

# Environmental Impact Assessment

## Screening

(According to Schedule IB of LN 114/2007)

<b>PA file no.:</b>	TRK 155047
<b>Other reference:</b>	EA00003/15
<b>Project Title:</b>	To sanction construction of 2 Class 5A units, to construct 2 additional Class 5A units at basement level, and 4 overlying Class 5A units at ground floor.
<b>Location:</b>	Il-Maghqad off, Triq Hal- Tarxien, Ghaxaq, Malta
<b>Screening date:</b>	January 2015

### 1. Description of Proposal

#### 1.1 Outline of project/development

TRK 155047 is a development application which proposes the:

- sanctioning of two existing basement garages as Class 5a units and the enlargement of existing sanitary facilities with the construction of reservoirs in each of these units;
- excavation and construction of two Class 5a units at basement level adjacent to the existing units, each having an area of 116 m<sup>2</sup> with accompanying reservoirs and sanitary facilities;
- construction of four overlying Class 5a units at ground floor level adjacent to the existing units having an approximate area of 146 m<sup>2</sup> and sanitary facilities; and
- construction of a car park adjacent to these light industry units for a capacity of 17 cars and an area of soft landscaping is incorporated in the proposed parking area.

The site along Triq Hal-Tarxien in Hal Ghaxaq (Figure 1) is already connected to the existing main power grid and water supply and thus the present water supply on site is sufficient and no further improvement is envisaged. The basement garages are accessible through a gate which is located on the east of the site. The existing ground floor garages have independent entrances through the road parallel to the east of the site.

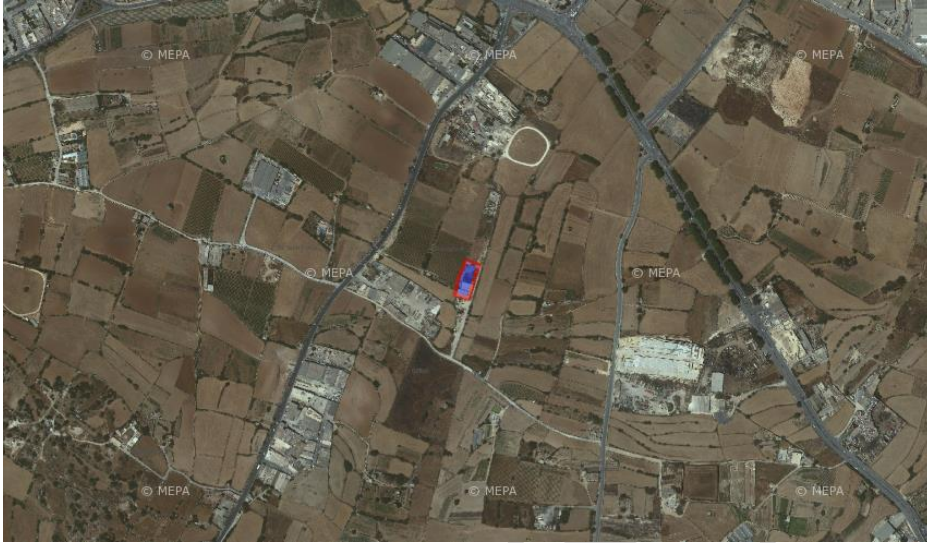
#### 1.2 Site description and related considerations

The site is located in the area known as il-Maghqad, in Ghaxaq and has an approximate site area of 1,620 sqm. Currently (Figure 2), the site already contains four basement Class 5a units, two of which have been granted permission through PA 01930/07, and which also covers two Class 5A units at ground floor level.

Apart from the existing built units, a ramp was constructed along the perimeter of the site to provide access to the basement units as approved in PA 1930/07/35A. The existing units are currently being used by a mechanic, panel beater and sprayer.

The site falls Outside Development Zone (ODZ), within the valley protection zone (South Malta Local Plan - Map GH3), and within approximately 150 metres of a registered borehole. The site does not fall within any listed archeologically sensitive areas or areas of ecological importance and lies approximately 600 metres from the built-up areas of Santa Lucija and Hal Ghaxaq. Although the site does not fall within any listed archeologically sensitive areas it lies:

- 150 metres (west from site) from Grade 1 scheduled Sta. Lucija Chapel (Gov. Notice 628 of 2008);
- 500 metres (east from site) from a Class E Punico rock-cut tomb and its buffer zone (ref: SM\_0130);
- 500 metres (east from site) from a Class B Paleo-Christian catacomb and its buffer zone (ref: SM\_0127 and SM\_0156); and
- 500 metres (northeast from site) from a Class E Punico rock-cut tomb and its buffer zone (ref: SM\_0125).



