



TN 168990

PROPOSED AGING RESIDENCE, NAXXAR

PROJECT DESCRIPTION STATEMENT



Version 1: August 2016



Report Reference:

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PROJECT DESCRIPTION STATEMENT

1. Project Name: [Faint text]

2. Project Location: [Faint text]

3. Project Start Date: [Faint text]

4. Project End Date: [Faint text]

5. Project Manager: [Faint text]

6. Project Sponsor: [Faint text]

7. Project Stakeholders: [Faint text]

8. Project Objectives: [Faint text]

9. Project Scope: [Faint text]

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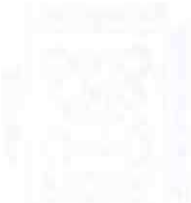
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Quality Assurance

Proposed Aging Residence Project Description Statement August 2016

Report for: **Katari Holdings Ltd**

Revision Schedule

Rev	Date	Details	Written by:	Checked by:	Approved by:
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The main body of the document contains several paragraphs of text, which are extremely faint and difficult to read. The text appears to be a formal project description or statement, possibly detailing the scope, objectives, and methodology of a project. There are some discernible words and phrases, but they are mostly illegible due to the low contrast and blurriness of the scan.

CONCLUSION

The conclusion section at the bottom of the page summarizes the key findings and outcomes of the project. It likely discusses the overall success of the project, any challenges faced, and the final recommendations or next steps. The text is again very faint and hard to decipher.

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INTRODUCTION

1. This Project Description Statement (PDS) describes a proposal for construction of a 234-bed aging residence on a site on the edge of the Naxxar Urban Area (see **Figure 1**). The site was previously occupied by a farm complex, part of which has been demolished; the unoccupied dwelling is still standing.
2. The project is proposed by Katari Holdings Ltd; Katari Holdings Ltd is hereinafter referred to as 'the Applicant'; the project is hereinafter referred to as 'the Scheme'.

OBJECTIVES OF THE SCHEME

3. As described by the Applicant, the primary objective of the Scheme is to provide an aging residence to supplement the existing healthcare industry on the Island of Malta. As also described by the Applicant, the Scheme has the following specific objectives:
 - To provide long-term residential and respite accommodation;
 - To offer nursing and care services to ensure a better quality of life for the residents;
 - To cater for the different levels of care according to the individual needs of the residents;
 - To provide a secured, safe and friendly environment for residents; and
 - To assist families and relatives of the residents by taking over some of their daily responsibilities.

BACKGROUND

4. As mentioned, the Scheme Site was previously occupied by a farm complex, the majority of which has been demolished; **Figure 2** is the 1978 aerial photograph showing the complex as it was at that time. As also mentioned, the dwelling still exists on site.
5. In April 1994, permission was refused on the Scheme Site for "*demolition of existing dwelling and erection of a villa*" (under PA 01662/94). Permission was refused again, in February 1999, in relation to a proposal "*To divide portion of land partly used as residential and partly as farm into residential units*" (under PA 05054/98). This decision was appealed, but in February 2000 the decision to refuse permission was upheld (under PAB 00076/99). Notably, the Applicant did not take forward either of these two planning applications.
6. In March 2016, the Applicant submitted a Full Development Permit application "*to demolish pre-1978 existing dwelling and to construct an aging residence (Class 2) on disturbed land, according to SPED Policy TO2.1*" (under TN 168990) – the Scheme.

7. On 26th April 2016, the Planning Authority (PA) issued a Screening Letter advising the Applicant that *"The proposed land use cannot be considered in terms of Policy 6.2c of the Rural Policy and Design Guidance 2014 in view that the existing building on site has been demolished as per permit PA 7760/96. Proposal may be considered in light of SPED Policy TO2.1, which guides the location of social and community facilities"*. The Applicant was asked to undertake a site selection exercise *"justifying the proposed use within this site, including evidence that no other feasible alternatives exists within the urban area. This shall also take into consideration the General Principles of the Strategic Plan for Environment and Development which adopts a sequential approach to the use of land where development should be guided, to ensure that site is appropriate in terms of land use and its socio economic benefits"*. Furthermore, the Applicant was asked to provide a Project Description Statement (PDS), as well as a visual assessment.

ALTERNATIVE SITES

8. As mentioned, in April 2016, the PA asked the Applicant to undertake a Site Selection Exercise (SSE) to identify a suitable site for the Scheme. As agreed by the PA, the SSE focussed on the area of the north central area conurbation, namely the localities of: Gharghur; Iklin; Naxxar; Pembroke; San Gwann; and Swieqi. The methodology for the SSE was also agreed by the PA. The SSE was conducted in two phases, having regard to the General Principles of the National Spatial Framework outlined in the *Strategic Plan for the Environment and Development (SPED) 2015* (outlined below).
9. Phase I of the SSE involved a search for potential sites within the Urban Area (Development Zone) that could be reused, redeveloped, or developed as an aging residence. This was undertaken by, firstly, screening for sites on the basis of environmental and planning considerations (and the key technical and operational considerations as relevant to inform this screening) and, secondly, subjecting the sites identified through this screening to a financial feasibility analysis.
10. The screening for sites on the basis of environmental and planning considerations was conducted by Adi Associates, and the Report of this exercise was submitted to the PA in May 2016 (*Site Selection Exercise – Part I: Screening for Sites in the Urban Area on the Basis of Environmental and Planning Considerations, May 2016*). The screening for sites on the basis of environmental and planning considerations identified a short-list of two vacant land sites within the Urban Area (Development Zone), both in Naxxar, which could potentially be developed as an aging residence. The location of these two sites is shown in **Appendix I**.
11. The financial feasibility analysis of the two vacant land sites within the Urban Area (Development Zone) identified through the environmental and planning screening was conducted by PM Consultancy Firm; the report of the analysis was submitted to the PA in June 2016 (*Feasibility Analysis for the Development of an Aging Residence at Naxxar, June 2016*).

12. On 8th July 2016, the PA advised the Applicant as follows (reproduced in full in **Appendix 2**):

“The Planning Directorate has reviewed the two reports and concluded that on the basis of the information provided, no feasible alternative exists with the Urban Area for the location of a home for the elderly as requested. Therefore, the site selection exercise can proceed to Phase 2.

In the second phase you would need to identify a range of alternative sites located ODZ with previously developed land as a first priority and vacant land where no feasible alternatives exist”.

