

The Executive Chairperson
Planning Authority
St Francis Ravelin
Floriana

Date: 13/04/2022
ERA Ref: EA/00011/22

Dear Sir,

Planning Ref.: PA/03673/21
Description Proposal: Installation of greenhouses for snail farming including levelling of site, demolition and reinstatement of rubble walls, relocation of existing trees within same site and construction of agricultural store with PV panels, meter room and water tanks.
Location: Site at (field), Triq tal-Balal, Naxxar

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to the consultation at Doc. 47a which was referred to ERA on the 7th March 2022. The Project Description Statement (PDS) at Doc. 37a and the Plans at Docs. 45 for the above application have been assessed.

ERA Assessment and Recommendation

The proposal is for a snail farm and includes the erection of eleven greenhouses clustered into two groups.

The proposed development falls within the scope of Schedule I, Category II, Section 8.1.2.9 [ii] of the Environmental Impact Assessment Regulations (S.L. 549.46). Therefore, the development was screened in terms of the EIA Regulations.

Following screening (see **Annex I**), ERA concluded that the environmental impacts of the proposal are unlikely to be significant and therefore no further assessment in terms of Regulation 15 of the EIA Regulations (S.L. 549.46) is required. ERA does not object to the proposal from an environmental point of view, subject to the implementation of mitigation measures and pre-emptive safeguards throughout both construction and operational phases of the proposed development.

The above is also subject to ERA's further requirements as outlined below.

Further submissions/requirements

- Revised plans illustrating that the retention on site of the rubble walls and trees;
- An environmental risk assessment study is to be undertaken to address the likelihood and implications of any accidental escapes of snails into the surrounding environment;
- Official correspondence from the Agricultural Advisory Committee (AAC) which states the capacity of all animals approved to be kept on site;

- Official clearance from the AAC stating the volumes required to cater for the solid and liquid manure produced by the animals kept on site and whether the waste management facilities provided are sufficient to cater for the numbers of all animals to be kept on site.

ERA Conditions

ERA reserves the right to issue its conditions once the above further submissions/requirements have been duly addressed and assessed by the ERA.

Yours faithfully,

Ryan Busuttil
Environment Protection Officer
f/Director of Environment and Resources

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.