

Our ref: JDO003
ERA ref: EA/00027/20
PA ref: PA/04369/19

29 January 2021

Ms Anna Lucia Cantafaro
Environmental Assessment Unit
Environment & Resources Authority
Hexagon House,
Spencer Hill, Marsa,
MRS 1441

Dear Ms Cantafaro,

**Subject: PA/04369/19:
Construction of an Office Block, at Ta' Gannara, Triq Dun Karm / Triq il-Kanonku Karmenu Pirotta, Birkirkara**

1. Adi Associates has been commissioned by JSDimech Ltd to prepare a note to address the Environment & Resources Authority's (ERA) request for the Annual Average Daily Traffic (AADT) as set in a letter dated 19th August 2020:

- *The expected increase in traffic flows in Annual Average Daily Traffic (AADT) has to be provided.*

Description of the Current Situation

2. The proposed development (hereinafter referred to as the Scheme) is located in Birkirkara on a 1,095 m² site that is primarily vacant. The eastern portion of the Scheme site has been excavated and a floor slab and supporting columns constructed. The western tip of the site forms part of an informal car park. The rest of the site features overgrowth and dumped material.

Description of the Proposed Scheme

3. The plans for PA/04369/19 propose further excavation of the site to provide six levels of underground parking, a store at basement level, and six overlying floors of office space. The rentable office floorspace is 3,268 m².
4. A total of 127 parking spaces are proposed, with access to the car park off Triq il-Kanonku Karmenu Pirotta. The basement store, which is considered to be ancillary to the offices, measures 431 m².

AADT

5. The Annual Average Daily Traffic (AADT) is the total traffic that passes along a road throughout a year, divided by 365 days. It is an average value that includes weekdays, weekends, holiday periods, Christmas peaks, etc. In this regard, land use specific trip generation rates are similar since they are derived from surveys undertaken during normal conditions on an average day.
6. The office trip rates used in these estimates are based on surveys undertaken at a number of offices across the Maltese Islands over the past few years. These include the Gasan Centre in Mrieħel, the Portomaso Tower, the Kappara Business Centre, the Marina Business Centre in Ta' Xbiex, and the Cornerstone Business Centre in Mosta¹.

The Scheme

7. The hourly estimates for the proposed Scheme are shown below.

Table 1: Estimated hourly trips for the Scheme

Time	Weekday		Saturday		Sunday	
	IN	OUT	IN	OUT	IN	OUT
00:00	0	0	0	0	0	0
01:00	0	0	0	0	0	0
02:00	0	0	0	0	0	0
03:00	0	0	0	0	0	0
05:00	0	0	0	0	0	0
06:00	4	0	0	0	0	0
07:00	30	4	0	0	0	0
08:00	54	3	0	0	0	0
09:00	21	18	0	0	0	0
10:00	8	11	0	0	0	0
11:00	6	7	0	0	0	0
12:00	8	12	0	0	0	0
13:00	15	11	0	0	0	0
14:00	6	8	0	0	0	0
15:00	7	6	0	0	0	0
16:00	2	25	0	0	0	0
17:00	2	42	0	0	0	0
18:00	0	14	0	0	0	0
19:00	0	1	0	0	0	0
20:00	0	1	0	0	0	0
21:00	0	0	0	0	0	0
22:00	0	0	0	0	0	0
23:00	0	0	0	0	0	0
TOTAL	163	163	0	0	0	0
	326		0		0	
	((326 vehicles x 5 days) + (0 vehicles x 1 day) + (0 vehicles x 1 day)) / 7 days = 233 vehicles					

¹ Office trip rates are based on Gross Rentable Area of each respective site, provided by Clients or extracted from plans.

8. The AADT of the proposed Scheme is estimated at **233 vehicles**.
9. I trust that the above is to the satisfaction of the ERA. Should you require further details, please do not hesitate to contact the undersigned.

Yours sincerely,



Yury Zammit
Senior Transport Consultant
Adi Associates Environmental Consultants Ltd