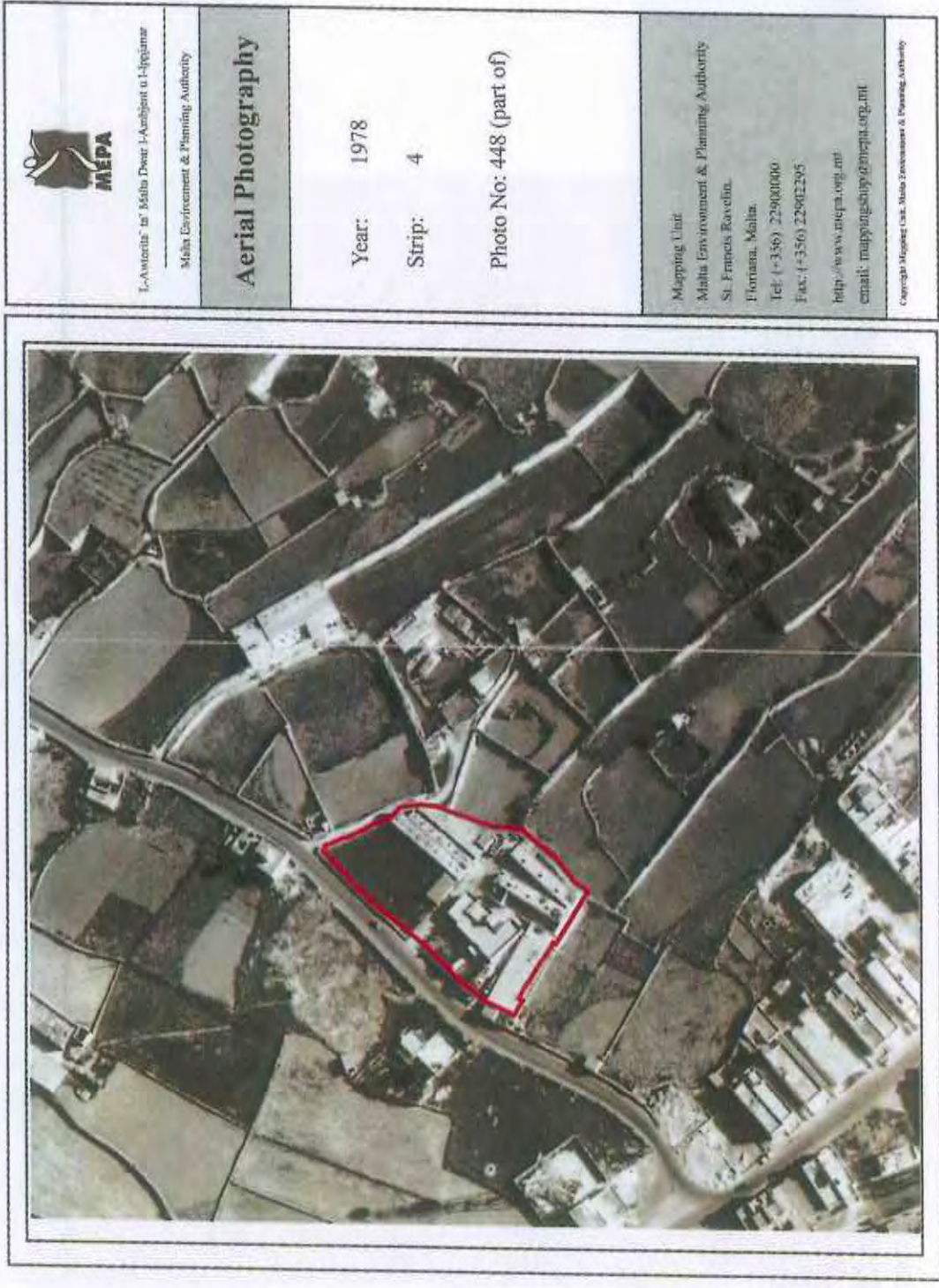
13. Accordingly, Phase 2 of the SSE involved a search for potential sites within the Rural Area (Outside Development Zone) that could be reused, redeveloped, or developed as an aging residence. The screening for sites in the Rural Area (ODZ) on the basis of environmental and planning considerations (and the key technical and operational considerations as relevant to inform this screening) was conducted by Adi Associates. The Report of this exercise was submitted to the PA in July 2016 (*Site Selection Exercise – Part 2: Screening for Sites in the Rural Area (ODZ) on the Basis of Environmental and Planning Considerations, July 2016*).
14. The screening identified an initial long-list of two previously developed sites in the Rural Area (ODZ) that could potentially be redeveloped as an aging residence – a site in Magħtab and the Scheme Site (see **Appendix 3**). A more detailed screening concluded that the Magħtab site was unsuitable for an aging residence because of its rural location, distance from the nearest urban area, and accessibility issues generally.
15. The Scheme Site was subjected to further detailed screening, in the form of a Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis. The results of the SWOT analysis are explained in full in the Report (*Site Selection Exercise – Part 2: Screening for Sites in the Rural Area (ODZ) on the Basis of Environmental and Planning Considerations, July 2016*).

Figure 1: Location of the Scheme Site



INDICATIVE ONLY - Not to be used for direct interpretation.

Figure 2: Aerial Photograph of the Scheme Site
Scheme Site outlined in red



DESCRIPTION OF THE SCHEME

LOCATION OF THE SCHEME SITE

16. The Scheme Site is located on the edge of the Naxxar Urban Area (Development Zone), within the Naxxar Local Council administrative area (see **Figure 1**). The site has a primary frontage on Triq Għargħur and a secondary frontage on an alleyway (Sqaq L-Imnieqa).

CHARACTERISTICS OF THE SCHEME SITE

17. The Scheme Site covers an area of approximately 4,748 m². It comprises an unoccupied derelict farm dwelling surrounded by generally disturbed land on which there is demolition debris and other dumped rubbish overgrown with vegetation in part. There are a number of mature trees within the site, at the entrance to the dwelling, on Triq Għargħur. These are primarily *Cupressus sempervirens* (Cypress); a number of *Casuarina* (Pine) trees are also present.
18. As mentioned, the Scheme Site was previously occupied by a farm complex, the majority of which has been demolished; **Figure 2** (above) shows the extent of the complex in 1978. **Figure 3** shows images of the Scheme Site as it is currently.

DESCRIPTION OF THE GENERAL SURROUNDINGS

Land Uses

19. A detailed land use survey of the area surrounding the Scheme Site was carried out in April 2016; the land uses are illustrated in **Figure 4**, and images of the surroundings are illustrated in **Figure 5**.
20. The predominant land uses in the vicinity of the Scheme Site are agricultural and residential. Arable land dominates the area to the east of the site, towards the village of Għargħur; agricultural features include farmhouses, stores, greenhouses and rubble walls. There is evidence of previous quarrying activity, with quarries having been restored for agricultural use.
21. The settlement of Naxxar lies immediately to the west of the Scheme Site; the Development Zone boundary of the settlement is defined by Triq Margaret Murray. The residential mix comprises apartments, maisonettes, terraced houses and houses of character; the area between Triq San Pawl and Triq Margaret Murray is characterised by villas and bungalows. The residential area includes a mix of commercial uses, including a supermarket and smaller retail outlets. To the north of the Scheme Site, on the opposite side of Triq Għargħur, is a terrace of houses identified in the *Central Malta Local Plan 2006* as a Category I Rural Settlement. Further east along Triq Għargħur are a number of detached residential properties (farmhouses and villas).



Figure 3: Images of the Scheme Site as it is currently





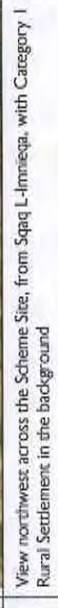
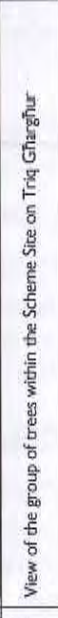
		
<p>Scheme Site as viewed from Triq Għargħur (looking southwest), with unoccupied dwelling on the right</p>	<p>Entrance to unoccupied dwelling, from Triq Għargħur</p>	<p>View across the Scheme Site (looking south), with unoccupied dwelling on the right</p>
		
<p>Scheme Site as viewed from Sqaa L-Imnieqa (looking west), with unoccupied dwelling in the centre</p>	<p>View northwest across the Scheme Site, from Sqaa L-Imnieqa, with Category I Rural Settlement in the background</p>	<p>View of the group of trees within the Scheme Site on Triq Għargħur</p>

