



The Executive Chairperson  
Planning Authority  
St. Francis Ravelin  
Floriana

29<sup>th</sup> September 2020

Dear Sir/Madam,

Planning ref: **PA/00060/20**  
Description of proposal: **Revisions to masterplan PA 1179/10 including change to building footprint and building height and landscaped area, proposed footbridge connecting Life Sciences Park to Mater Dei hospital.**  
Location: **Life Sciences Park, Triq San Giljan c/w, Triq Sir Anthony Mamo, San Gwann.**

Reference is made to your consultation on the above application which ERA received.

ERA's recommendation and representation on the said development proposal are being lodged in its capacity as an external consultee and an interested party in accordance with the Development Planning Act and the Development Planning (Procedure for Applications and their Determination) Regulations, 2016 (L.N. 162 of 2016).

With reference to EIA Consultant's note (Doc. 65A, attached), in relation to the proposed revisions to the Malta Life Sciences Park development, please find below proposed position:

#### **Site context**

The current development application (PA 00060/20) is proposing revisions to the approved Master Plan (PA 1179/10) for the Malta Life Sciences Park, including changes to building footprint and building height and landscaped area, proposed footbridge connecting the Malta Life Sciences Park to Mater Dei Hospital. The applicants (Malta Enterprise and Malta Industrial Parks) have been seeking to develop the remaining vacant area of the Malta Life Sciences Park (MLSP). Up till now LS1, LS2 and LS3 (better known as the Digital Hub) buildings have been built and are currently operational. LS4 block basement level has also been built and there is a sub-station building LS5. The remaining area which is earmarked for the new development is approximately 18,700sqm; which is considered as being Phase 2 of the Master Plan. It should be noted that an Environmental Planning Statement (EPS) was submitted for the development of the entire Life Sciences Park in San Gwann, as part of the outline planning application PA 01179/10.



### ***Environmental Impact Assessment***

From the assessment carried out by the EIA Consultants (Doc. 65A), and ERA's own assessment, the likely impacts from this proposal are considered to be the following:

- (1) Impacts on landscape and visual amenity – the EIA Consultants indicate that the proposed revisions shall include an increase in height of the buildings in the MLSP which in turn is likely to affect the findings of the EPS in terms of the landscape and visual assessment. Given that most of the proposed buildings are higher, it is likely that the visual impact will change, and the buildings may be visible from more places than was originally assessed in the EIA;
- (2) Impacts on air quality, particularly in terms of the cumulative impact arising from the increased occupancy of the site (i.e. an increase in AADT arising from the proposal by 311 vehicles) and its impact on the nearby junction (also attaching EIA Report on the original EPS that was carried out for this proposal, highlighting the significant impact arising from the PM10 emissions on the nearest sensitive receptor); and,
- (3) Impacts on sensitive receptors in terms of noise, during both construction and operation, in view of the fact that the site lies in the immediate vicinity of the MDH and the SAMOC.

In this regard, and in line with the requirements of Regulation 24(3) of the EIA Regulations, 2017 (S.L. 549.46), ERA is requesting the submission of an update to the EIA, taking due note of the considerations raised above.

Charlene Smith  
Team Manager (Environmental Assessment)  
Environmental Assessment Unit  
f/Director Environment & Resources

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#### ***Disclaimer***

*The above comments are being issued without prejudice to any additional issues which are regulated by ERA through any relevant environmental permitting and, or compliance mechanisms, as well as to any environmental considerations that may be beyond the scope of the application under consideration.*

*The above assessment is based on the information provided to ERA in the application. Should it result that such information is incorrect, incomplete or misleading, or in the event of any omissions, or subsequent modifications, amendments or changes to the proposal application and/or related submissions, the above assessment (including any favourable consideration, lack of objection, any proposed conditions or lack thereof, or any other equivalent stance, etc.) may need to be reopened to ERA's satisfaction. ERA shall not take responsibility for comments, assessments or judgments based on information that is incorrect, incomplete, missing or misleading, and which is only discovered after its assessment, nor for any environmental impacts resulting from developments which it was not specifically consulted on. Furthermore, ERA also retains the right to take additional action should the information provided, or any incorrect, incomplete, missing or misleading details, be tantamount to fraud.*