**Figure 1: Aerial image of the site and its surroundings.**



**Figure 2: Aerial image of the site as in 2012.**



**Figure 3: Aerial image of the site as in 1998.**

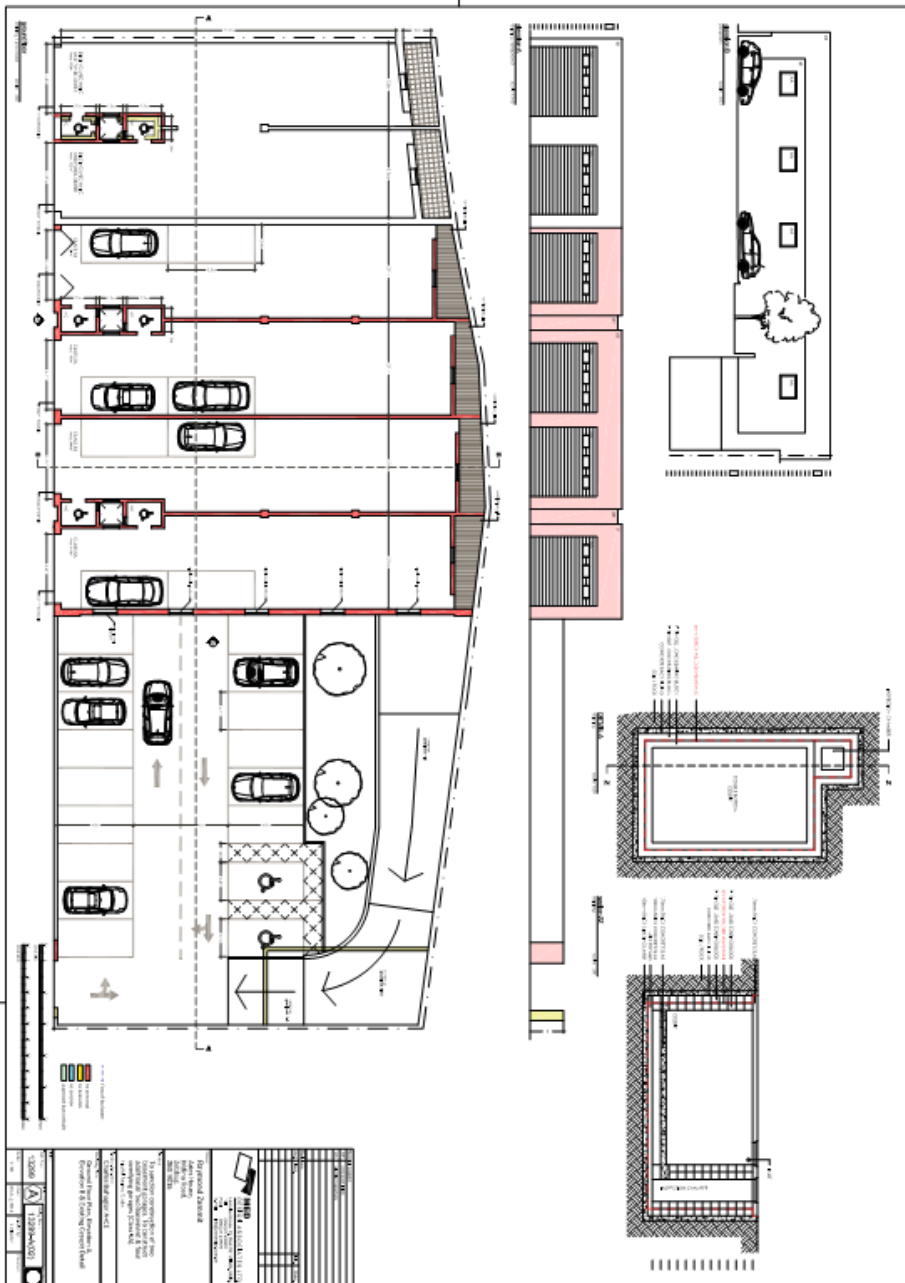


Figure 4: Proposed Ground Floor Level.

