

The Executive Chairperson
Planning Authority
St Francis Ravelin
Floriana

Date: 28/07/2023
ERA Ref: EA/00005/23

Dear Sir,

Planning Ref.: PA/02725/20
Description Proposal: To demolish existing structures and construction of commercial hub within committed containment area. Application includes parking facilities, Class 4B retail outlets, ancillary facilities and landscaping area.
Location: Site at Schembri Barbros Ltd, Triq tal-Barrani, Għaxaq

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to the Project Description Statement (PDS) for the above application which was referred to ERA on the 5th May 2023 and to subsequent discussions. The PDS was reviewed and the proposed development was screened in terms of the Environmental Impact Assessment Regulations (S.L. 549.46).

ERA Assessment and Recommendations

The proposed development seeks to demolish existing structures and to construct a commercial hub. The proposed development is spread over 5 levels including 2 underground levels. The proposal includes class 4B retail outlets; supermarket; gymnasium; child care centre; cafeteria; 1330 parking spaces; complex management office; ancillary facilities, such as storage, services and sanitary; and landscaping.

The EIA screening in *Annex I* concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA, as long as the proposed junction improvement is carried out. In this regard, the displacement of such use would be subject to environmental assessment by the ERA on its own merits and should not be construed as an in principle commitment for any site.

ERA Conditions

A number of conditions will be issued during the full development application process.

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.