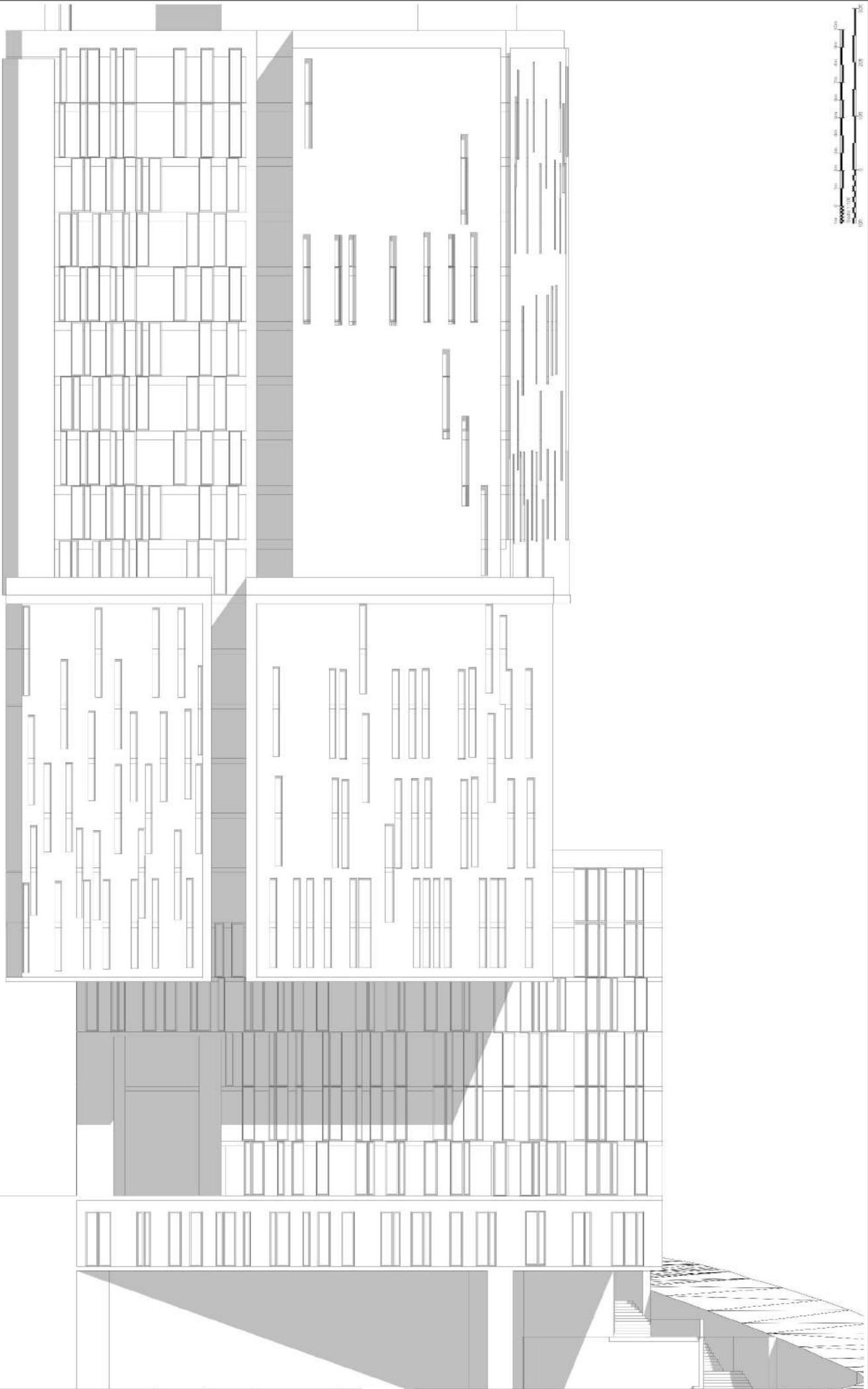




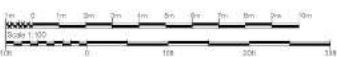
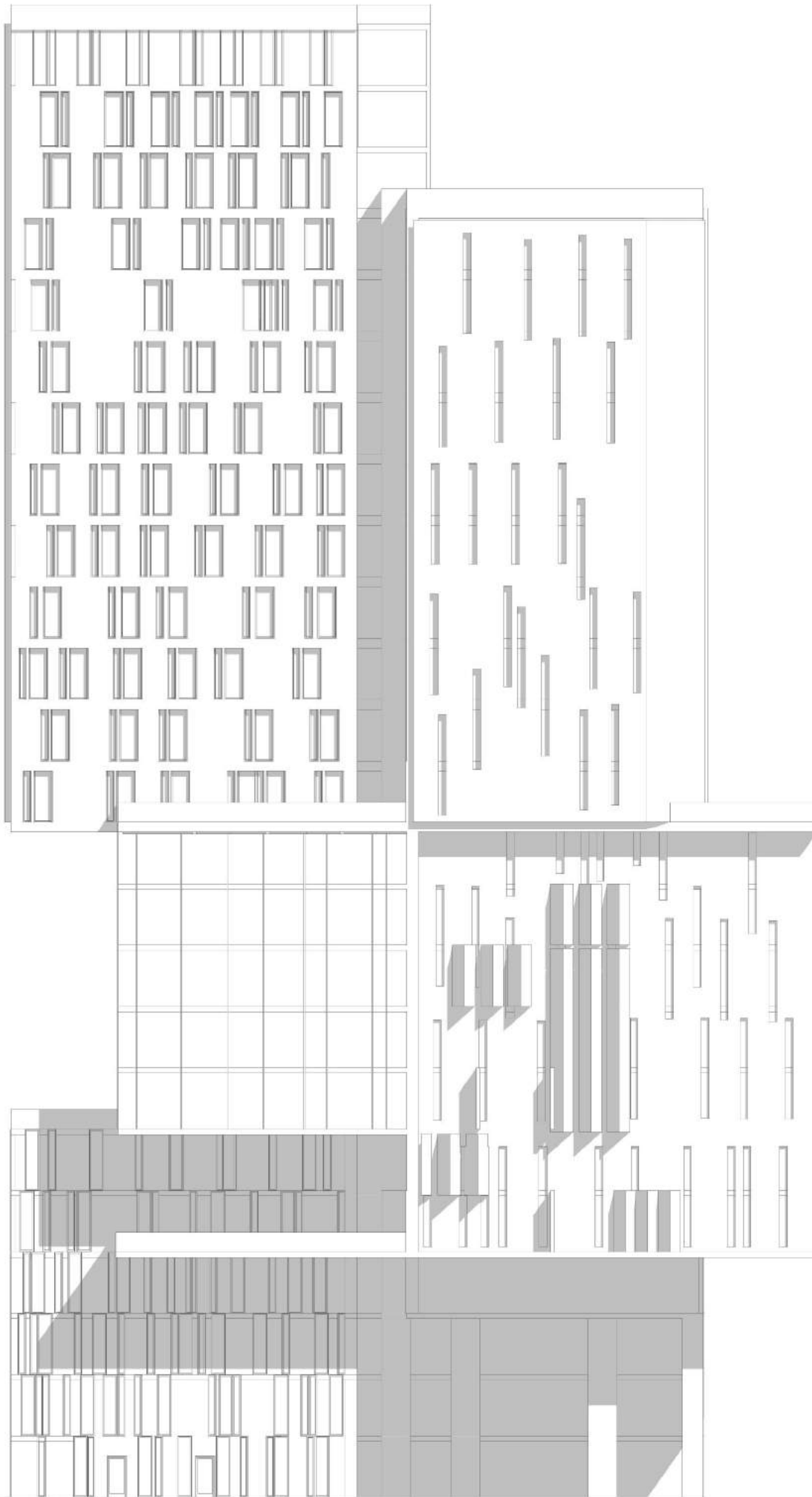
Water reservoir  
v:127.5m² h:2.8mt a:45m²



