

The Executive Chairperson
Planning Authority
St Francis Ravelin
Floriana

Date: 23/11/2023
ERA Ref: EA/00017/23

Dear Sir,

Planning Ref.: PA 03117/23 & PA 04143/23
Description Proposal: Demolition of existing property, excavation of a plot, and proposed construction of 240 garages, at the basement levels. Proposed construction of 2 shop class 4B and construction of 197 apartments, including 17 apartments at receded floor level. The proposal includes pools at different levels.
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Proposed demolition of existing building and excavation of 2 basement levels as per proposed plans. Phase 2 is to be covered by TN/272843. (Proposed temporary wall surrounding the property).
Location: Site at 21, 23, 25, 27, 29, 31, Triq it-Torri, Trejqa ta' Boxbox, Msida

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to the Project Description Statement (PDS) for the above application which was referred directly to ERA on 31 October 2023. The PDS was reviewed and the proposed development was screened in terms of the Environmental Impact Assessment Regulations (S.L. 549.46).

Outline of Proposal

The proposal is for the demolition of the existing storage/warehouses and administration offices and for the construction of 2-eight storey building blocks, comprising 197 apartments, 252 garages (263 spaces), two shops class 4B and pools at different levels. The proposal will also consist of an internal access road which will connect the blocks and provide access for pedestrians and vehicles, six reservoirs (total capacity 600 cb.m), a substation and landscaping.

ERA Assessment and Recommendations

Following screening of this proposal, ERA concludes that the impacts of the development are unlikely to be significant to the point of warranting an EIA, in accordance with Regulation 15 of the EIA Regulations (S.L. 549.46). However, further information on the peak hourly traffic flows in the impacted surrounding roads, both at present as well as once the development would be in operation; is being requested to determine whether further assessment vis-à-vis operational noise is required.

ERA Conditions

ERA will be in a position to issue its conditions once the requested peak hourly traffic flows are submitted to and assessed accordingly by ERA.

Yours faithfully,

Ryan Busuttill
Environment Protection Officer
f/Director Regulatory Affairs

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.