Figure 4: Surrounding Land Uses

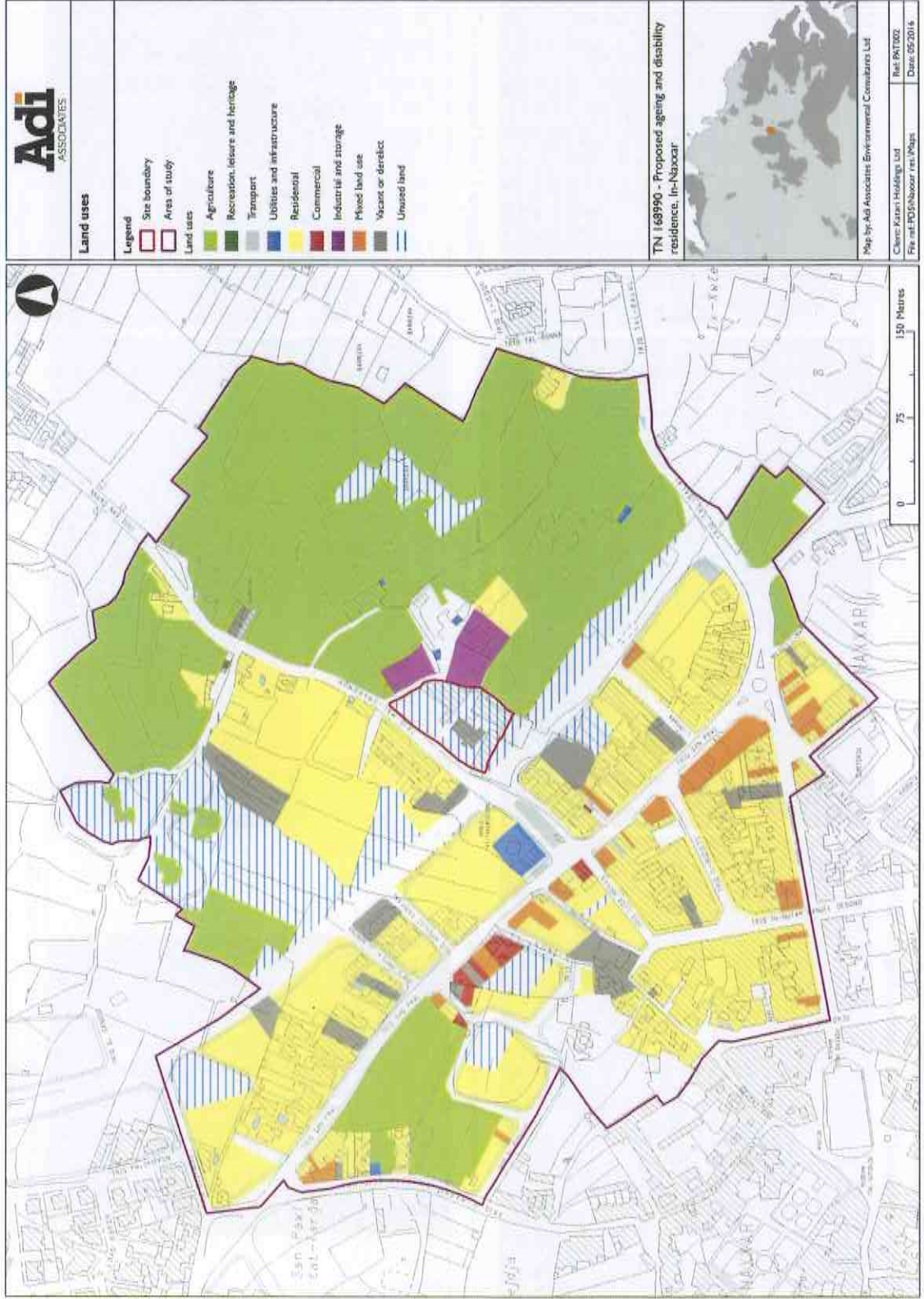


Figure 5: Images of the Area Surrounding the Scheme Site

22. Immediately adjoining the Scheme Site on its eastern perimetre there is a complex of underground industrial garages and an open storage yard. There is also a substation in this area. There is a telecommunications station, including a telecommunications antenna, located approximately 55 m to the southwest of the Scheme Site.

Geology and Hydrology

23. The Scheme Site is located in an area comprising Lower Globigerina Limestone (see **Figure 7**; the area around the site contains a number of old, inactive quarries, many of which have been restored for agricultural use.
24. The Scheme Site is located on the main Mean Sea Level Aquifer. The area is also a Drinking Water Protected Area, and the Scheme Site is located approximately 200 m from the Merged Groundwater Safeguard Zone and approximately 280 m from the Groundwater Safeguard Zone (see **Figure 8**). A Water Services Corporation (WSC) groundwater borehole was noted approximately 25 m from the Scheme Site; however, this borehole is not active and lies outside of the Ground Water Protection Zone.

Natural and Cultural Heritage

25. There are no natural heritage designations in the vicinity of the Scheme Site. There are a number of cultural heritage features in the vicinity of the site. The Grade I Scheduled windmill (Il-Mitħna tal-Laqx) is located approximately 12 m from the Scheme Site, on Triq Għargħur. The Ħal Għargħur Semaphore Tower, which is one of only three semaphore towers in the Maltese Islands, is located on Triq Għargħur, at a distance of approximately 142 m from the Scheme Site. This tower isn't a scheduled property but nevertheless has significant industrial and military heritage importance. **Figure 6** shows images of these cultural heritage features; **Figure 9** shows their location relative to the Scheme Site.

