

# Environmental Impact Assessment

## Screening Report

<b>PA file no.:</b>	TRK 162479
<b>Other reference:</b>	EA00027/15
<b>Project Title:</b>	TRK162479 – Creation of business park consisting of 7 blocks of class 4a offices, over 5 storeys with landscaped courtyards & a multi-level car park for 689 vehicles underlying class 4a offices at top level including demolition of existing buildings but retaining screen facade (listed grade 2).
<b>Location:</b>	The Brewery, Triq Notabile and Triq San Ġwakkin, Birkirkara, Malta
<b>Screening date:</b>	Revised March 2016

### 1. Description of Proposal

#### **1.1 Outline of project/development**

TRK162479 seeks permission to dismantle the existing old unscheduled rooms and create a business park consisting of 7 blocks of class 4a offices, over 5 storeys with landscaped courtyards and a multi-level car park underlying the offices at top level, site at The Brewery, Triq Notabile and Triq San Ġwakkin, Birkirkara.

The entire site area, which lies within the Farsons Industrial Complex, exceeds 69,000sqm, however the site area devoted for the Business Park is 16,412sqm. The business park proposes offices with a total gross floor area of c. 22,072sqm. There will also be the provision of 702 car parking spaces as part of this proposal

#### **1.2 Site description and related considerations**

The site is located along Triq Notabile and Triq San Gwakkin in Birkirkara, within the Mrieħel Industrial Estate. The applications lie within the Farsons Industrial Complex operating principally as the old brewery and the related storage and packing facilities.

To the east and west of the site there are a number of showrooms and offices, while to the south there are a number of small and medium industrial or semi-industrial enterprises. To the north, across Triq Notabile is the residential area of Birkirkara.

The site falls within the Imrieħel Industrial Estate under Area Policy Map BKM2 and marked as an SME site. The proposed business park adjuncts the Old Brewhouse which is a Grade 2 scheduled building, given its architectural features (Gov. Notice 522 of 2012) and whereas the entire site lies adjacent to the Grade 1 Wignacourt Aqueduct (Gov. Notice 790 of 1994). The site also lies more than 650 metres from the Drinking-Water Safeguard Zone as identified by the Malta Resources Authority (MRA) under the Water Policy Framework Regulations (S.L 504.129).