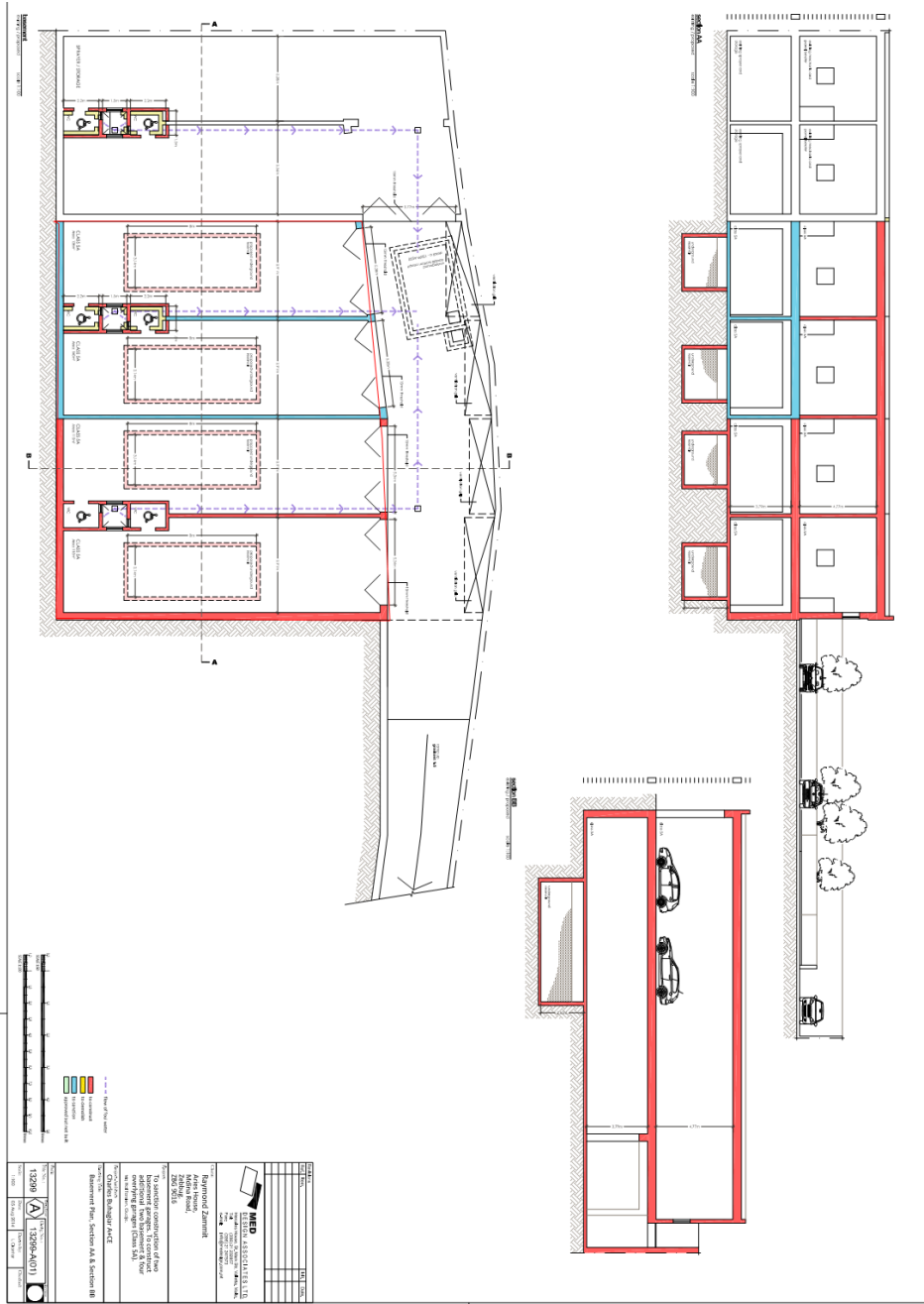


Figure 5: Proposed Basement Level.

## 2. EIA-relevant History

**2.1 Relevant EIA/screening criteria** (citations refer to L.N. 114 of 2007, as amended, except where otherwise specified):

Schedule 1A Category II criteria 3.7.B.2.2 (Industrial development not within an industrial estate with a gross floor area of more than 1,000m<sup>2</sup>, and: (ii) within the aquifer protective zone or within 500m of a borehole or water abstraction point).