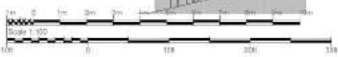
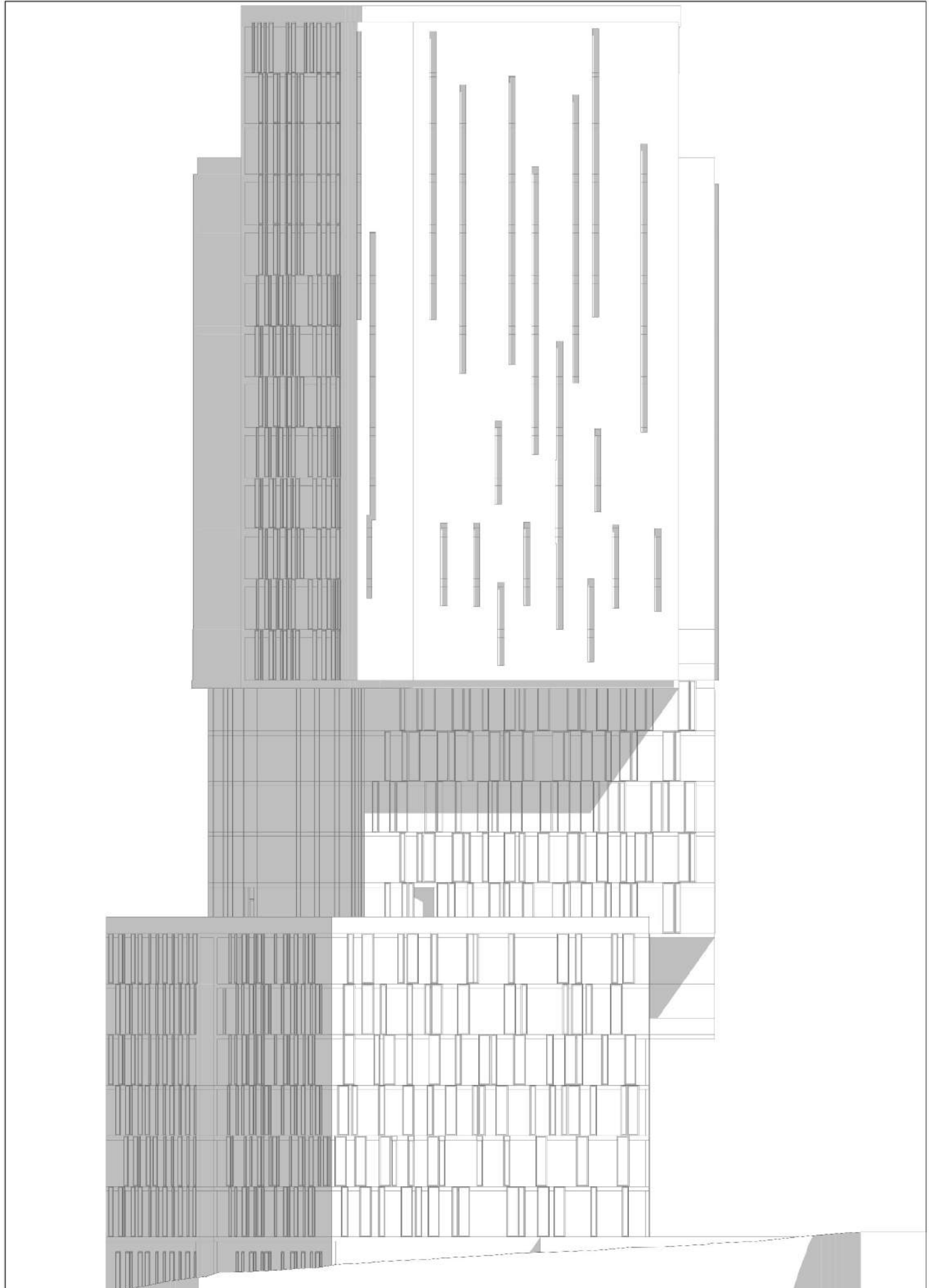
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Drawing title	Proposed A-A Section	Drawn/Checked	SSAC	Scale	1:200	
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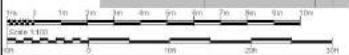
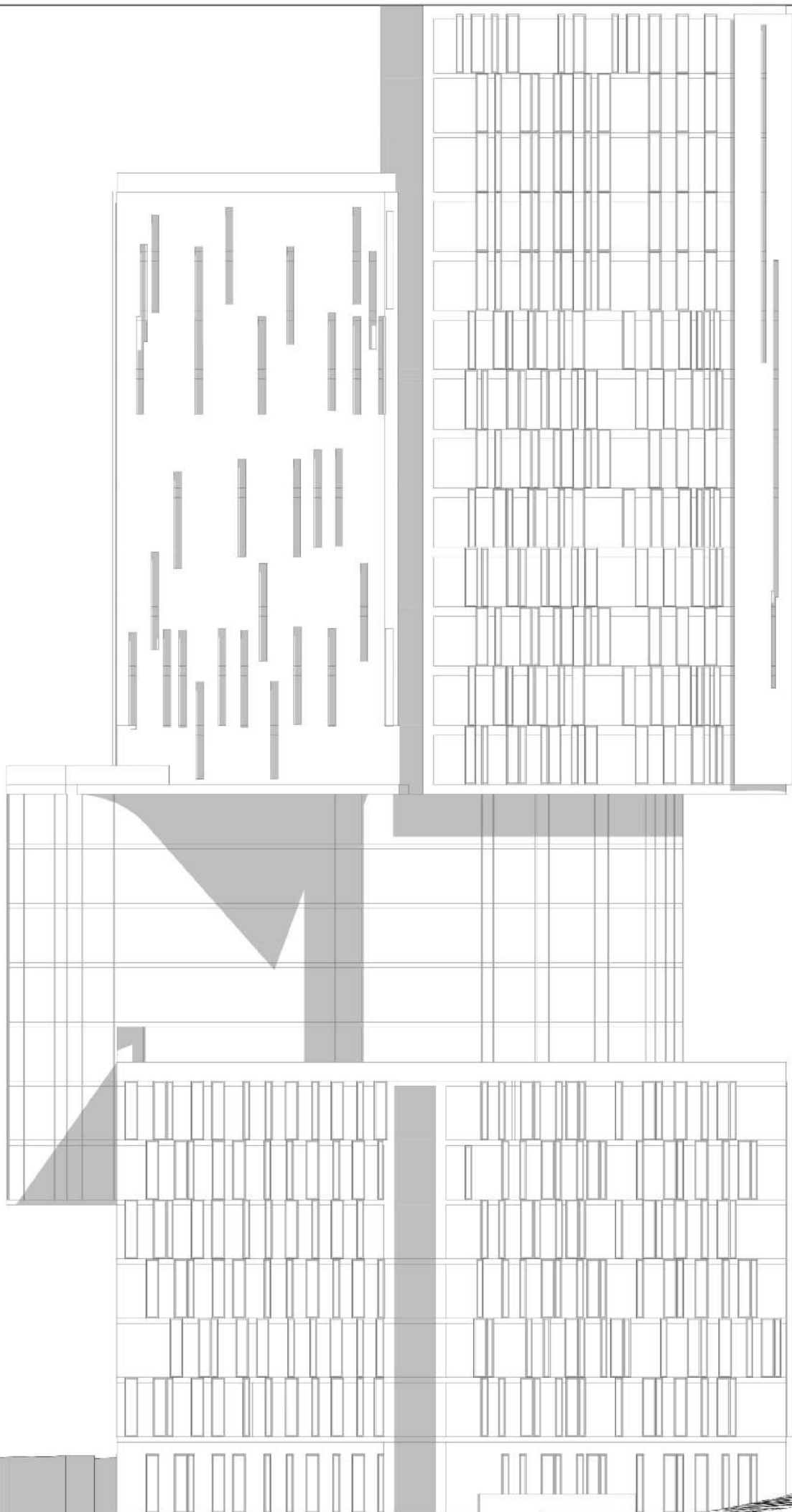
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Drawing Title	Proposed North Elevation	Author	Mr. Marko Xucerb	DATE	18.05.2024	SCALE	1:50	