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



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

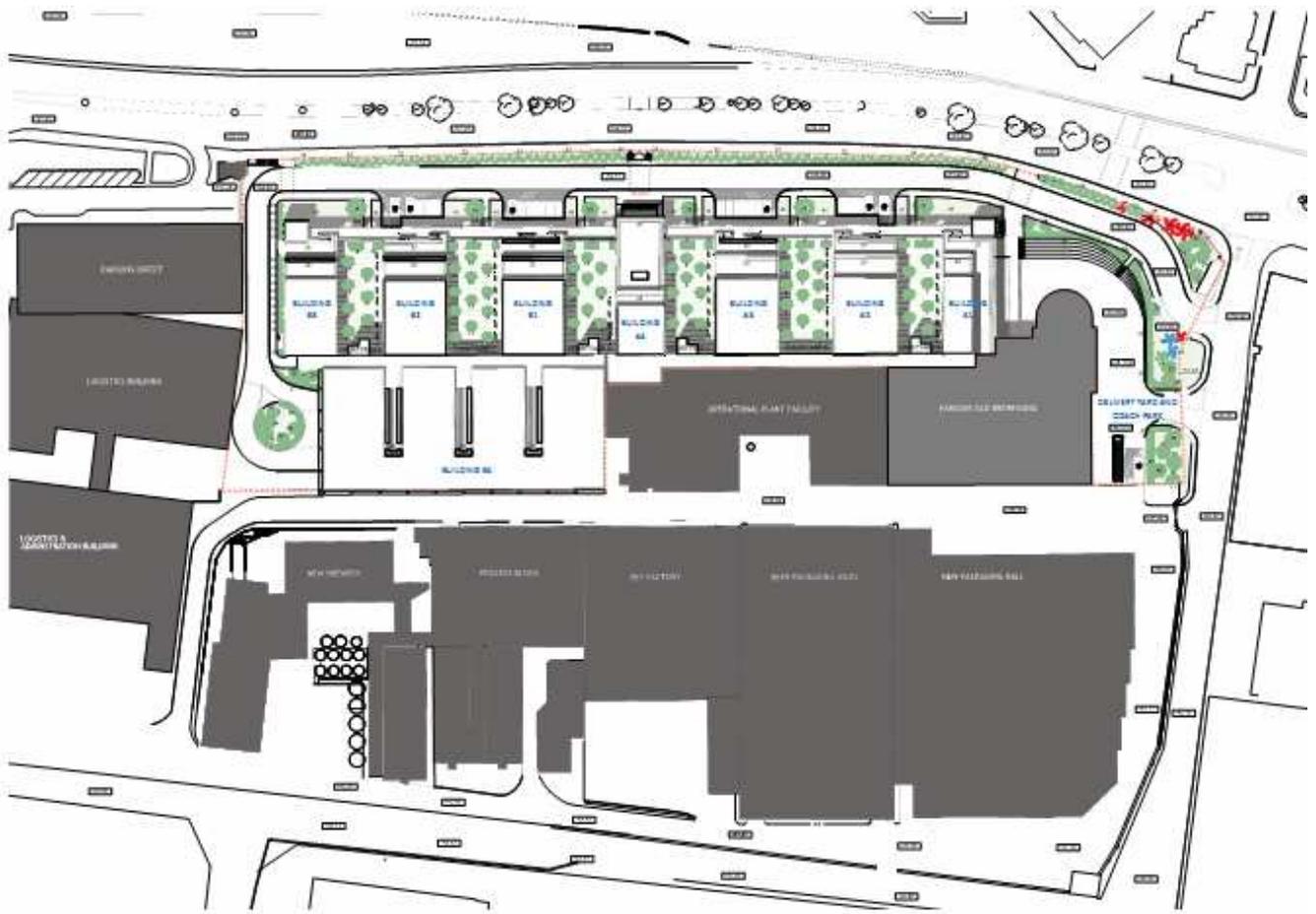


Figure 4: Completed proposal (PDS)



Figure 5: View of model of whole site.

## 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 Section 3.2.2.1 (Development of a Business Park with a site area of more than 1ha) and 3.10.2.1 (Construction of car-parks providing more than 600 spaces).

### 2.2 Version of documents used for screening:

1. PDS dated 16<sup>th</sup> July 2015, its subsequent addendum dated 17<sup>th</sup> December 2015 and final version on 8<sup>th</sup> April 2016.

## 3. Screening Matrix

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	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)?	<p>Yes. Part of the proposal includes the dismantling of the existing old unscheduled rooms, creating a business park consisting of 7 blocks of class 4a offices, over 5 storeys (with a total gross floor area of c. 22,072sqm). This will include landscaped courtyards and a multi-level car park, providing for 702 parking spaces, underlying the offices at top level.</p> <p>Although the proposed projects lie within a site currently accommodating an industrial development, the proposed business park will have an impact on the land use given the change of use from industrial to offices, and topography due to its massing.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. The proposal will result in a major intensification of built development in an area which is already developed. In terms of topography and physical changes to the site; the proposed development is likely to have a potential significant impact on landscape and visual amenity in the area, including short-distance views (particularly from the residential area in the vicinity) given the site context and its location.</p>	PDS Addendum Pg. 5-6, 13
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes, the proposal will make use of natural resources such as <i>franka</i> stone blocks, steel, electricity, and water which are non-renewable and in short supply. Furthermore, the proposal includes the demolition of the building within the application site thus generating mainly inert material which are non-renewable.	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. The use of such resources for a project of such scale and nature may lead to significant impacts that are unlikely to be mitigated, particularly in terms of resource consumption, including raw materials, water and electricity.</p>	PDS Addendum Pg. 13
3	Will the Project involve use, storage, transport, handling or production of	Yes. Dust during demolition, site clearance, excavation and construction may deposit in nearby residential dwellings and commercial areas, together with other emissions	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. Potential dust impacts from excavation works are short-term and temporary. However, although the site is located within</p>	PDS Addendum Pg. 12, 17-18