**2.2 Version of documents used for screening:**

1. PDS (Min. 23a) dated 7<sup>th</sup> November 2014 (referred to EPD on 7<sup>th</sup> January 2015); and
2. Plans and Diagrams in Min. 1a-f dated 22<sup>nd</sup> January 2014 and Min. 24a-d dated 12<sup>th</sup> November 2014.

## 3. Screening Matrix

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	Yes but minor. The site (approx. 1,620 sqm) is relatively flat and adjacent to already existing built industrial units. Most of the site is already disturbed and has already a permit (approx. 1000sqm) under PA01930/07 to develop two Class 5a units at basement level (234sqm area), two Class 5A units at ground floor level (234sqm area), parking area and a ramp access. The applicant intends to develop further the site through the introduction of four additional Class 5a units at basement level (509sqm area), four overlying Class 5a units at ground floor level (566sqm area), extension of ramp and parking area (approx. 600sqm area). The proposed warehouses will be within the previously approved permit boundary while parking and extension of ramp will be situated on undeveloped land. The site is surrounded, and easily serviced, by existing roads.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged, considering the nature, scale and location/context of the proposed development. Furthermore, the proposed land use shall not lead to any significant changes particularly since the proposed uses are complementary to those already found in its immediate environs.	PDS Pg. 5, 10, 13, 16
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which	Yes. The development will make limited use of natural resources such as local limestone, land, energy and water which are non-renewable.  All of the above resources are neither renewable nor in such	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  The use of such resources for this proposal <i>per se</i> is not likely to have a significant impact, particularly since the amounts expected to be used are minimal.  The energy requirements of the proposals	PDS Pg 16-18

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
	are non-renewable or in short supply?	short supply as to be markedly affected by this project <i>per se</i> .	are expected to be minimal, thus no significant impact is envisaged.	
3	Will the Project involve use, storage, transport, handling or production of substances or materials or energy, especially any resources which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	<p>Potentially yes. During construction, it is not foreseen that there will be the generation of hazardous wastes.</p> <p>During operation, the type of waste envisaged include batteries and accumulators, paint and empty paint containers, spent thinners and solvents, chemicals and empty chemical containers, waste electrical and electronic equipment. However the amount of waste generated from each industrial garage cannot be determined at this stage, given that the nature (Class 5A) of each unit has not yet been established.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Should any hazardous waste be generated during construction, this will be disposed at designated hazardous waste landfill sites. During operation, hazardous waste will be taken to WasteServ Malta facilities and will be dealt with accordingly so that it will not pose any health or environmental risks. The delivery of this hazardous waste to such facilities will be accompanied with a permit and consignment note that will have to be obtained from MEPA, as required by WasteServ.</p> <p>Such impacts are not likely to be significant and can be sufficiently mitigated through an environmental registration covering the entire complex. The mainstream development permitting process also affords the possibility of restricting the development on site to a limited range of uses, should this be deemed necessary.</p>	PDS Pg. 18, 21-22
4	Will the Project produce solid wastes during construction, operation or decommissioning?	<p>Yes. Solid waste will be generated during both construction and operation.</p> <p>Excavation waste (including soil) will be generated during site clearance and excavation. Excavation waste will not be treated as waste, and applicant intends to explore the possibility of selling the excavated rock (c. 1506m<sup>3</sup>) to quarries or batching plants for re-processing.</p> <p>During operation, the industrial activities on site are not expected to generate significant amounts of municipal waste.</p> <p>Although the type of waste was determined, the amount of waste depends on the nature (only class is provided) of each unit which has not yet been established in the proposal.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>The management of waste is subject to the provisions laid out in the Waste Management Regulations (Legal Notice 184 of 2011, as amended). There are specific waste classifications which the industry has to identify and dispose or recycle, as required.</p> <p>Impacts during operation are not likely to be significant and can be sufficiently mitigated through an environmental registration covering the entire complex.</p>	PDS Pg. 18, 21-22