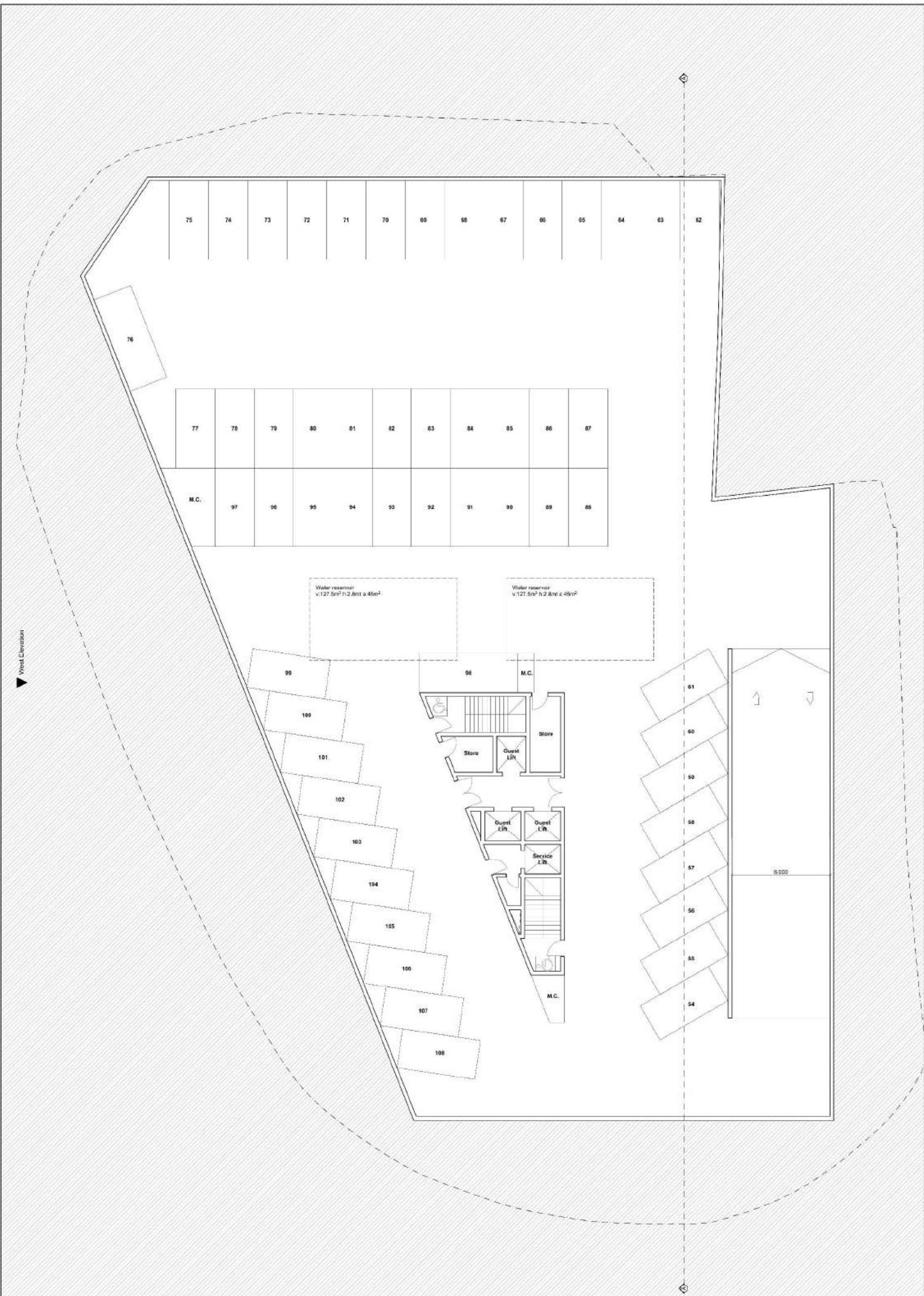
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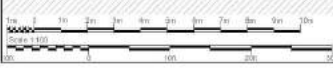
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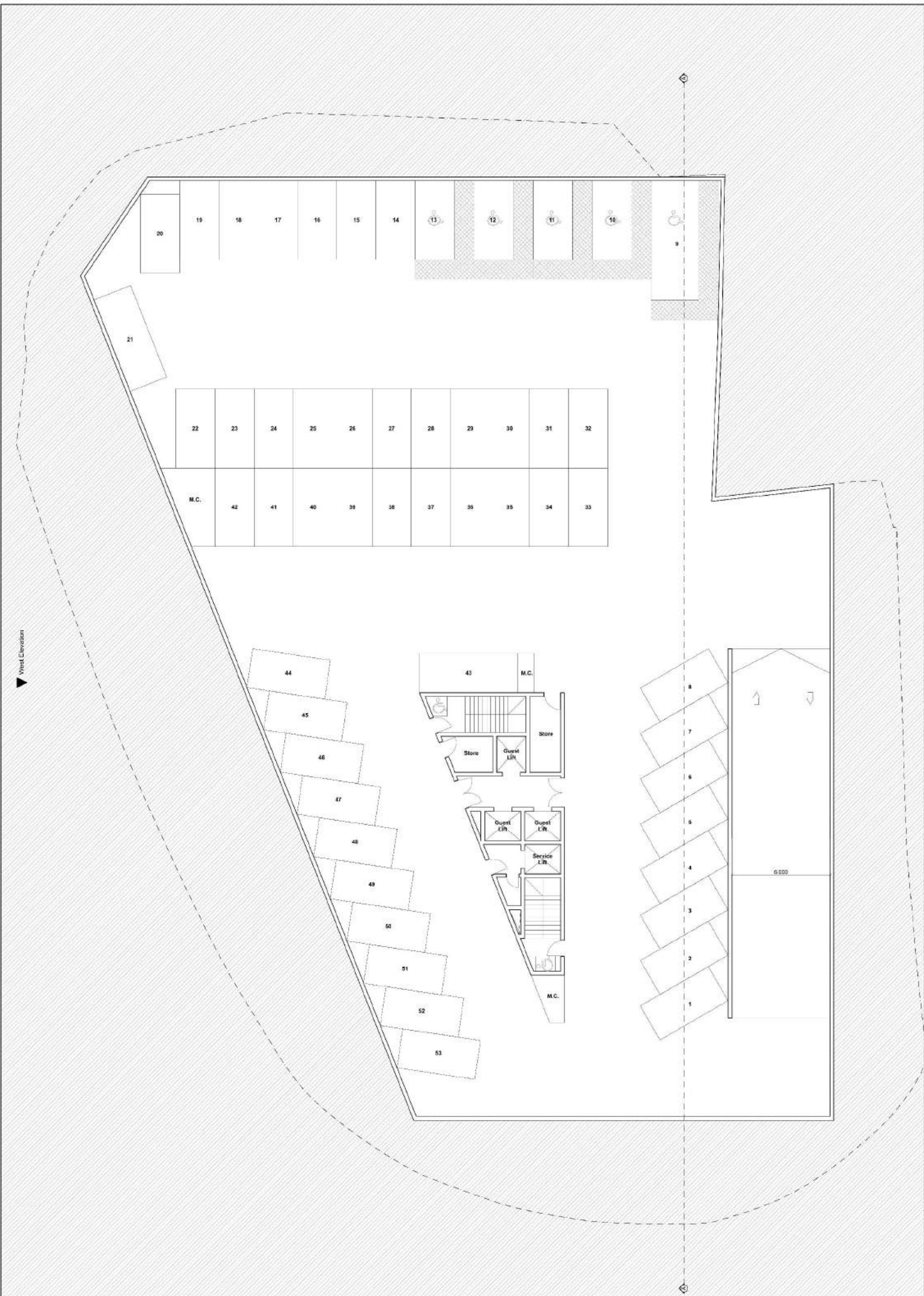
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		Scale	1:50	Client	Mr. Shari Farach Mr. Marko Xucerb	



West Elevation



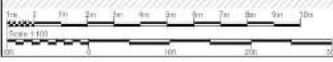
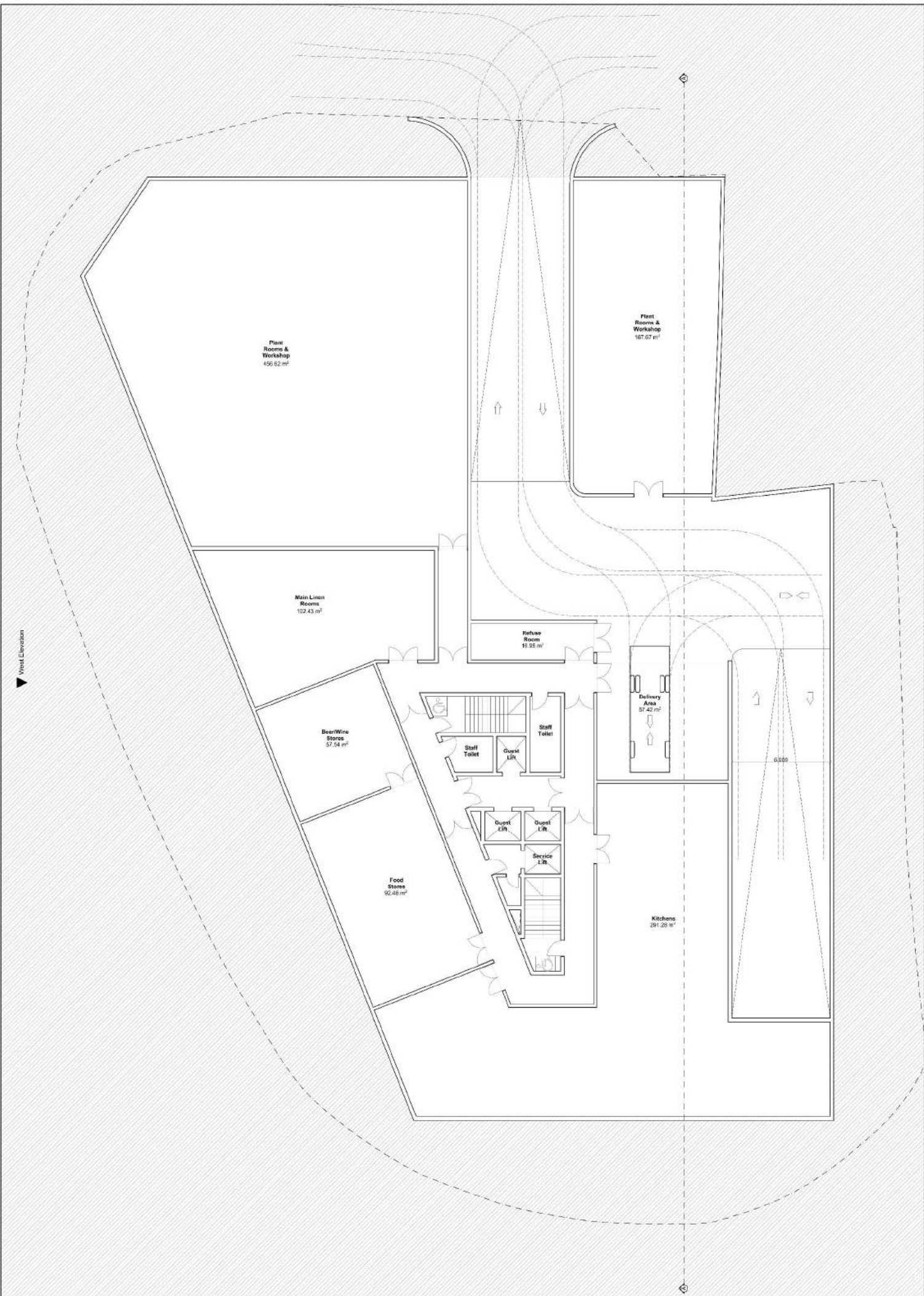
Location	St. Aikm	Client	Mr. Shadi Farweh Mr. Marko Xucerb	Scale	1:500	
Drawing Title	Proposed 3rd Floor Plan	Drawn By	MM	Date	2023	
		Checked By	MM	Date	2023	
		Approved By	MM	Date	2023	



