

The Executive Chairperson  
Planning Authority  
St. Francis Ravelin,  
Floriana

Date: 22/11/2024

Dear Sir, Madam,

**Planning Ref.:** PA/01933/23

**Description Proposal:** To demolish, excavate and construct 4 basement garages, 26 maisonettes at ground floor level, 81 apartments from first till third floor and 23 penthouses at penthouse level with a different layout from that approved in PA 650/20.

**Location:** 128, 122, 118, 116, Triq il-Qasam, 116, Triq il-Qantar, & vacant site Triq il-Qantar c/w, Triq S. Cannataci, Swieqi.

Reference is made to your consultation on the case in caption, ERA's previous correspondence and the submitted traffic information at Eapps docs PA/01933/23 – 116a, 47a and 117a, respectively.

As previously outlined in doc 47a, ERA notes that the proposal involves changes to the approved development PA/00650/20. While the main uses of the development would remain the same, PA/01933/23 proposes an increase in residential units (from 101 to 130 units) and garages (from 318 to 385 garages) as compared to PA/00650/20.

ERA considers that the EIA screening, undertaken in October 2021 for PA/00650/20 (refer to Eapps docs PA/00650/20 – 221a-c or <https://era.org.mt/era-project/pa00650-20/>), remains applicable for the current proposal for all environmental aspects addressed apart from air quality considerations.

The increase in traffic generation as a result of the proposed changes to the approved development, will potentially have significant effects from traffic-related emissions during operational use on the surrounding area, such that it cannot be excluded upfront. In this regard, an Air Quality study is to be undertaken, in accordance with the terms of reference available from <https://era.org.mt/topic/air-quality-related-matters-and-planning-applications/>.

A Method Statement is to be referred to ERA ([eia.malta@era.org.mt](mailto:eia.malta@era.org.mt)) for agreement, prior to the undertaking of the study. ERA will finalise its assessment once the required study is concluded.

Yours faithfully,

Yves De Blick  
Senior Officer Environmental Assessment  
f/Director Regulatory Affairs