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Yes.</p> <p>During construction: fugitive dust emissions from site clearance and excavation and NO<sub>x</sub> from construction vehicles.</p> <p>During operation: NO<sub>x</sub> from operational traffic to and from the site as well as the activities carried out within each industrial garage.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <p>During construction, emissions are not considered to be significant. Furthermore, the site context is such that there are no particular sensitive receptors in the expected area of influence of the development. Noise and dust during construction are temporary and can be sufficiently mitigated through the application of measures identified in the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007).</p> <p>The proposal is not expected to generate a considerable amount of traffic during operation.</p> <p>Other impacts generated from each industrial garage can be sufficiently mitigated through proper design, adequate waste management and measures which could be managed through environmental registration. The mainstream development permitting process also affords the possibility of restricting the development on site to a limited range of use classes (or specific uses) should this be deemed necessary.</p>	PDS Pg. 7, 18, 20-22
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Yes. Noise and vibration during construction phase from site clearance, excavation and construction.</p> <p>During operation, noise is expected to be generated according to the type (only class is being provided) of each industrial garage which is not yet established.</p> <p>Light emissions are expected to be generated during night-time operation.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <p>Noise and vibrations during construction are of a temporary nature and given the industrial nature of the site and its surroundings, no significant impacts are envisaged.</p> <p>Vibrations and noise impacts are not expected to be substantial during the operational phase. However these can be sufficiently mitigated through proper design and measures which could be managed through an environmental registration.</p> <p>Light emissions above the current baseline situation may be reduced through minimum security lighting during the night while care should be taken in the choice of luminaries to minimise glare and at the same time prevent the wastage of energy.</p>	PDS Pg. 20-21
7	Will the Project lead to risks of contamination of land or water from releases of	Yes. The site falls within the valley protection zone (South Malta Local Plan - Map GH3), and within approximately 150 metres of a registered	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <p>Impact is not considered to be significant. A combination of relatively standard design-based and operational measures</p>	PDS Pg. 15-16, 26

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
	pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>borehole. The project may increase the risk of contamination of water through the potential release of contaminated waters into the underlying aquifer.</p> <p>There are also potential risks of oil leaks and accidental spillages from construction vehicles, albeit these are expected to be minor.</p> <p>During operation, there is a greater risk of leaks and spillages from the industrial garages and various materials according to the nature of each industrial garage which have not yet been established (only class is being provided).</p> <p>Grey water and sewage effluent will also be generated from toilets, showers and any washing facilities. All such effluents will be discharged directly to the main sewer to which the site can be easily connected. In this regard, the entire site area can be totally sealed with concrete flooring in order to prevent any releases of pollutants onto the groundwater.</p>	should be sufficient to ensure that there are no risks of contamination of land or water from releases of pollutants. It is envisaged that such measures will be duly factored directly into the mainstream development permitting and environmental registration mechanisms.	
8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No increase in the risk of accidents is envisaged, other than 'normal' occupational risks typically associated with construction activity and industrial operation.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant environmentally-relevant impacts are envisaged.</p>	/
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	No. The proposed development is not expected to lead to demographic or social changes. The project will employ an equivalent of 24 full-time workers during operation. The location of the site is also sufficiently distant (approx. 600m) from the nearest settlement such that it is unlikely to generate social/demographic changes through bad neighbourliness, even more so when	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant changes are expected as a consequence of the development.</p>	PDS Pg. 14



Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
		considering the current baseline situation.		
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No such factors are known of in terms of the proposed development.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant negative impacts are envisaged relative to the current baseline situation, considering that the adjacent site is already dominated by similar development.	/
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	The site falls Outside Development Zone (ODZ), within the valley protection zone (South Malta Local Plan - Map GH3), and within approximately 150 metres of a registered borehole. The site does not fall within any listed archeologically sensitive areas or areas of ecological importance.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  Reply to Question 7 refers. No other significant impacts are envisaged.	PDS Pg. 9-14
12	Are there any areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	No. Reply to Question 11 refers. The site does not fall within any areas of ecological importance.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged.	/
13	Are there any areas on or around the location which are used by protected, important or sensitive species	No. The site does not fall within any areas of ecological importance.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged.	/

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
	of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?			
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Yes. Reply to Question 7 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 7 refers.	/
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected by the project?	No such areas are known of.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged. However, it is being suggested that an adequate landscaping scheme is included as part of the proposal.	/
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. The site is located along a secondary road which leads to the distributor road of Triq Hal Tarxien. This road has enough vehicular capacity for heavy vehicles to access this road network.  Transport routes to and from the site will vary according to the activity being carried out at a particular time.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged as the development is not expected to entail any substantial increase in traffic.	PDS Pg. 7
17	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes, but these are not expected to be significantly affected by the proposed development. Reply to Question 16 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 16 refers.	/
18	Is the project in a location where it is likely to be highly visible to many people?	No, due to the site location and the surrounding topography.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impact is expected.	/
19	Are there any areas or features of historic or cultural importance on or	Yes. Although the site does not fall within any listed archeologically sensitive areas it lies: • 150 metres (west from site)	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impact is expected subject to consultation (through the development permitting process) with the	Internal Consultation