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	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?	that would be generated by plant and machinery during construction.  During operation, the proposed development envisages an increase in commuters given the proposed provision of 702 parking spaces.	the Mrieñel Industrial Area, the closest residential sensitive receptors is located approximately 30m from the site, on the opposite side of the road and therefore significant environmental impacts vis-à-vis dust emissions are expected during the construction phase.  During operation, the proposal may potentially lead to significant air emission impacts generated by traffic in and around the area, given the number of car parking provision in the area.	
4	Will the Project produce solid wastes during construction, operation or decommissioning?	Yes. The waste generated by proposal includes: inert waste arising from excavation, demolition waste (including concrete, steel, glass, and timber), and waste (hardened concrete).  During operations, the proposed development is likely to generate primarily municipal waste, which in addition to sewage and foul water, shall include packaging waste and kitchen waste, including waste oil.	Yes <input type="checkbox"/> No <input type="checkbox"/> <b>Unclear <input checked="" type="checkbox"/></b>  Unclear. Considering the scale and size of the proposal, the impact of the proposed development may potentially have significant impacts.	/
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes. Particulate matter and dust emissions during the excavation and construction phase, as indicated in Questions 3.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/>  Yes. Reply to Question 3 refers.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes. The proposal will generate noise, vibrations, and light emissions during both construction and operation.	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. Noise emissions during construction will be short-term and temporary. Noise disturbance to sensitive receptors, namely residents and others working and visiting the neighbouring areas, should be minimised during the construction phase and addressed with adequate measures through the Construction Management Plan. However, the extent and magnitude of the impacts are unclear.</p> <p>During operation, the proposal is expected to increase the volume of traffic generated to/from the site. Furthermore, given its proximity to sensitive receptors (residents) and considering the massing of the proposed buildings, the impact from light, noise and shadowing remain unclear.</p>	PDS Addendum Pg. 18
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Yes. During construction, spillages of oil and lubes may result as part of the construction phase.</p> <p>No risks of contamination of land or water from releases of pollutants are expected during the operational phase.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Potential spillages during the construction phase can be mitigated through the proper application of appropriate mitigation measures identified in the Environmental Management Construction Site Regulations, 2007 and a Construction Management Plan.</p> <p>No significant environmental impacts are envisaged during the operational phase, particularly since the site is more than 650 metres from the Drinking-Water Safeguard Zone as identified by the Malta Resources Authority (MRA) under the Water Policy Framework Regulations (S.L 504.129).</p>	/
8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the	No increase in the risk of accidents is envisaged, other than occupational risks typically associated with construction activity.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged both during construction and operation.</p>	/