Figure 6: Cultural Heritage Features

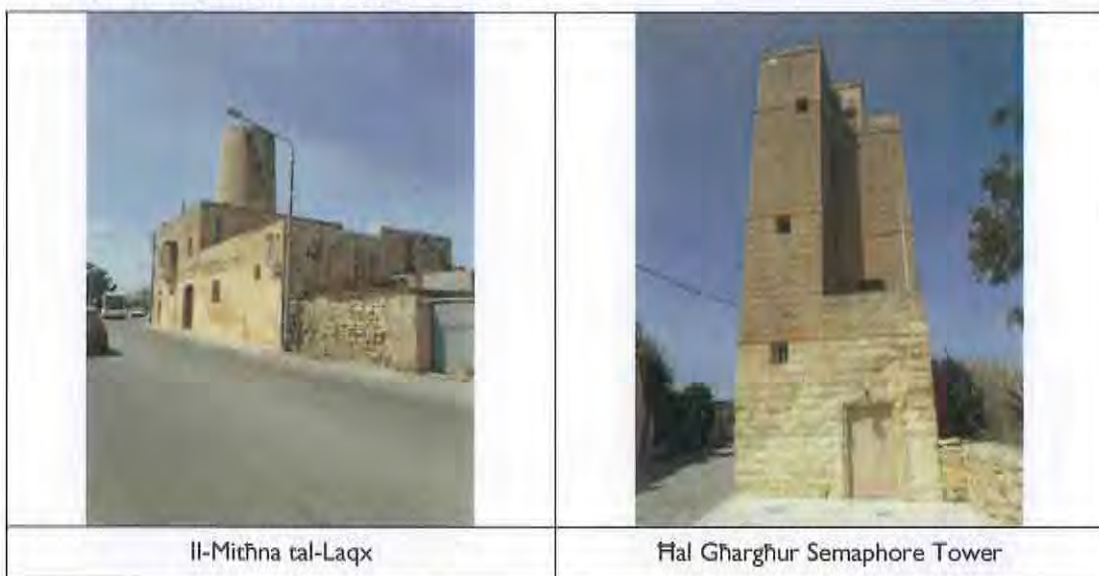




Figure 7: Geology Map

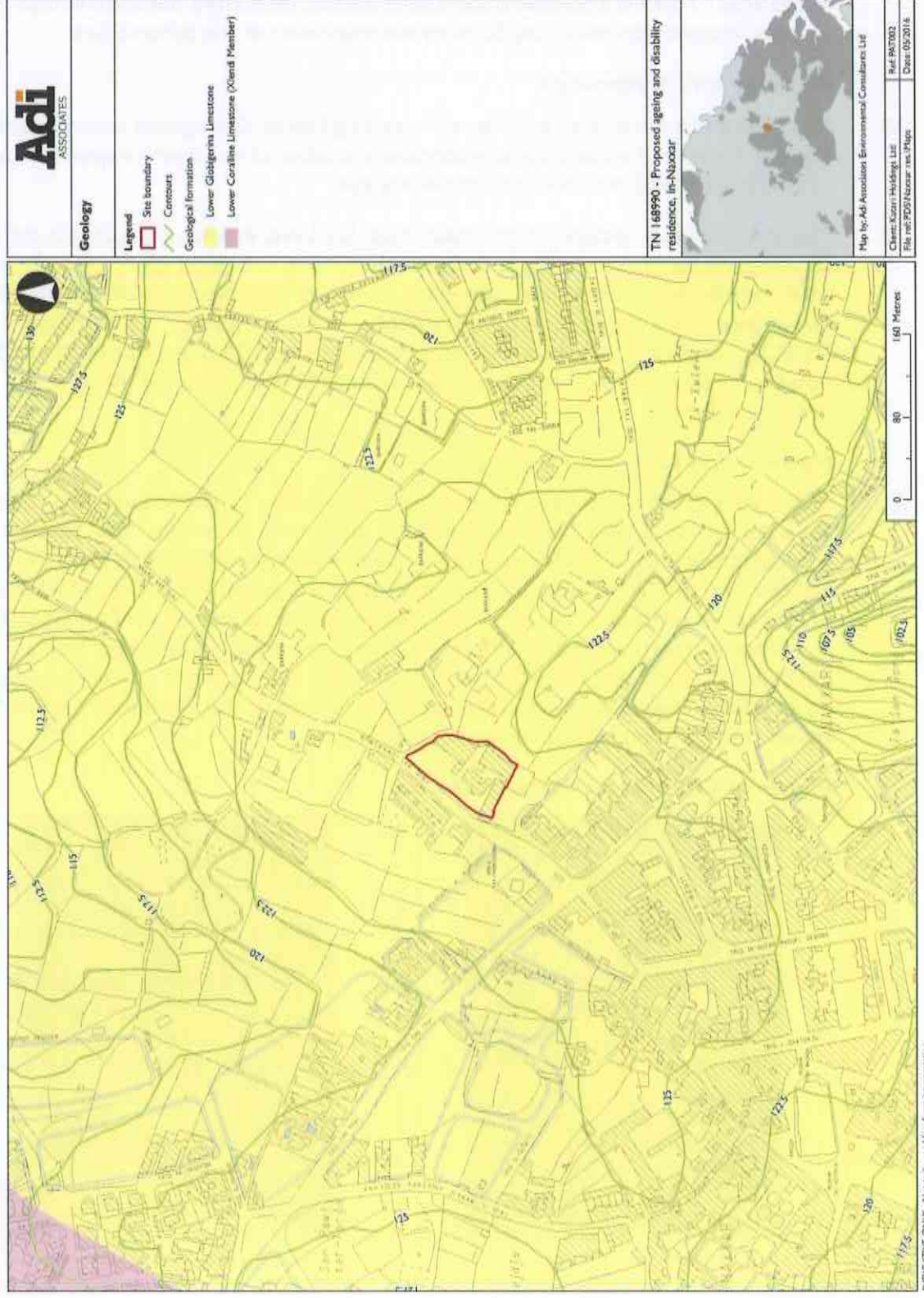
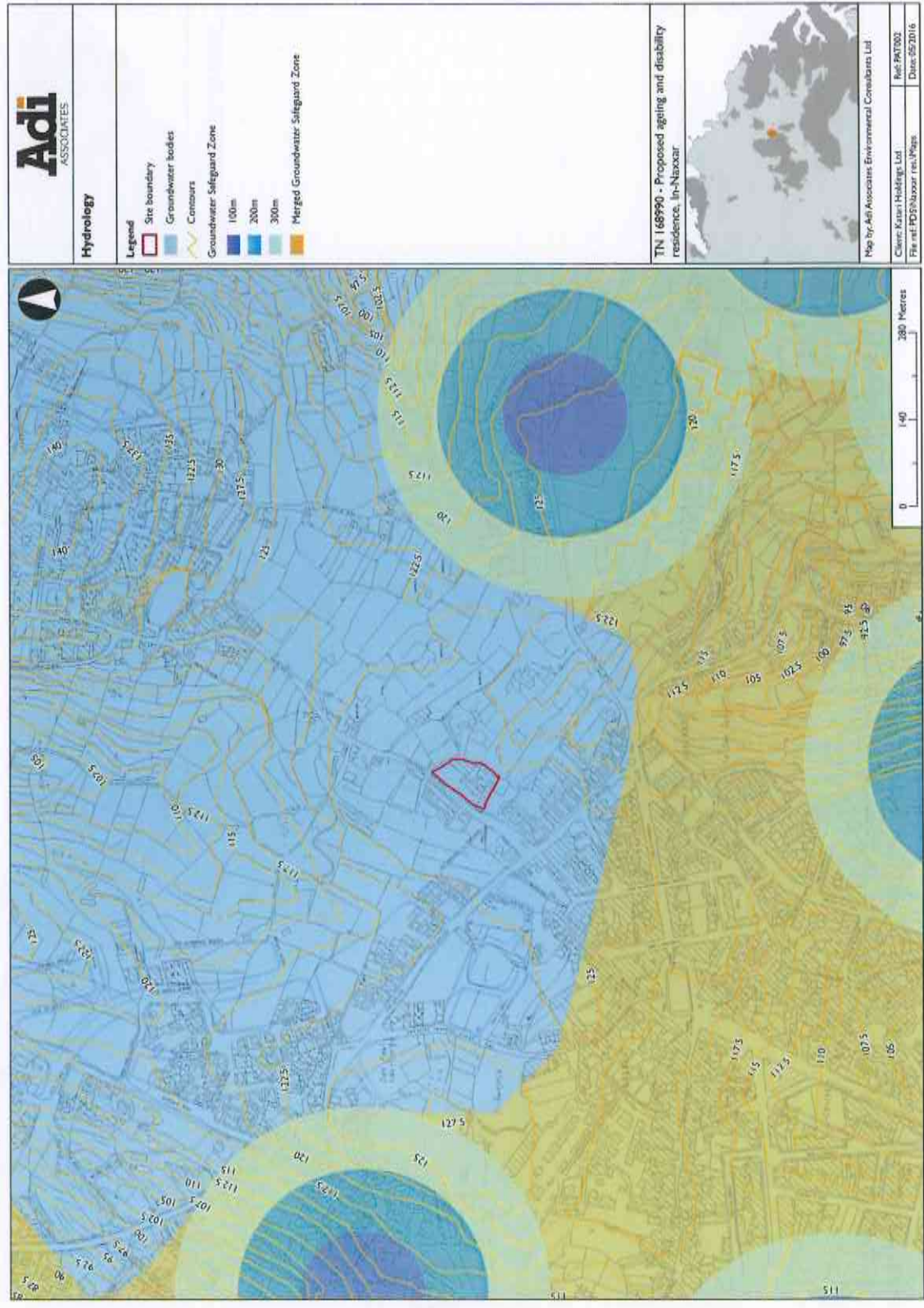


Figure 8: Hydrology Map



Adi ASSOCIATES

Hydrology

Legend

- Site boundary
- Groundwater bodies
- Contours
- Groundwater Safeguard Zone
- 100m
- 200m
- 300m
- Merged Groundwater Safeguard Zone

TN 168990 - Proposed ageing and disability residence, In-Naxxar



Prep by: Adi Associates Environmental Consultants Ltd
 Client: Kavan Holdings Ltd
 File ref: PDS/Naxxar res/Mapa
 Rev: PA1702
 Date: 05/20/16

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RELEVANT PLANNING POLICY

Strategic Plan for the Environment and Development 2015

26. The SPED outlines a National Spatial Framework for the Maltese Islands. The General Principles of this National Spatial Framework (NSF) advocate a sequential approach to the use of land, as follows:

3.1 The sustainable use of land and sea resources depends on the efficient use of available space. In preparing policies, plans and programmes Government will adopt a sequential approach to the use of land where development should be guided:

- *firstly to the re-use of existing developed land and buildings (through change of use);*
- *secondly to re-development of existing developed land and buildings; and*
- *Finally, where no other feasible alternatives exist, to the use of vacant land.*

This sequential approach is being adopted in order to ensure that land take up in the Rural Area is considered as a last resort and where it is essential for the achievement of sustainable development.