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
	around the location which could be affected by the project?	<p>from Grade 1 scheduled Sta. Lucija Chapel (Gov. Notice 628 of 2008);</p> <ul style="list-style-type: none"> <li>• 500 metres (east from site) from a Class E Punico rock-cut tomb and its buffer zone (ref: SM_0130);</li> <li>• 500 metres (east from site) from a Class B Paleo-Christian catacomb and its buffer zone (ref: SM_0127 and SM_0156); and</li> <li>• 500 metres (northeast from site) from a Class E Punico rock-cut tomb and its buffer zone (ref: SM_0125).</li> </ul> <p>However, the proposal does not pose any potential impacts on the above-listed features, as these lie well beyond the immediate area of influence of the proposed physical works.</p>	Superintendence of Cultural Heritage (SCH).	
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. Most of the site is already disturbed and has already a permit (approx. 1000sqm) under PA01930/07 to develop two Class 5a units at basement level (234sqm area), two class 5A units at ground floor level (234sqm area), parking area and a ramp access. The applicant intends to develop further the site on undeveloped land.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 1 refers. The site is not considered highly sensitive from an environmental point of view; however the commitment of a further greenfield site for development is a material consideration vis-à-vis the mainstream development permitting process.</p>	/
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	<p>Yes. The site is situated nearby a number of industrial activities, commercial enterprises, as well as a cemetery.</p> <p>The surrounding land is under agricultural cultivation.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant environmental impacts are expected since the site is self-contained and is situated close to other industrial developments. The nearest residential areas are also well beyond the expected geographic area of influence of the proposed development.</p>	/

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
22	Are there any plans for future land uses on or around the location which could be affected by the project?	Yes. The proposal is located Outside Development Zone (ODZ) and within the valley protection zone (South Malta Local Plan - Map GH3). The South Malta Local Plan seeks to contain development pressures to within existing developed precincts and areas of containment. The site is not designated as an area of containment.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  Replies to Questions 1 and 20 refer.	/
23	Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?	No. The site in question is situated approximately 600 metres from the built-up areas of Santa Luċija and Hal Ghaxaq. Therefore it is unlikely that local residents will be affected by the proposed project.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are being envisaged since the nearest residential areas are also well beyond the expected geographic area of influence of the proposed development. Furthermore, the impacts expected vis-à-vis the proposed development can be sufficiently mitigated through proper designs, adequate waste management and additional measures which could be managed through an environmental permit. The development is not expected to entail any substantial increase in traffic. Furthermore, it is being suggested that an adequate landscaping scheme is included as part of the proposal. The mainstream development permitting process also affords the possibility of restricting the development on site to a limited range of use classes (or specific uses) should this be deemed necessary.	/
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities which could be affected by the project?	No such areas are known of. See also response to Question 23.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged.	/
25	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater,	Yes. Refer to Questions 1, 7 and 14 above.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  Replies to Questions 1, 7 and 14 refer.	/

**Commented [1]:** Take note to include in the eventual EPD Memo following exemption notification.

Question Number:	Questions to be Considered	Identified potential impacts Briefly describe	Is this likely to result in a significant effect? Briefly justify	Document reference
	surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?			
26	Are there any areas on or around the location which have already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No such areas are known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant environmental impacts are envisaged.	/
27	Is the project location susceptible to earthquakes, or subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No. The likelihood of such extreme events in the area can be considered to be minimal.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged as a result of the proposed development per se.	/

## 4. Conclusion

### 4.1 EIA screening conclusion

The above detailed EIA screening did not identify any significant negative impacts arising from the proposal. It has however identified a number of concerns that can be addressed directly through the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) in the development permit. In this regard, the proposal does not require the submission of an Environmental Planning Statement (EPS), and qualifies for the exemption process established in the EIA Regulations, 2007.