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	environment?			
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	<p>No changes in demography and traditional lifestyles are expected given that the proposed development is located in an area characterised by commercial and industrial uses (i.e. the Mrieħel Industrial Area, as designated by the Central Malta Local Plan, 2006).</p> <p>In terms of employment, the proposed development shall lead to a significant increase in the number of persons employed in the area.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. Whilst no significant impacts are expected during the construction phase of the development, the increase in employees to the site may lead to impacts associated with the increase in traffic in the area, particularly those associated with increased emissions to air and noise.</p>	/
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?	<p>Whilst no factors leading to consequential development are known; the proposed development may lead to cumulative impacts associated with the increase in traffic flows.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. The nature and magnitude of the cumulative impacts associated with the proposed development is not known at this stage; however it is highly probably that the increase in traffic flows may lead to increased air quality impacts and increased noise emissions in the area.</p>	/
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?	<p>Yes. The site is located within Imrieħel Industrial Estate under Area Policy Map BKM2. The proposed business park adjuncts the Old Brewhouse which is a Grade 2 scheduled building, given its architectural features (Gov. Notice 522 of 2012). In addition, the entire site lies adjacent to the Grade 1 Wignacourt Aqueduct (Gov. Notice 790 of 1994).</p> <p>The site lies more than 650 metres from the Drinking-Water Safeguard Zone as identified by the Malta Resources Authority (MRA) under the Water Policy Framework Regulations (S.L 504.129).</p> <p>No features of ecological</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. Whilst the project exhibits sensitivity toward the cultural/architectural sensitivity of the adjacent Old Brewhouse, and architectural features of the existing buildings, the degree of impact on the existing cultural landscape is dependent on the visual assessment highlighted in questions 15 and 19 below, and the nature of the construction methodologies sought to be adopted.</p> <p>No significant impact on the water safeguard zone is being envisaged.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		significance are located within 500m of the proposed development.		
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 above refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  Reply to Question 11 above refers. No significant impacts are envisaged.	/
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, over wintering, migration, which could be affected by the project?	No; reply to Question 11 above refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  Reply to Question 11 above refers; no significant impacts are envisaged.	/
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	The site is more than 650 metres from the Drinking-Water Safeguard Zone as identified by the Malta Resources Authority (MRA) under the Water Policy Framework Regulations (S.L 504.129).	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No significant impacts are envisaged.	/
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 or features of high landscape or scenic value are located on or around the location.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/>  Yes. Despite not being within an area of high landscape value, the proposed development may have significant impacts given its major intensification on the landscape and visual amenity of the area, including short-distance views	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			(particularly from the residential area in vicinity) given the site context and its location.	
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. Proposal lies to south of Triq Notabile which is an artery road.  During both construction and operation, the proposal is expected to generate traffic to and from the site.	<b>Yes <input checked="" type="checkbox"/></b> No <input type="checkbox"/> Unclear <input type="checkbox"/>  Yes. The proposal will see an increase in commuters to and from the site thus increasing congestion along main roads which are already prone to heavy traffic.	/
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. Refer to question 16.	<b>Yes <input checked="" type="checkbox"/></b> No <input type="checkbox"/> Unclear <input type="checkbox"/>  Refer to question 16.	/
18	Is the project in a location where it is likely to be highly visible to many people?	Yes. The proposed development shall consist of 7 blocks of class 4a offices, over 5 storeys, thus having potential implications on landscape and visual amenity due to its massing, including short-distance views (particularly from the residential area) given the site context and its location.	<b>Yes <input checked="" type="checkbox"/></b> No <input type="checkbox"/> Unclear <input type="checkbox"/>  Yes. The proposed development has potential significant impacts on the landscape and visual amenity in the area, particularly short-distance views given the site context and location.	/
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. The site falls within the following listed archeologically sensitive areas: <ul style="list-style-type: none"> <li>• Within site is a Grade 2 scheduled Farsons Brewery (Gov. Notice 522 of 2012) including the old brewhouse and the colonnade of the adjacent building;</li> <li>• 10 metres (north from site) from Grade 1 scheduled Wignacourt Aqueduct (Gov. Notice 790 of 1994);</li> <li>• 25 metres (north from site) from a Class E Neolithic deposits and buffer zone (ref: NPI card C_0069);</li> <li>• 40 metres (northwest from</li> </ul>	<b>Yes <input type="checkbox"/></b> No <input type="checkbox"/> Unclear <b><input checked="" type="checkbox"/></b>  The area surrounding the proposed development site seems to be archaeologically sensitive due to the number of known archaeological sites listed in the adjacent column. However, the site in question seems to have been disturbed by the already existing development. The Superintendent for Cultural Heritage may be consulted since archaeological monitoring may be requested.  The proposal seems to keep all scheduled characteristics of the	Internal Consultation