27. In relation to guiding socio-economic development, and with relevance to the Scheme, **Thematic Objective 1** of the NSF advocates:

“To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Area by:

- 1. Guiding the location of the bulk of new jobs and homes within the Urban Area...*
- 5. Achieving a wider mix of compatible uses on land and sea*
- 6. Reducing development densities of urban settlements*
- 7. Increasing green open space*
- 8. Facilitating the implementation of an integrated transport strategy...*
- 10. Socio-economic development should ensure that rural areas are not exploited by uses which are not legitimate or necessary*

28. In relation to guiding socio-economic development, and with relevance to the Scheme, **Thematic Objective 2** of the NSF advocates:

To ensure that provision is made for new social and community facilities and to cater for extensions to such existing facilities for education, child

care, family care, health, the elderly, the disabled, rehabilitation, places of worship and animal welfare which are accessible for all whilst minimising environmental impacts by:

1. Guiding the location of new social and community facilities within the Urban Area and where no other feasible alternatives exist allowing consideration within appropriate locations in the Rural Area for education, health, elderly, disabled and rehabilitation facilities
2. Maximising the efficient use and reuse of existing facilities...
6. Facilitating the provision of health centres and homes for the elderly at a regional level.

29. In relation to guiding socio-economic development, and with relevance to the Scheme, **Thematic Objective 3** of the NSF advocates:

To support the lifting of persons out of risk of poverty and social exclusion by:

1. Seeking to integrate social facilities for vulnerable groups within existing communities, with special focus on the Cottonera, Valletta, Msida, Qawra, Marsa, Birzebbugia, Marsascalea, Gozo areas.
2. Seeking to increase the supply of and assistance for affordable and social housing within the Urban Area, especially for vulnerable groups...

30. In relation to protecting the environment, and with relevance to the Scheme, **Thematic Objective 6** of the NSF advocates:

To safeguard environmental health from air and noise pollution and risks associated with use and management of chemicals by:

1. Controlling the location, design and operation of development
2. Identifying and designating pollution hotspots including air and water quality, noise and land contamination, and focusing resources for positive action and improvement...

31. In relation to the urban area, and with relevance to the Scheme, **Urban Objective 1** of the NSF advocates:

To accommodate socio-economic development in those parts of the Urban Area well served by public transport and existing infrastructure, to contain urban sprawl and minimise the need to travel by:

1. Designating a hierarchy of urban areas as follows:
 - A. Principal Urban Area (PUA), to accommodate major employment, social and residential development needs

Proposals for new or improved community facilities will be approved subject to the following criteria:

- a. the proposal is located in a central location in order to serve the needs of the local community;*
- b. operating hours and operational requirements are compatible with the surrounding uses;*
- c. suitable access is provided into and within the site in accordance with MEPA's Access for All requirements;*
- d. any specific infrastructure or servicing requirements can be met;*
- e. the scale of the facility is related to the needs of the locality and there is no adverse impact on the local environment in terms of the scale, use and design of the proposed development;*
- f. the building is designed with a public frontage with doors and windows onto the street in order to provide a focal point for the local community;*
- g. they are conveniently accessible by both public and private transport and on foot from nearby residential areas; and*
- h. they conform to all relevant Local Plan policies.*

37. **POLICY CG 25 (Protection of Strategic Open Gaps)** restricts "any urban development' in designated Strategic Open Gaps, except for essential small scale utility infrastructure".

Figure 10: Strategic Proposals – Principal Urban Area (extracted from the SPED, 2015)

Red boundary shows the Scheme Site

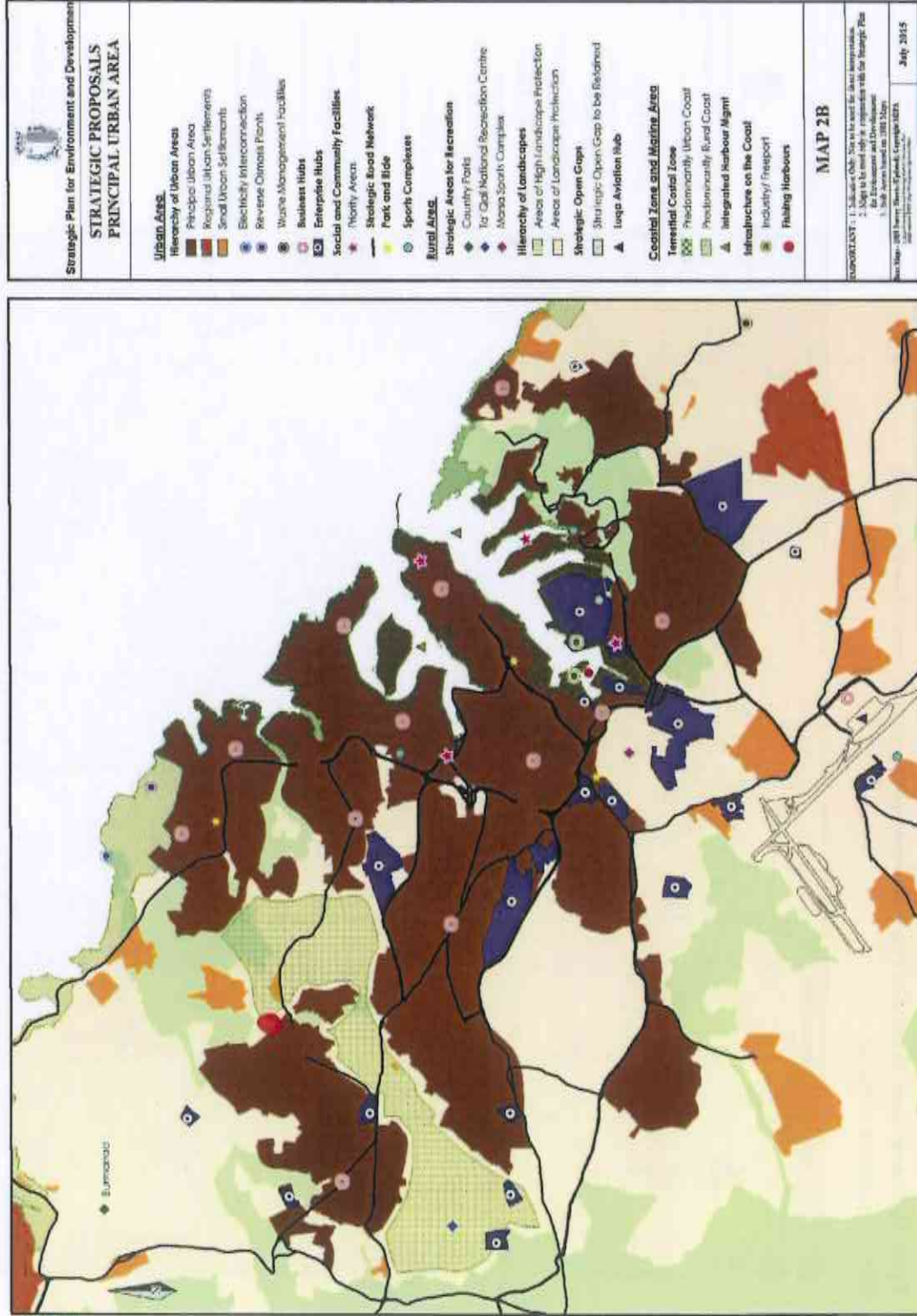




Figure 11: Naxxar North Area Policy Map (extracted from the Central Malta Local Plan, 2006)
 Red boundary shows the Scheme Site