The following recommendations should be factored into the development consent process accordingly:

### 4.2 Recommended conditions

#### *Construction Phase*

- (i) Applicant is to make provisions to prevent dust, mud and construction-phase debris from over-spilling or contaminating areas adjacent to the site.
- (ii) All construction works should be in accordance with the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007).
- (iii) Vehicles entering or leaving the site must be contained well in order to avoid spillages and air blown effects.
- (iv) Removal and re-use of soil, and management of waste generated by site preparation, excavation and construction operations:
  - (a) Any soil on the site shall not be built over and shall be collected for re-use in accordance with the Fertile Soil (Preservation) Act, 1973. A permit from the Director of Agriculture may be required to remove the soil from the site and to transport it to a different location. This condition does not exonerate the applicant, contractor or any other relevant party from complying with all permitting requirements as may be applicable for deposition of the removed soil onto other land. In particular, the deposition and reuse of any soil removed from the site shall be approved in advance by MEPA's Environment Protection Directorate if it would involve deposition or re-use in any site which is located Outside Development Zones or within a scheduled or otherwise legally protected site or if the soil is to be used for land reclamation.
  - (b) Where relevant, contaminated soils are to be managed and disposed of in accordance with the Waste Management Regulations (Legal Notice 184 of 2011, as amended) and the Waste Management (Landfill) Regulations (Legal Notice 168 of 2002, as amended).
  - (c) Inert waste material resulting from demolition may be reused as fill material within the site as long as such reuse is in line with the approved plans and other conditions of this permit, or shall be deposited at facilities duly permitted by MEPA and in accordance with the Waste Management Regulations (Legal Notice 184 of 2011, as amended) and the Waste Management (Activity Registration) Regulations (Legal Notice 106 of 2007).
  - (d) All operations concerning the management of waste are subject to the Waste Management Regulations (Legal Notice 184 of 2011, as amended) and the Waste Management (Activity Registration) Regulations (Legal Notice 106 of 2007).
  - (e) Any tarmac and asphalt resulting from excavation or demolition works shall be separated from all other wastes and deposited in sites permitted by MEPA to accept such waste in accordance with the Waste Management Regulations (Legal Notice 184 of 2011, as amended) and the Waste Management (Activity Registration) Regulations (Legal Notice 106 of 2007).

#### *Lighting and Infrastructure*

- (v) Lighting is to be kept to the acceptable minimum, making use of anti-glare, full cut-off down-lighting. Moreover, the use of solar-powered lighting and/or other energy-saving lighting should be used wherever reasonably possible.
- (vi) New, extended or replacement of services (and their connections to the nearest already existing public supply point) shall be located underground in appropriate ducts or trenches, without any overhead wiring or ancillary poles within the site or otherwise serving the site. This condition covers all infrastructural services including those related to water, electricity and telecommunications. Any infrastructural services and connections (both to and through the site) to the public supply are to be channelled through underground trenches. No new or extended overhead wiring, ancillary poles or above-ground pipe work within the site or otherwise ancillary to the development are to be allowed.
- (vii) Depth of trenching should be kept to a reasonable minimum, and all the land surfaces affected by trenching operations should be immediately reinstated to their pristine condition once the works have been completed.
- (viii) Any existing overhead wiring, poles and above ground pipe work serving the development should be transferred underground in line with the above conditions, and no such infrastructure shall remain visible. Any infrastructure services and connections (both to and through the site) to the public supply are to be channelled through underground trenches. No new or extended overhead wiring, ancillary poles or above-ground pipe work within the site or otherwise ancillary to the development are to be allowed.

