

The Executive Chairperson
Planning Authority
St. Francis Ravelin
Floriana

Date: 13/02/2025
ERA Ref: EA/00028/22

Dear Sir, Madam,

Planning Ref.: PA/08108/24
Description Proposed change in structure of approved garden centre from steel to
Proposal: concrete columns and slab. Relocation of substation and increase in parking
of 4 car spaces.
Location: Tas-Sejba Recycling Plant, Triq Tas-Sejba, Mqabba.

Reference is made to the case in caption, which involves proposed changes to the approved garden centre development along Triq Tas-Sejba in Mqabba (PA/08500/21). The latter was assessed by ERA and ERA's Assessment and Recommendations (Eapps docs PA/08500/21 – 94a-b/104a-b and on ERA's website: <https://era.org.mt/era-project/pa08500-21/>).

The proposed changes include the introduction of concrete (internal) columns and roof slab (instead of the approved steel structure), the inclusion of solar panels at roof level, an extension to the cafeteria (with mezzanine level), the addition of four underground parking spaces and the relocation of the substation.

ERA notes that the façade of the garden centre will remain as approved, namely transparent acrylic panels over a steel frame, and the proposed changes will not prejudice the greenhouse appearance of the development (also noting the proposed inclusion of solar panels at roof level, covering the flat concrete roof).

In this regard, the revised proposal is not expected to introduce any additional environmental effects over and above those assessed for PA/08500/21 and therefore no further assessment (in terms of the Environmental Impact Assessment Regulations, S.L. 549.46) is required. ERA does not object to the application in subject, subject to the conditions in annex I, which are to be included as part of the development permission.

Yours faithfully,

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