

The Executive Chairperson
Planning Authority
St. Francis Ravelin
Floriana

Date: 1st April 2024
Our Ref: EA/000012/24

Dear Sir,

PA Reference no.: PA/0452/23

Project Title: Construction of underground basement parking, Showroom at ground floor and Offices Class 4A at upper levels with a different layout from that approved in permission PA/1017/09. Changes include addition of one basement level for parking and a receded level for Office use

Location: Site at Vacant Land, Triq I-Imdina, Zebbug

Environmental Impact Assessment Regulations (S.L. 549.46)

Reference is made to Project Description Statement (PDS) on the above application, which was referred to ERA on 27th February 2024.

This proposal seeks to develop a vacant site with a site area of c. 1,779m² and a gross floor area of the 15,336 m² consisting of an underground basement parking, a showroom at ground floor and three level of offices with a different layout from that approved in permission PA/1017/09. The proposal falls within the scope of Schedule I, notably Category II Section 7.1.2.1 (iii), involving projects which have a gross floor area of 10,000m² or more for commercial use, including shops, shopping centres, offices or other business, of the EIA Regulations (S.L. 549.46). Therefore, the proposal was screened in terms of the EIA Regulations.

EIA screening (Annex I) concluded that the environmental impacts of the proposed development are unlikely to be significant, and no further assessment in terms of Regulation 15 of the EIA Regulations (S.L. 549.46) is required. In this regard, ERA does not object to the proposal from an environmental point of view.

The conditions annexed with this document (Annex II) are to be included as part of the development permission.

Yours faithfully,

Leonora D'Amato
Senior Environment Protection Officer
Environmental Assessment Unit
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.