#### *Environmental Permit*

- (ix) The executable version of this development permission shall not be issued until such time that applicant submits a hardcopy of the environmental registration application form to the EPD, compiled to their satisfaction. This shall cover all operational aspects of the applicant's site including related operations not necessarily covered by this development application. This registration will include a management contract which will ensure that individual unit operators will register their operations with the Authority;
- (x) In view of the requirement of an environmental registration covering operational management of the site, the following should be included in the DPAR as guidance addressing operational issues:
- (a) All wastes shall be stored within a designated and controlled storage area(s) prior to ultimate disposal; wastes to be recycled should be stored in a designated container or area and not mixed with other wastes.
  - (b) Liquid and hazardous wastes shall be stored in a labelled, closed container(s) within a designated and controlled storage area(s) prior to ultimate disposal. Wastes of different natures should not be mixed in the same container.
  - (c) Storage, processing or repackaging of waste and equipment directly related to activities within the units in the common area of the industrial complex is strictly prohibited.
  - (d) Extracted fumes and gases from boilers and generators shall vent through stacks extending at least 3 metres above roof level or as otherwise specified in the Legal Notice 478 of 2010.
  - (e) Minor exhausts, such as wall grills, shall discharge above head height and be directed upwards.
  - (f) The exhaust from general building ventilation (e.g. extractors or fans in walls or roofs) shall be vented in such a way as to avoid local nuisance.
  - (g) Shafts for each unit shall be constructed in such a way so as to cater for the installation of extractors, wall grills and exhaust systems, filtration systems as may be required by the operational permits/ registrations of each unit and in line with applicable planning policy.
  - (h) Foul sewer drains must be strictly segregated from stormwater drains.
  - (i) Contaminated discharges to the land and foul sewer shall be prohibited unless otherwise permitted by the WSC or MEPA. All discharges to the foul sewer shall comply with the requirements of a license issued by the Water Services Corporation. Where requested by the WSC, effluent should pass through an adequately sized and well maintained interceptor.
  - (j) All bulk oil storage tanks shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank or 25% of the volume of all the tanks within the bund whichever is greater. All filling and off-take points shall be located within the bund.
  - (k) The construction of fuel tanks shall comply with relevant MRA standards.
  - (l) Drums and containers of paints/solvents/chemicals/resins/oils shall be stored in designated and secure storage areas. Storage areas shall be banded or otherwise designed so that surface and ground waters cannot be contaminated by spillages.
  - (m) The cleaning of vessel/boat and vehicle engine and body parts shall be carried out on an impervious surface such as sealed asphalt or cement. Water soluble engine washing fluids shall be recycled or disposed of through a company authorised to accept such waste.
  - (n) All maintenance is to be carried out on an impervious surface such as sealed asphalt or cement, where a thorough clean up of any spillages of oil, lubricants etc can be readily undertaken.

#### **4.3 Submission of further information:**

Applicant is to indicate:

- (i) Whether the units in the complex will be managed and operated by the same entity or whether individual units (each warehouse) will be sold or leased separately to third parties;
- (ii) The main usage of each of the units indicated in both drawing at Doc. 1C and 1D;
- (iii) As to what materials/chemicals/solvents/oils/fuels will be stored in each unit. This is to include information on the type and quantity of any VOC substances and fuels to be stored in the units. Should any such chemicals/paints/fuels/oils be stored on site applicant is to indicate how all bulk oil storage tanks shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank or 25% of the volume of all the tanks within the bund, whichever is greater. All filling and off-take points shall be located within the bund;
- (iv) The existing waste management practices which are currently being applied and followed by the existing uses;

- (v) The final destination of the waste and a confirmation if the excavated waste will be reused or landfilled given that should the excavated waste be reused, further permissions might be required;
- (vi) Confirmation of the exact uses of the classes as well as the amount of the hazardous and non hazardous wastes to be generated for each class; and
- (vii) Who will be managing the hazardous waste and the practice that will be adopted on site.

Applicant is to provide updated plans and sections showing:

- (viii) All locations of any filtration/ oil water separators/interceptors catering for any contaminated water from all workshops and their final discharge points;
- (ix) Areas of hard standing and all bunded areas within the complex which are to cater for the storage of contaminated materials, waste, vehicle parts and maintenance areas associated with the proposed operations;
- (x) How hazardous waste such as batteries/vehicle parts/oils etc. shall be stored on impervious ground having the necessary bunding in order to prevent any leaks and spills from contaminating the surrounding environment. Roofing for this area must be included on plan unless closed skips shall be utilised. Waste storage facilities should also be adequately designed to prevent odour nuisance;
- (xi) The location of any generators or boilers on site with their stacks (if applicable). This is to include the quantity and type of any fuels to be stored together with their storage method showing how:
  - o all bulk oil storage tanks (including any built-in the generator set) shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank or 25% of the volume of all the tanks within the bund, whichever is greater. All filling and off-take points shall be located within the bund.
  - o Extracted fumes and gases from boilers and generators shall vent through stacks extending at least 3 metres above roof level or as otherwise specified in the Legal Notice 478 of 2010.

### **3.3 Recommended consultations**

It is being recommended that the following entities are also consulted: Superintendence for Cultural Heritage (SCH), and Malta Resources Authority (MRA) in view of the nature and location of the proposal.