West Elevation

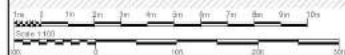
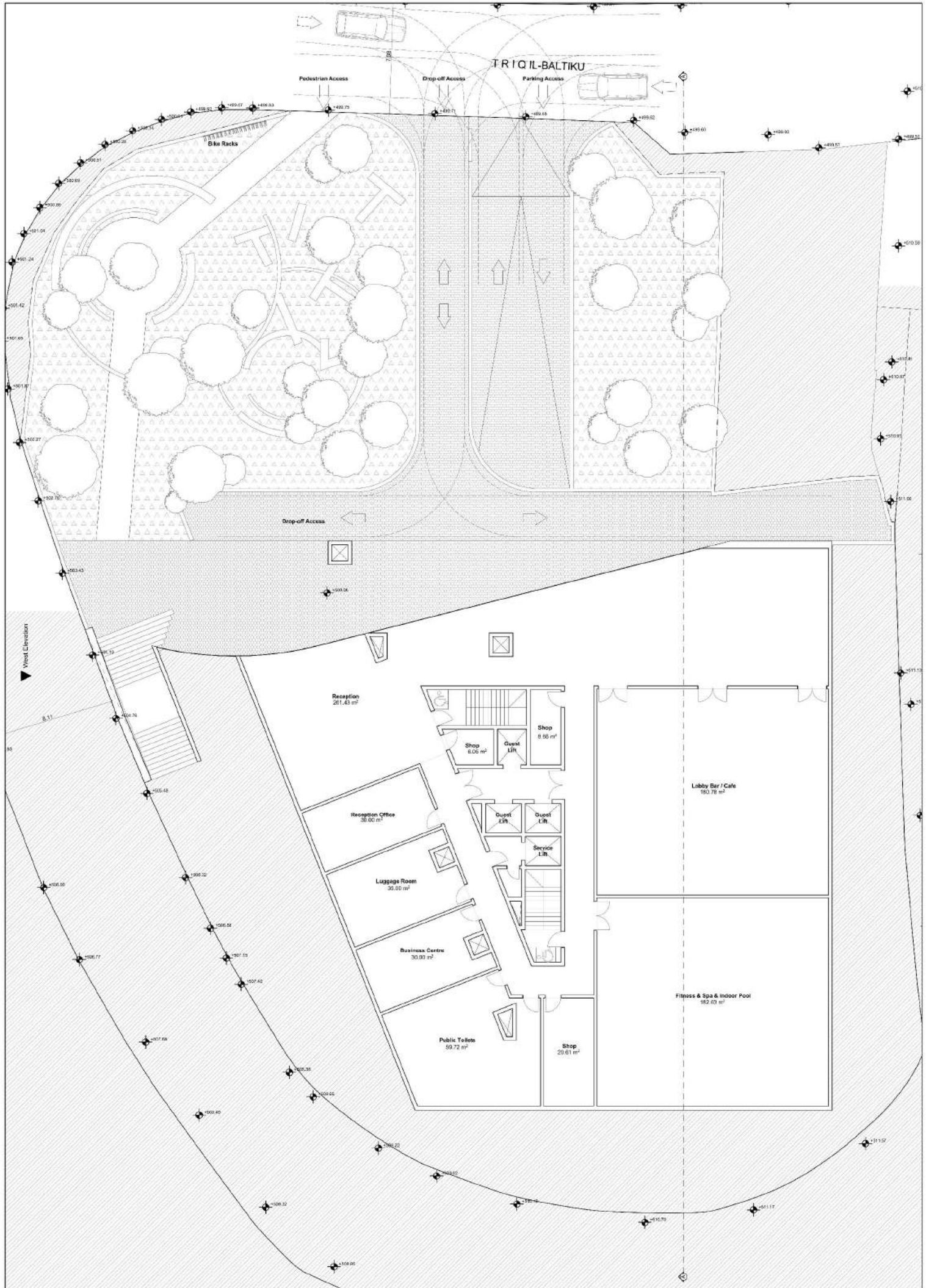


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		Engineer	Mr. Marko Xucerb	Project	St. Aikona	
		Drawn	Mr. Marko Xucerb	Sheet	2/2	



Location	St. Aikins	Client	Mr. Shivan Farweh Mr. Marko Xucerb	Scale	1:50	
Drawing Title	Proposed - 1st Floor Plan	Date	10/10/2024	Author	MM	
		Drawn By	MM	Checked By	MM	
		Rev	1.0	Scale	1:50	





Location	St. Aikona	Client	Mr. Shani Farweh Mr. Marko Xucerb	Scale	1:50	
Drawing Title	Proposed Ground Floor Plan	Author	Marko Xucerb	Date	01.11.2023	
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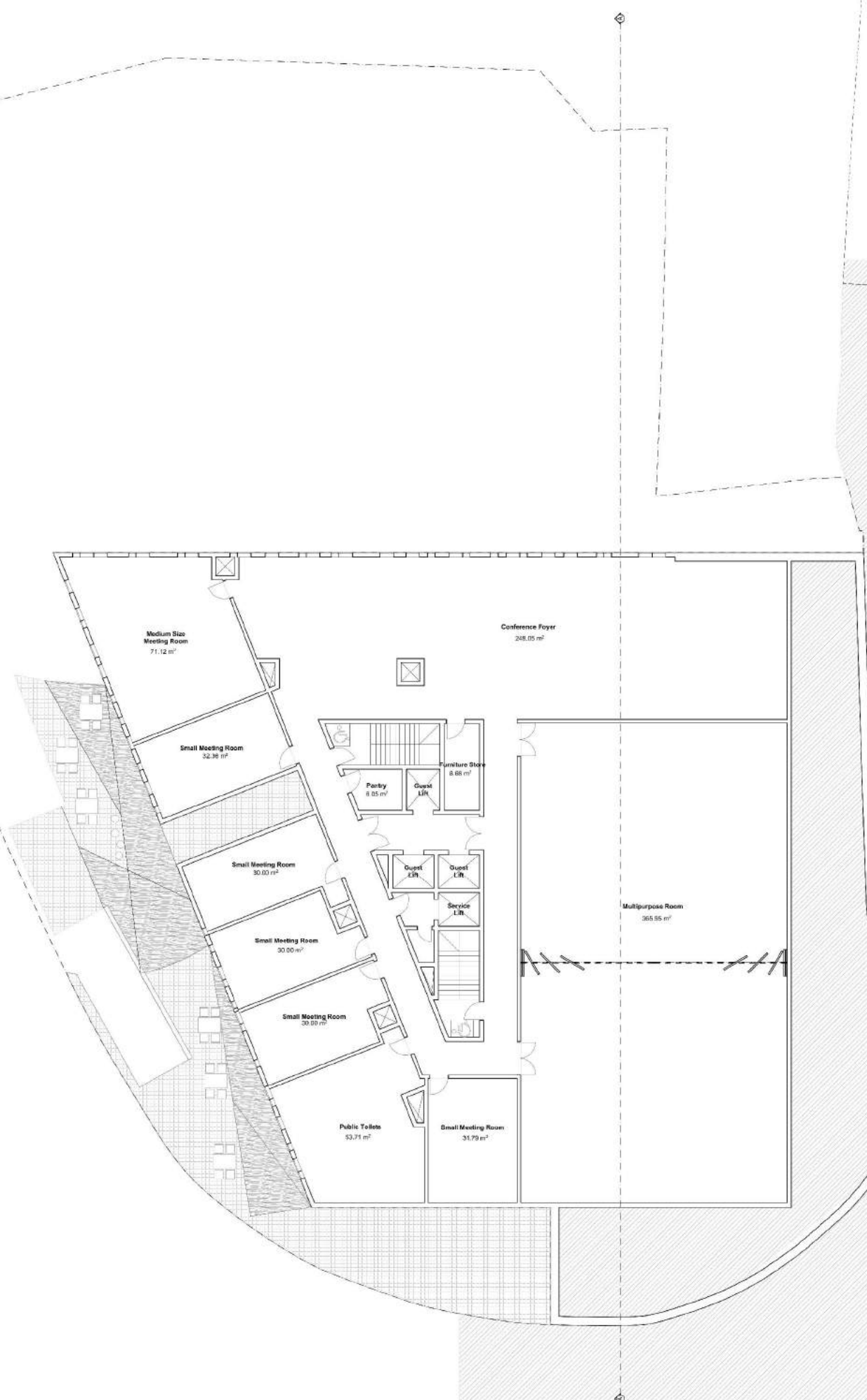