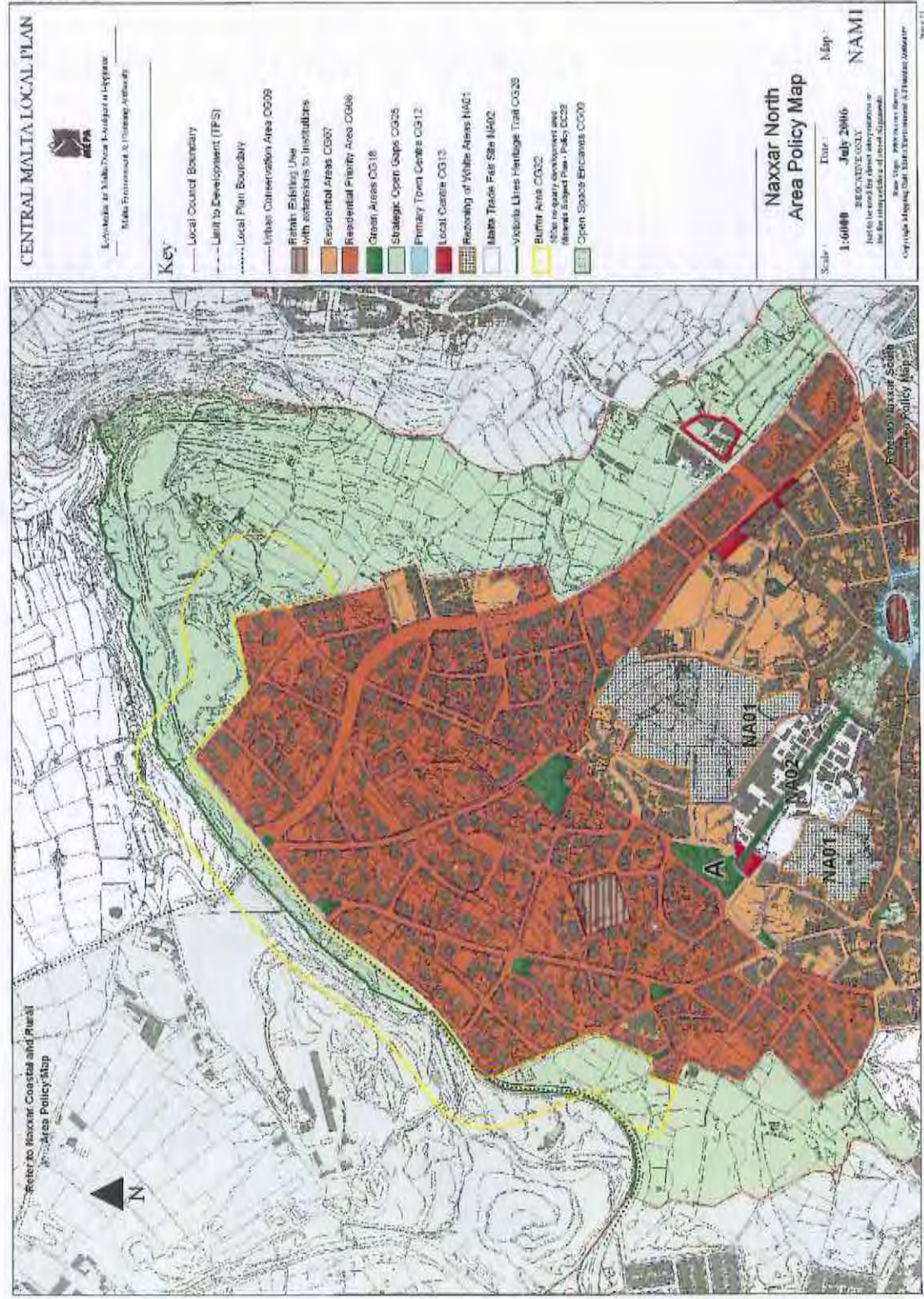
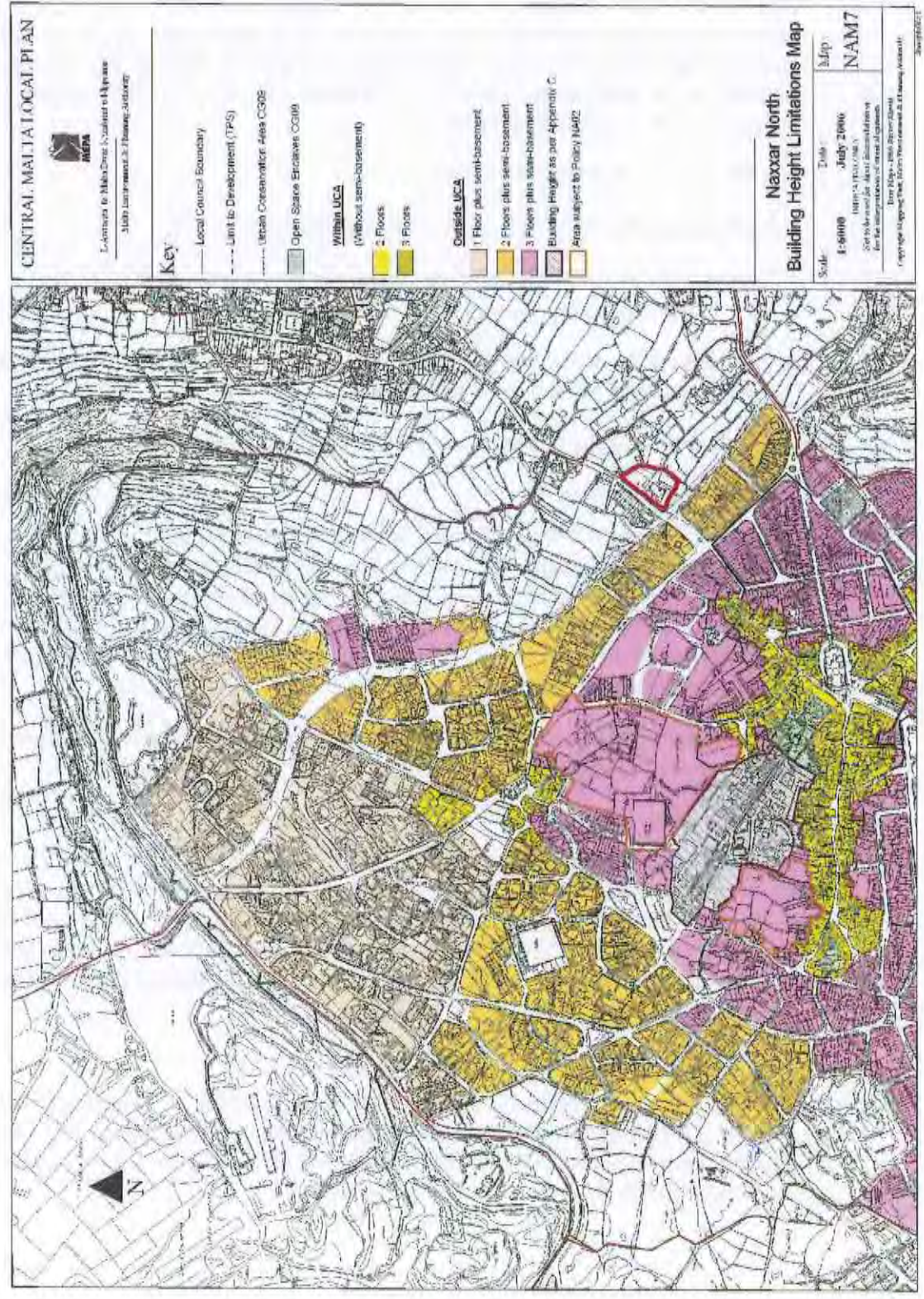




Figure 12: Naxxar North Area Building Heights (extracted from the Central Malta Local Plan, 2006)
 Red boundary shows the Scheme Site



DESCRIPTION OF THE SCHEME

38. The Scheme takes the form of a three-storey aging residence (with two basement levels); the Scheme will have a total floor area of approximately 8,510 m² and an overall height of 10.9 m. The Scheme layout is shown in **Figure 13**, and visual impressions of the Scheme are shown in **Figure 14**. The detailed drawings of the Scheme are included in **Appendix 4**.
39. Specifically, the Scheme comprises:
- 234 beds over three floors (ground to second floor level);
 - dining area, chapel, activity room, multi-sensory room, therapeutic baths, and a gymnasium (basement and ground floor levels);
 - administration areas, staff facilities, medical treatment rooms, and a morgue (basement and ground floor levels); and
 - plant and servicing facilities, and storage rooms (basement levels).

