

The Executive Chairperson
Planning Authority
St Francis Ravelin
Floriana

Date: 09/02/2023
ERA Ref.: EA/00028/22

Dear Sir, Madam,

PA Reference no.: PA/08500/21
Project Title: Proposed garden centre including underground storage, visitor parking, open storage for trees, ancillary class 4D cafeteria and class 4B shop, and visitor's park.
Location: Tas-Sejba Recycling Plant, Triq tas-Sejba, Triq il-Parrocca, Sqaq Nru. 1, Mqabba.

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to your consultation on the case in caption and the Project Description Statement (PDS), as per Eapps documents PA/08500/21 – 92a and 86a, respectively.

ERA Assessment and Recommendations

The proposal involves the construction of a garden centre with underground car parking (level -1) and stores (level -2), dog kennels and a tree nursery, within the boundaries of the former Tas-Sejba quarry.

The proposed development falls within the scope of the EIA Regulations (S.L. 549.46), notably in terms of Schedule I, Category II Section 9.0.2.3 (Restoration and after-use of existing or disused quarries or mines, other than for restoration of the site back to its pristine state). Therefore, the proposal was screened in terms of the aforementioned regulations (refer to Annex I).

Screening concluded that the proposal does not warrant an EIA in line with Regulation 15 of S.L. 549.46, subject to the following further requirements:

- The relevant plans are to be amended to shift the proposed kennels closer to the garden centre, aligned with the site boundaries, to reduce spread of built development and retain the eastern part of the site predominantly open with soil cover and trees/vegetation (landscaping and nursery); and
- Further information is to be provided in terms of passenger vehicle trips to be generated by the development during operations, as compared to the existing situation on site (in AADT values – Annual Average Daily Traffic).

ERA will issue its final position and recommended way-forward, including any environmental conditions, following the outcome of the above required information.

Yours faithfully,

Yves De Blick
Senior Officer Environmental Assessment
f/Director Environment & Resources

Screening Disclaimer

The above screening results, the ensuing conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission would need to be re-assessed and the merits of this screening would need to be re-opened.