West Elevation



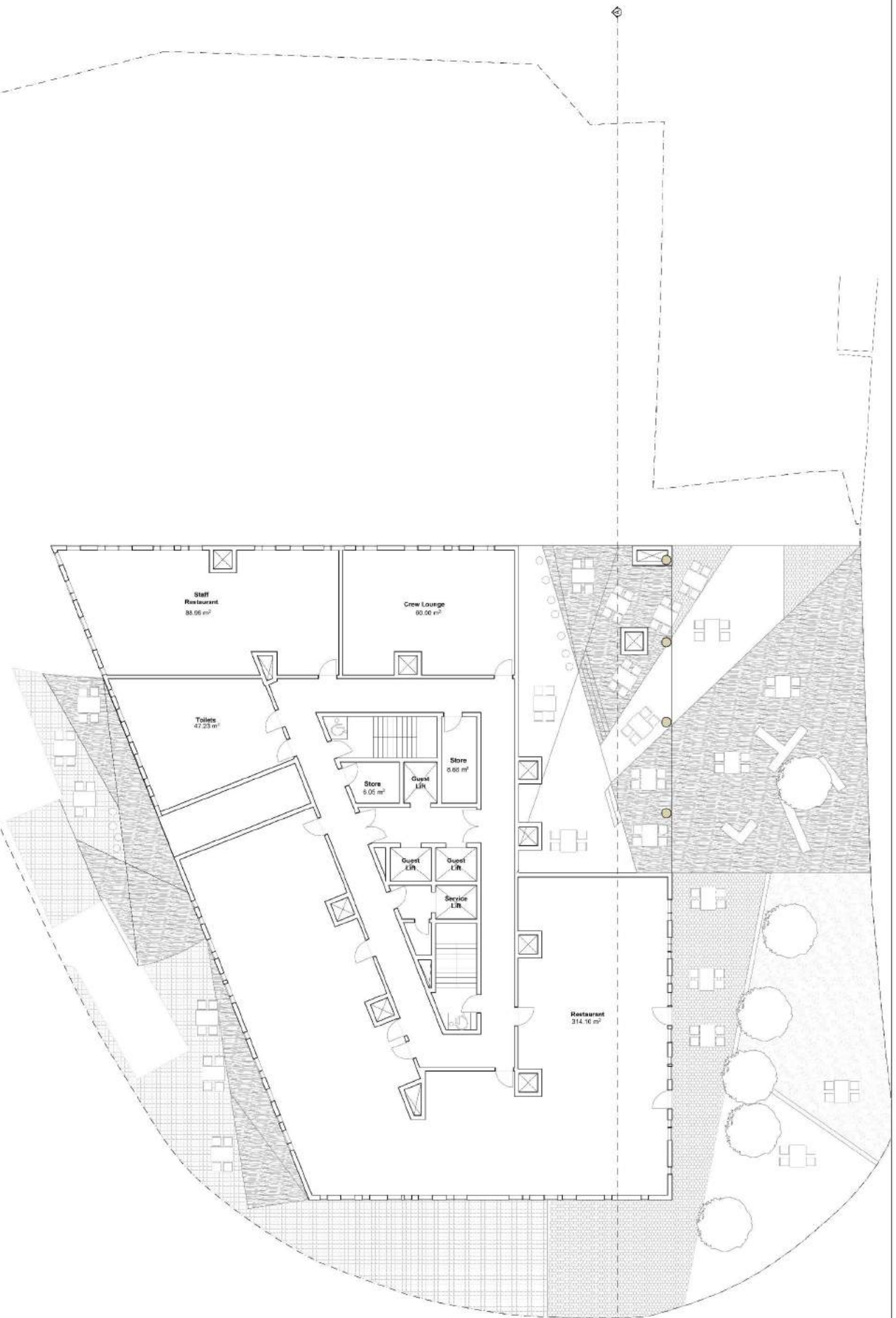
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		Author	Marko Xucerb	DATE	18/11/2024	

West Elevation



Location	St. Aikona	Client	Mr. Shivan Farach Mr. Marko Xucerb	Scale	1:50	
Drawing Title	Proposed 2nd Floor Plan	Author	Mr. Marko Xucerb	Scale	1:50	
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West Elevation



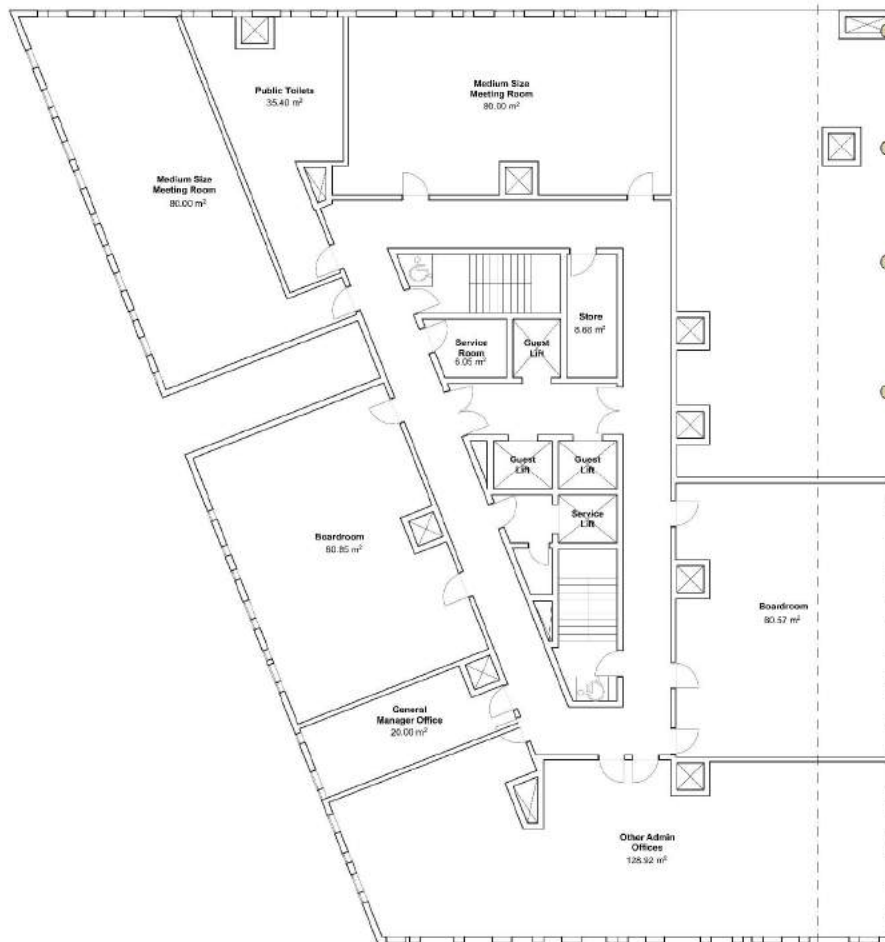
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West Elevation