Access and Parking

40. There will be vehicular access to the Scheme from two locations. Access to the reception area, for ambulances, and to the surface parking area, will be from Triq Għargħur; there will be separate ingress and egress points on Triq Għargħur. Access to the basement parking areas, and for service vehicles, will be from Sqaq L-Imnieqa. A Traffic Assessment is currently being prepared; this assessment will determine the need for any remedial works to this alleyway, or to Triq Għargħur.
41. The Scheme will provide 82 car parking spaces (69 spaces over two basement levels and 13 spaces at surface level).

Landscaping

42. Detailed landscaping proposals have not yet been developed. However, the Scheme envisages new soft landscaping all around the perimeter of the site. The species range for all planting will be chosen from the *Guidelines on Trees, Shrubs and Plants for Planting & Landscaping in the Maltese Islands, 2002*. It is intended to retain and incorporate into the landscaping some of the existing, mature *Cupressus sempervirens* *Casuarina* trees located along Triq Għargħur.

Services

43. As explained by the Applicant, all the utility services required to accommodate the Scheme (electricity, mains water, sewerage, and telecommunications) are readily available near the Scheme Site. The Scheme will include a substation (at Basement Level -2); this has been discussed with Enemalta.

Figure 13: Scheme Layout





Figure 14: Visual Impressions of the Scheme



RESOURCES

Raw Materials

44. The primary raw materials to be used in the construction of the Scheme are shown in Table I.

Table I: Estimated Raw Materials for Construction

Raw Material	Estimated amount
Foundations	50 m ³
Columns	150 m ³
Slabs	10,000 m ²
Beams	125 m ³
HCB walls	12,000 m ²
Reinforcement	30,000 Kg
Insulating material	1,500 T
Glazing	240 m ²

Energy

45. The Scheme has been designed to take account of passive-design principles and with attention to sustainable energy consumption. Passive-design features evident in the construction will include insulation of the building envelope (exposed walls and roofs) and double-glazed apertures with thermal break. Energy saving measures will include:
- Photovoltaic (PV) system (panels on approximately 1,400 m² of available roof space), having a capacity of 120 kWp. At a nominal 1,600 annual solar hours, the system is expected to generate a total of 192,000 kWh annually.
 - Energy efficient and sensor-controlled internal lighting system. Lighting throughout will be in the form of high-efficient fluorescent (FL), compact fluorescent (CFL), LED's, and similar type lamps. The lighting in all public areas, common areas and service areas will be equipped and controlled by presence sensors.
 - Photocell-controlled and timer-controlled external lighting system. The external areas will be artificially lit only during periods of low natural illumination. Certain areas will also be on a timer-controlled system so as to avoid artificial illumination when the areas are not in use during the night.
 - Building Management System. All the major electrical equipment will be monitored and controlled by means of a Building Management Control System.

- Air-cooled, high efficiency and zonal air-conditioning systems (naturally ventilated VRV systems).
 - Waste heat recovery from the air-conditioning systems (used to heat water).
 - Heat pump for domestic hot water.
 - Elevators with optimum energy-saving, in respect of passenger capacity, call management and attending system, and cabin speed.
 - Inbuilt power factor correction.
46. The estimated annual electricity consumption is 730,000 kWh. As mentioned, it is expected that the PV system to be installed will generate a total of 192,000 kWh annually, 26% of the total annual electricity consumption.

Water

47. The Scheme has also been designed to take account of water conservation and sustainable water consumption. Rainwater will be collected and stored in an underground reservoir (120 m³ capacity). The stored water will be re-used as second class water primarily for irrigation, and for flushings. The 1,400 m² of roof space is expected to yield approximately 630 m³ of rain water annually. It is envisaged that approximately 70% of this will be taken up for irrigation, leaving approximately 30% for flushings.
48. The annual water demand for the Scheme at full occupation is estimated to be 8,760 m³ (estimated daily consumption is approximately 24 m³).

Sewage

49. The Scheme will be connected to the main sewer. The annual discharge is estimated at 7,000 m³.

WASTE MANAGEMENT

Construction Phase

50. Waste generated during construction will primarily consist of excavation waste, which is estimated at approximately 12,000 m³ of rock. A better understanding of the ground conditions will be obtained once trial pits have been excavated, and this estimate may be revised once this data is available. All soil removed from the site will be stored off-site by the contractor, to be reused on-site in the landscaping, as necessary. The remaining soil will be appropriately reused in accordance with the guidance of MEPA / Department of Agriculture.
51. The dwelling to be demolished will be stripped of any remaining fittings, in preparation for demolition. Fittings, including doors, windows, electrical equipment, rainwater pipes, etc., will be carefully removed properly segregated according to their constituent materials (wood, aluminium, metal, plastic, glass, etc). Any hazardous wastes will be placed in appropriate containers and managed in line with the

hazardous waste consignment permit regulations. All hazardous wastes will be treated or disposed of in accordance with the hazardous waste consignment permit. Concrete will be crushed off-site and re-used as aggregate. The remainder of the inert material will be dumped or recycled at a licensed facility.

52. The construction and demolition debris and other waste present within the site will be dealt with in a similar manner

Operational Phase

53. Operational waste to be generated by the Scheme will comprise clinical waste, sharps (e.g. needles, syringes, razor blades, etc), domestic waste, recyclable waste and batteries and WEEE. These wastes will be separated and disposed of by licensed waste contractors engaged by the operator, in accordance with the relevant regulations.
54. The expected daily waste to be generated is two 1,100L skips of domestic waste, one 1,100L skips of recyclable waste, and approximately 350 L of clinical waste. 1L sharp boxes are normally changed on a monthly basis. Colour-coded containers will be provided in the waste storage room in the service area on each floor. These areas will receive all waste before it is transported to a centralised waste storage area located at level minus one (-1), from where it will be collected by licensed waste contractors for eventual disposal off-site.

CONSTRUCTION TIMETABLE

55. It is envisaged that the construction period (demolition, excavation, construction and finishing) will last approximately 22 months (with some overlap between the stages) – see **Table 2**.

Table 2: Construction Timetable

Phase	Weeks
Demolition	4
Excavation	10
Construction	52
Finishes	38

MACHINERY

56. The machinery envisaged to be employed during the construction is described in **Table 3**.

Table 3: Construction Machinery

Phase	Machinery	Number
Demolition	Excavators	2 (daily)
	Dump Trucks	4 (daily)
Excavation	Excavators	3 (daily)
	Rippers	1 (daily)
	Dump Trucks	6 (daily)
Construction	Tower Cranes	2
	Delivery Trucks	1 (3 times a week)
	Ready-mix Trucks	1 (3 times a week)

OPERATING HOURS

57. The Scheme will operate with two shifts over a 24-hour period – from 07:00 to 19:00 and from 19:00 to 07:00. It is envisaged that visiting hours will be from 09:30 to 11.30 and 15:00 to 17:30 daily.

EMPLOYMENT

58. The Scheme is expected to employ between approximately six persons in the initial construction stages to up to approximately 20 persons during the latter construction stages.
59. During the operational phase, the Scheme is expected to employ approximately 70 persons over a 24-hour period (approximately 35 persons per shift); the staff compliment will include management and administration staff, nursing staff, carers, cleaners, laundry and kitchen staff, and maintenance and security staff. There will be a mixture of full-time and part-time, as determined by the different levels of care being provided.

POTENTIAL ENVIRONMENTAL IMPACTS

60. Environmental impacts can be both negative as well as positive, and their assessment is important so as to better define the effects that a proposal may have on its receiving environment. At this stage in the process, a preliminary list of the potentially significant environmental impacts of the Scheme can be identified.