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		<p>site) from Grade 1 scheduled Il-Mithna tal-Imrieħel (Gov. Notice 486 of 2012);</p> <ul style="list-style-type: none"> <li>• 190 metres (north from site) from a Class E tomb and buffer zone (ref: NPI cards C_0051/55/58/63);</li> <li>• 240 metres (east from site) from a proposed for scheduling 20th century architecture Dowty office block;</li> <li>• 300 metres (west from site) from a Class E tomb and buffer zone (ref: NPI cards C_0051/55/58/63);</li> <li>• 300 metres (east from site) from a proposed for scheduling Grade 2 Dwelling with muxrabija; and</li> <li>• 500 metres (east from site) from a Class E tomb and buffer zone (ref: NPI cards C_0028).</li> </ul>	<p>building as published in Gov. Notice 522 of 2012. The Grade 2 scheduled areas are being proposed for retention, while the structures behind the colonnade are being proposed for redevelopment. The retention of the colonnade and the old brewhouse are a positive intervention. In this respect, a RMS/WMS are to be submitted in order to be able to assess the possible physical impacts of the proposed interventions.</p> <p>As stated in the submitted PDS, the design of the project has taken into consideration the visual impact of the proposed development vis-a-vis the retained scheduled structures. Although it may be impossible to completely minimise or eliminate such an impact, the proposal has been formulated in such a way that the main old brewhouse block still remains the dominant feature.</p> <p>The main and closest item from the above list is the Wignacourt Aqueduct. Although there is a fairly wide road separating the site in question and the scheduled aqueduct, one should still take all the necessary precautions to avoid causing physical damage to the aqueduct especially during construction. In this respect, the submission of an access route/plan will provide a better understanding.</p>	
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No. The site lies in an area which is already built upon and committed for such development, albeit the proposal involves a development of a larger scale than that existing.	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <hr/> <p>No impacts on greenfield land are expected.</p>	/
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry,	The proposed development is located on the northern side of the Mrieħel Industrial Area, with to the east and west of the site there are a number of showrooms and offices. To the south there are a number of small and medium industrial or semi-industrial enterprises,	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <hr/> <p>Unclear. Given the nature and magnitude of the proposed development, impacts on the residential area is unclear.</p>	PDS Addendum Pg. 9

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	whereas to the north, across Notable Road lies the residential area of Birkirkara.		
22	Are there any plans for future land uses on or around the location which could be affected by the project?	No such future uses are envisaged or known of.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
23	Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?	To the north (few metres away), across Triq Notable lies the residential area of Birkirkara.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/> Yes. Reply to Question 1 refers.	/
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. The proposed development is located within the Mrieħel Industrial Zone. The surrounding land-uses are characterised by industrial, commercial. The nearest sensitive receptor is the St. Theresa College (Girls' Secondary school) located approximately 300m away from the proposed development.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear. The nature and magnitude of the impacts associated with the construction and operation of the proposed development are considered to be unclear and therefore require further assessment.	/
25	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry,	An area of agricultural land is located to the south of the proposed development.	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/> Unclear. The nature and magnitude of the impacts associated with the construction and operation of the proposed development are considered to be unclear and therefore require further assessment.	/

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference
	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?	In terms of location, the proposed development is not susceptible to extreme/adverse climatic events, such as earthquakes, subsidence, landslides, erosion or flooding.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No. Given the nature and location of the proposal, no further assessment in terms of susceptibility to major extreme/adverse events is required.	/

#### 4. Conclusion

##### 4.1 EIA screening conclusion

Based on the information provided in the Project Description Statement (PDS), the proposal qualifies for an Environmental Planning Statement (EPS) under Schedule IA, Category II, 3.2.2.1 and 3.10.2.1 of the EIA Regulations (S.L. 504.79), targeted on the issues identified as per below.

Detailed EIA screening indicated that the proposed development is likely to have significant impacts vis-à-vis:

- (i) Topography and physical changes;
- (ii) Dust emissions during construction;
- (iii) Emissions to air with respect to traffic generation in and around the proposed site; ,

- (iv) Landscape and visual amenity;
- (v) Waste generation;
- (vi) Noise emissions;
- (vii) Impacts on the surrounding cultural heritage setting;
- (viii) Cumulative impacts, particularly those related to traffic flows; and,
- (ix) Impacts on surrounding land uses.

#### ***4.2 Screening disclaimer***

The above screening results, the ensuing conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission would need to be re-assessed and the merits of this screening would need to be re-opened.