Location	St. Aikara	Client	Mr. Shadi Farach Mr. Marko Xucerb	DATE	14/05/2024	SCALE	1:500	
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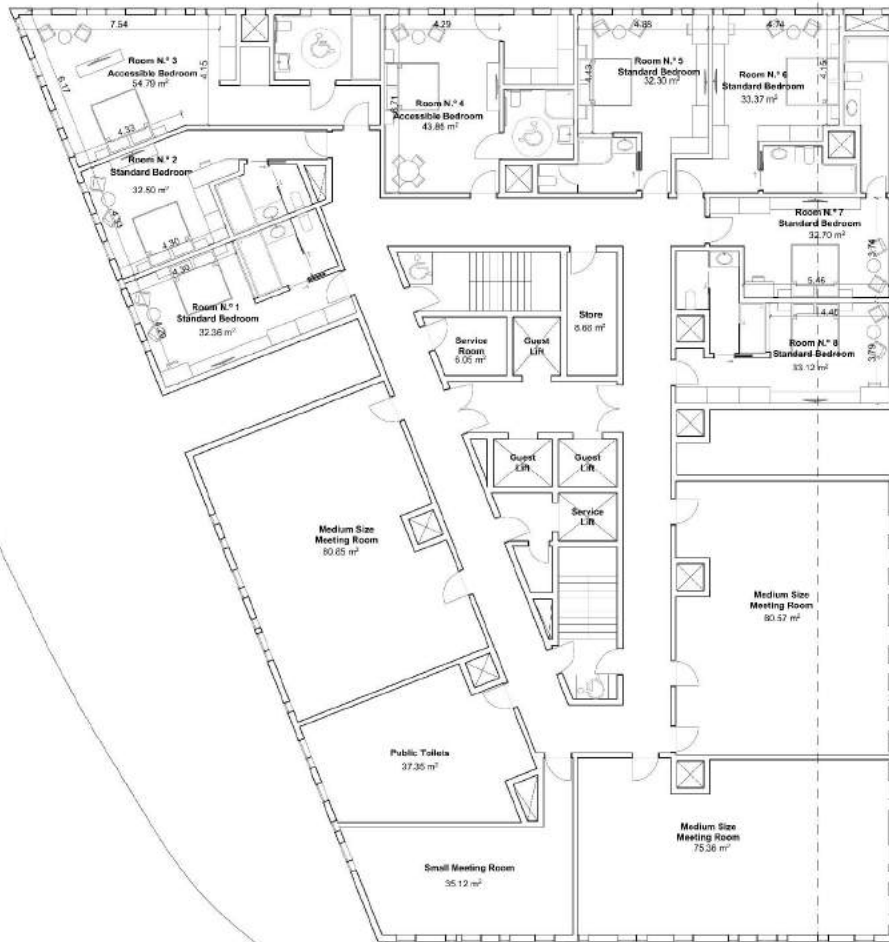
West Elevation



Location	SA Aikora	Client	Mr. Shoaib Farooq Mr. Marko Xucerb	Scale	1:500	
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		Scale	1:500			



West Elevation



Location	St. Aliko	Client	Mr. Shadi Farach Mr. Marko Xucerb	Scale	1:50	
Drawing No.	Proposed 0th Floor Plan	Drawn By	LLT	Check	LLT	
		Date	10/10/2024	Scale	1:50	

West Elevation



Location	St. Jankin	Client	Mr. Shohel Faruq Mr. Marko Xucerb	Scale	1:50	
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		Drawn By	...	...	...	
		SWG	...	...	...	

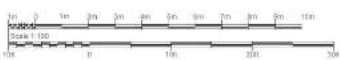
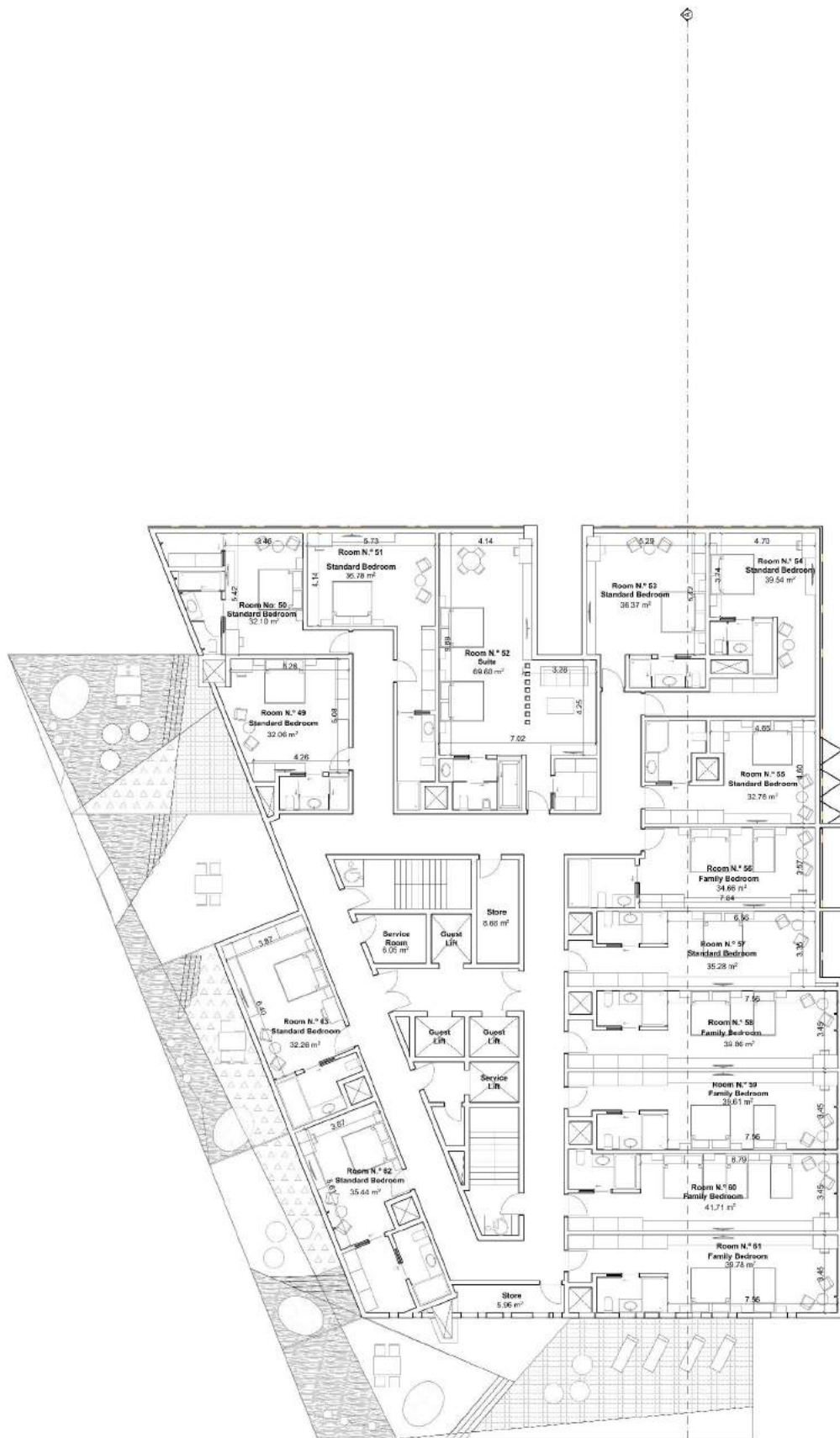


West Elevation



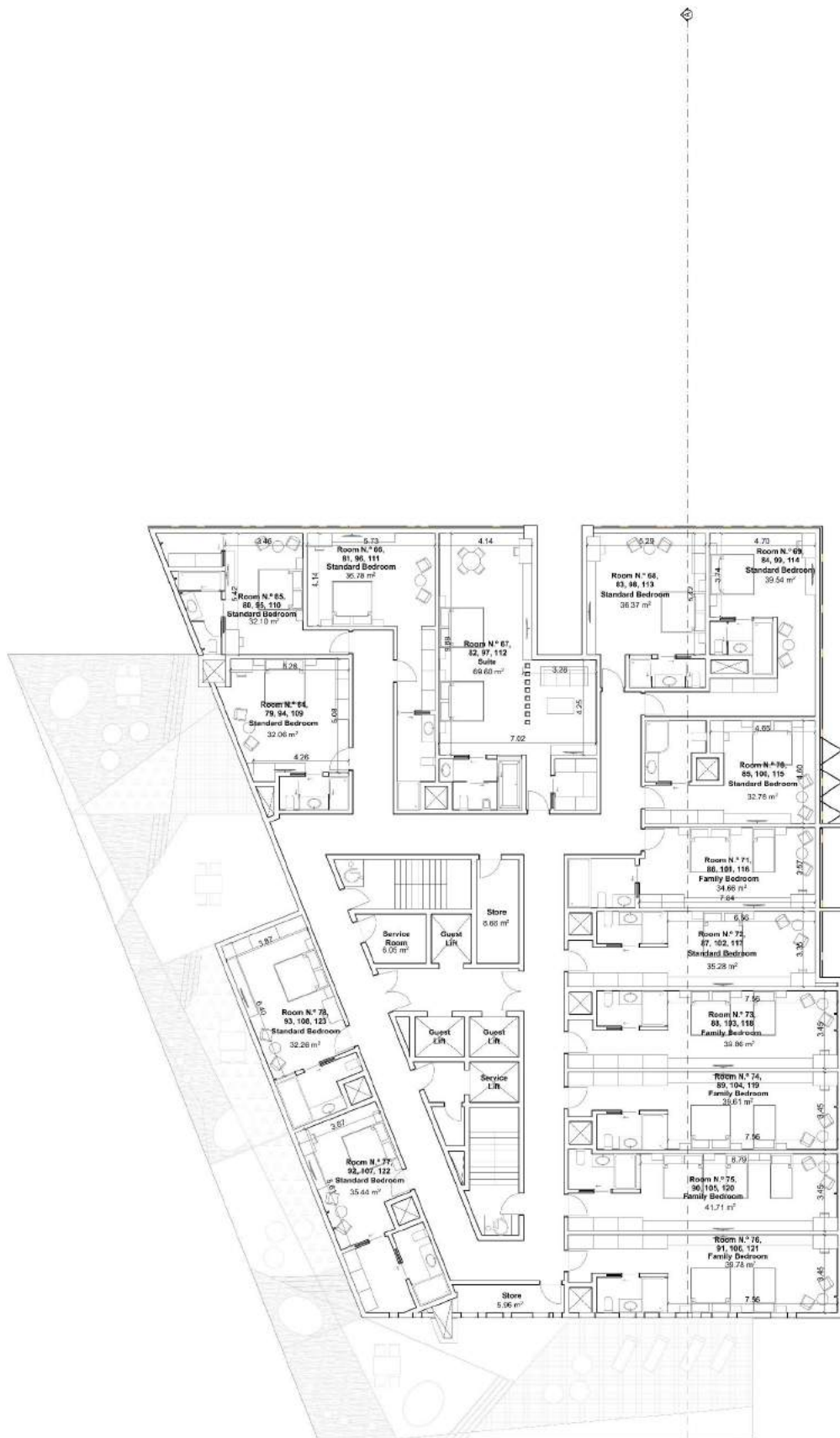
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West Elevation