61. The potential impacts of the Scheme are considered to be:

- **Impacts on landscape and visual amenity**, arising from construction and operation of the Scheme

The Scheme will result in modification to the appearance and character of site as it exists, through the physical interventions, which will serve to increase the built development, as well as the change in and intensification of activity on the site. A detailed visual assessment has been prepared for the Scheme. This assessment has identified potential impacts of moderate significance on views from the northeast and southeast.

- **Impacts on ecology and eco-system services**, arising from construction of the Scheme

The open areas of the Scheme Site comprise primarily disturbed land, and there is no flora or fauna species of particular ecological importance within the site. However, the open areas provide a number of environmental, social and cultural benefits arising from their 'naturalness', and the Scheme will result in the loss of these services.

- **Impacts on air quality**, arising from construction and the operation of the Scheme.

It is expected that there will be some dust generated during demolition and excavation in particular; however, given the scale, duration and nature of the construction, these potential impacts are likely to be short term, temporary and localised. The entire construction period is expected to be 22 months, with a maximum 14 week period for demolition and excavation. With proper adherence to the current construction site regulations, and with the appropriate mitigation measures in place, it is expected that dust impact during construction will be limited.

There is likely to be increased emissions to air from operational traffic. A traffic assessment is currently being prepared, which will identify the scale of the increase in operational traffic. The scale of the impact on air quality is therefore uncertain at this stage.

- **Waste impacts**, arising from the construction and operation of the Scheme.

The construction phase will generate mostly inert and non-hazardous wastes, which will be reused, recycled or disposed of at authorised waste management facilities, in accordance with regulations. A Construction Management Plan

addressing waste management will be in place and the Applicant will be required to adhere to the *Environmental Management Construction Site (Amendment) Regulations 2007*.

During operation, the Scheme will generate clinical waste, sharps (e.g. needles, syringes, razor blades, etc), domestic waste, recyclable waste, and batteries. The waste will be stored appropriately on site prior to collection, collected by authorised waste carriers, and deposited at authorised facilities for recycling or disposal. The consignment note permit system will be employed for the transfer of hazardous waste.

- **Noise impacts**, arising from the construction and operation of the Scheme.

Given the scale, duration and nature of the construction, potential noise impacts are likely to be short term, temporary and localised. With proper adherence to the current construction site regulations, and with the appropriate mitigation measures in place, the noise impact during construction will be mitigated to some extent.

- There is likely to be increased traffic noise to air from operational traffic. As mentioned, a traffic assessment is currently being prepared, which will identify the scale of the increase in operational traffic. The scale of the impact arising from traffic noise is therefore uncertain at this stage.
- **Impacts on the geo-environment**, arising from the construction and operation of the Scheme.

The Scheme will likely involve excavation of Lower Globigerina Limestone. As mentioned, there have been no sub-surface geotechnical investigations carried out to date; however, it is expected that approximately 12,000 m³ of rock will be excavated. The potential for the re-use of the rock will be explored. However, any extraction of mineral resources has an impact on geology and geomorphology. Hence, the Scheme is likely to have a potentially significant impact in this regard.

- **Social impacts**.

The Scheme could potentially have positive social impacts, in terms of providing accommodation for the aging in this locality, as well as local employment opportunities. The Scheme could also have potentially negative social impacts for those living in the area, in terms of introducing built development of an essentially urban nature to this site.

MITIGATION PROPOSALS

62. Potential mitigation measures for the impacts identified above may include:

- Careful consideration of the physical interventions (primarily siting, scale, design and landscaping treatment) having regard to the urban / rural edge setting, in

order to ensure the sensitive integration of the Scheme in the interests of landscape and visual amenity;

- Ensuring the adoption of best practice environmental measures throughout demolition, excavation and construction (including the adoption of measures for mitigating potential impacts on air quality, waste management, preventing contamination of surface water, and other potential environmental impacts), and ensuring adherence to the *Environmental Management Construction Site (Amendment) Regulations 2007*. These best practice measures should be addressed in the Construction Management Plan and appropriate monitoring regimes should be set up throughout the excavation and construction phases to mitigate impacts;
- Careful operational management of the Scheme, in order to manage activities on the site and their potential environmental impacts, including ensuring the adoption of best practice environmental measures throughout the operation of the Scheme; and
- Ensuring compliance with waste management regulations and the adoption of best practice in relation to operational waste management.

**Appendix I: Alternative Sites - Sites in the Urban Area (Development Zone)
identified in the Site Selection Exercise**





EROD 16 (2014) 2014 (2014) National
 Environment Protection Authority and
 State Environment Planning
 Authority

INDICATIVE ONLY - Not to be used for direct representation

	Stage 2: In-Naxar (NXZ)	<p>Legend</p> <ul style="list-style-type: none"> Site boundary Viewpoints 	<p>Site selection exercise: Part 1</p>
<p>Map by: Adi Associates Environmental Consultants Ltd</p>		<p>Client: Kira Holdings</p>	<p>Ref: PA/03592/16</p>
<p>File ref: Site Selection/Elderly Residence</p>		<p>Date: 04/2016</p>	

Appendix 2: Planning Authority Letter of 8th July 2016





PLANNING AUTHORITY

Ref: ec 018

July 2016

Mr Paul Attard
Obo Katari Holdings Ltd.
259, De Valley
Ghajn Zejtuna
Mellieha

Dear Mr Attard,

Re: TRK 168990 – Site at, Gharghur Road, Sqaq L- Imniega, Naxxar, Malta

I refer to your tracking application for the construction of an aging residence in Naxxar submitted on the 17th of March 2016 and to Directorate's screening letter of the 26th April 2016 which required sound planning justifications to demonstrate that the site is an appropriate for the development of an elderly home.

Following from this request, discussions were held to determine the approach which was to be adopted for the preparation of a planning justification in terms of the SPED policy TO2.1 which indicates that facilities for the elderly may be considered in the Rural Area where no other feasible alternative exists within the Urban Area.

It was agreed that the justification needs to be based on the sequential approach to the location of development described in paragraph 3.1 of the SPED and consequently you prepared two reports, a site selection exercise (Phase I) prepared by Adi Associates to identify alternative sites and a feasibility study comparing the financial feasibility of the alternatives prepared by PM Accountancy Firm.

The Planning Directorate has reviewed the two reports and concluded that on the basis of information provided, no feasible alternative exists within the Urban Area for the location of a home for the elderly as requested. Therefore the site selection exercise can proceed to Phase 2.

In this second phase, you would need to identify a range of alternative sites located ODZ with previously developed land as a first priority and vacant land where no feasible alternatives exist.

I suggest you upload the two reports mentioned above in the Authority's electronic system so that proper records are kept of the procedure adopted.

Yours sincerely,

Johann Buttigieg
Executive Chairman

Il-Korpiju Pjanifikazzjoni, Fommara, KIN 1242, MALTA
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Appendix 3: Alternative Sites - Sites in the Rural Area (Outside Development Zone) identified in the Site Selection Exercise



Adi ASSOCIATES

In-Naxxar (NX1)

Legend

- Site boundary
- Viewpoints


Site selection exercise Part 2

Prepared by: Adi Associates Environmental Consultants Ltd	Ref: EN/1001
Client: Kauri Holdings	Date: 07/2016
File ref: Site Selection/Ageng Rendite	

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 Fax: +356 2122 2222
 Email: info@adiassociates.com

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In-Naxxar (NX2)

Legend

- Site boundary
- > Viewpoints

Site selection exercise: Part 2



Map by: Adi Associates Environmental Consultants Ltd	Ref: (N201)
Client: Kairi Holdings	Date: 07/2016
File ref: Site Selection/Agging Residence	

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Appendix 4: Scheme Drawings







Scale : 1:100

Parking spaces - 37

Proposed Basement -1
Scale 1:100

MANEBA GROUP	
Project Name	
Project No.	
Scale	1:100
Sheet No.	27
Rev.	
Author	
Check	
Drawn	
Scale	
Sheet No.	
Rev.	