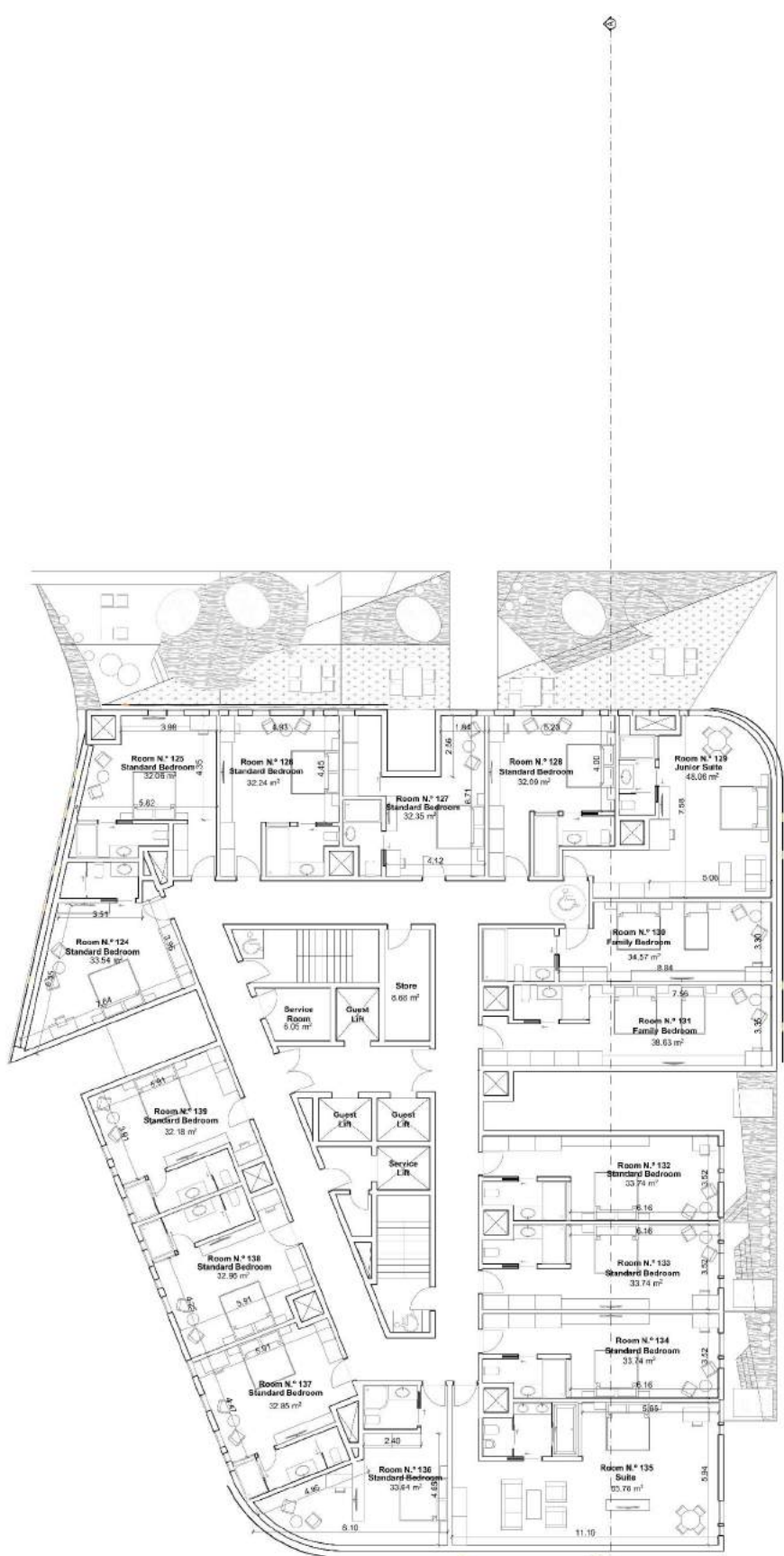


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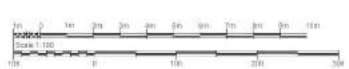
West Elevation



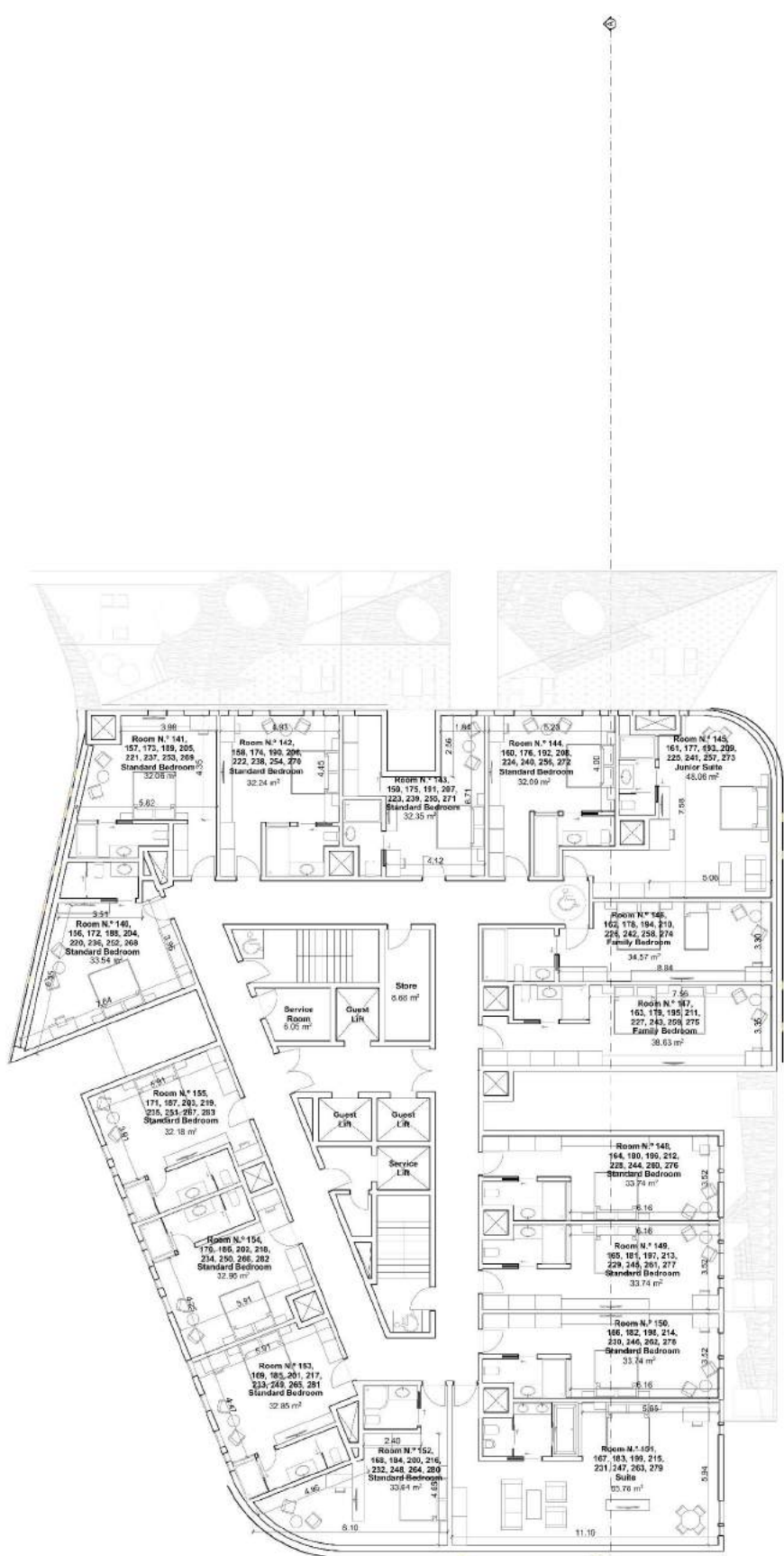
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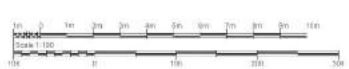
West Elevation



Location	St. Aikona	Client	Mr. Shadi Farweh Mr. Marko Xucerb	Scale	1:500	
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Date	10.05.2024	Discipline	Arch	Scale	1:500	
Sheet No.	14	Project No.	14/2024	Author	LLJ	

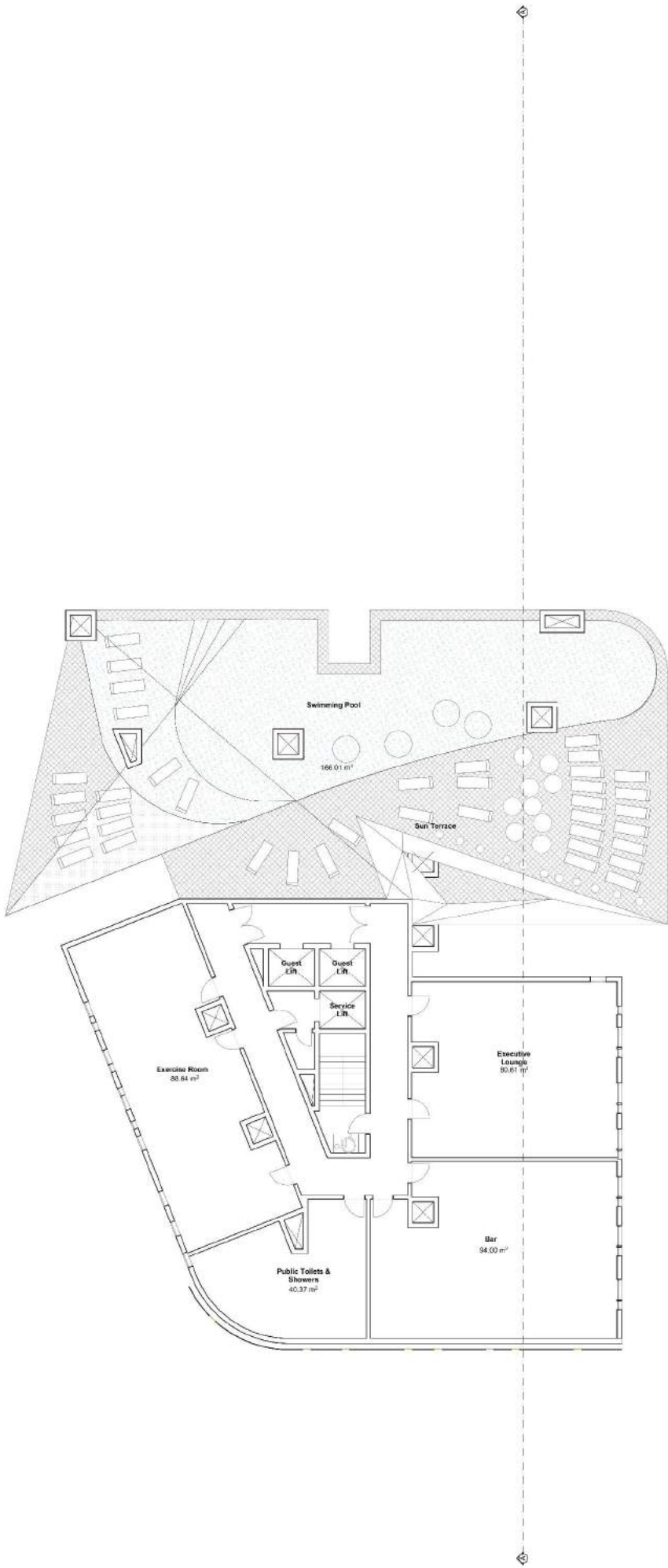


West Elevation



Location	St. Aikawa	Client	Mr. Shadi Farweh Mr. Marko Xucerb
Drawing No.	Proposed 15h - 3rd Floor Plan	Date	15/05/2024
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Checked By	LLS	Approved By	LLS



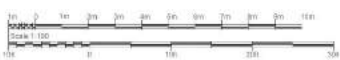
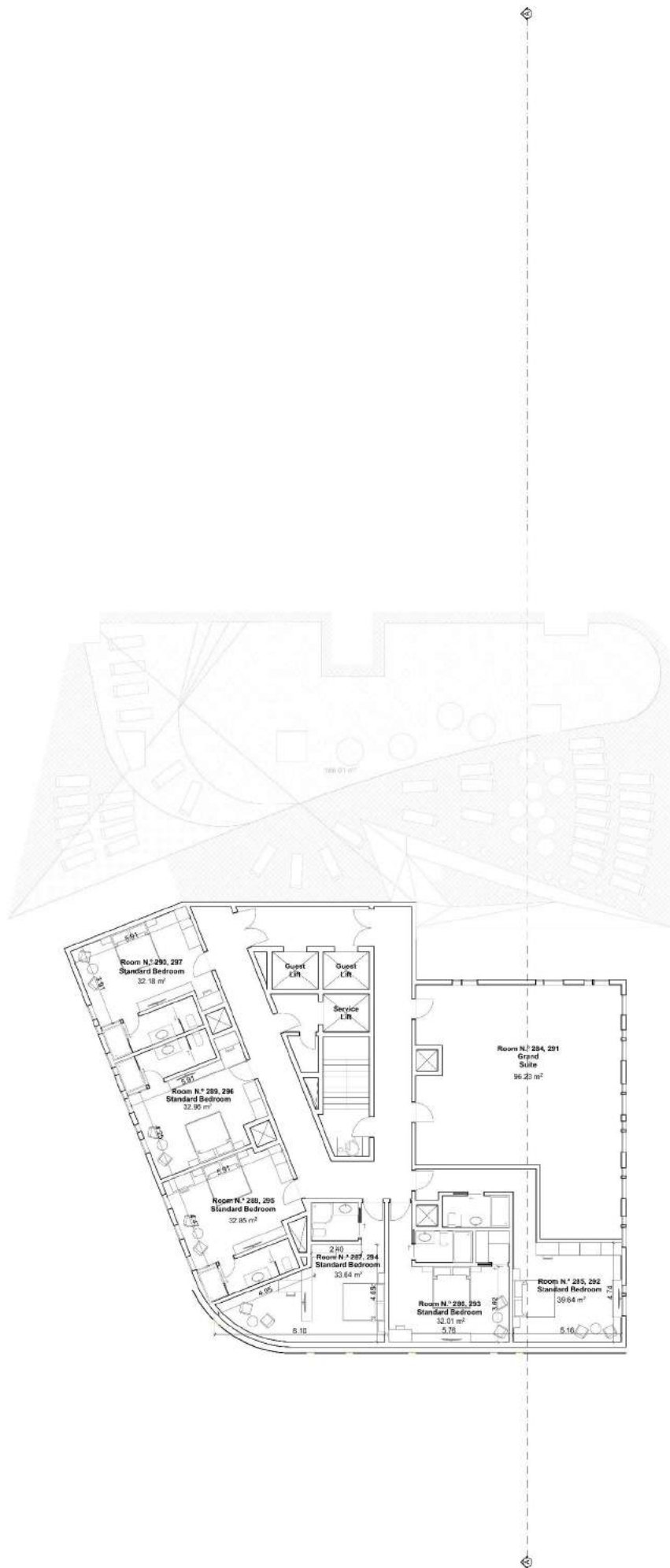


West Elevation



Location	St. Akin	Client	Mr. Shadi Farweh Mr. Marko Xucerb	Scale	1:50	
Drawing Title	Proposed 24th Floor Plan	Drawn By	LLP	Check By	LLP	
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West Elevation



Location	St. Alkaram	Client	Mr. Shadi Farweh Mr. Marko Xucerb	Scale	1:50	
Drawing No.	Proposed 25th - 28th Floor Plan	Drawn By	AW	Date	2023/07/01	
		Checked By		Date		