

The Executive Chairperson
Planning Authority
St Francis Ravelin
Floriana

Date: 27/05/2024
ERA Ref: EA/00008/24

Dear Sir/Madam,

PA Reference no.: PA/00335/24

Project Title: Transforming an existing waste treatment site into an urban greening project including excavation, underground parking facilities, educational building, greenhouse, food court and water feature.

Location: Sant Antnin Waste Treatment Plant, Triq Sant' Antnin, Marsascala

Environmental Impact Assessment Regulations (S.L. 549.46)

Water Policy Framework (to S.L. 549.100)

Reference is made to the Project Description Statement (PDS) for the above application which was referred directly to ERA on 9th May 2024. The PDS was reviewed, and the proposed development was screened in terms of the Environmental Impact Assessment Regulations (S.L. 549.46) and Water Policy Framework (S.L. 549.100).

Outline of Proposal

The proposal entails the transformation of a substantial portion of the existing Sant' Antnin Waste treatment plant site into an urban greening project, thus returning an area of approximately 23,800m² to the community.

The project involves the planting of several mature trees and shrubs amounting, including natural paths and a body of water of with an island, aimed at sustaining a new micro ecosystem. The proposal also includes water reservoirs, 3 levels of underground parking (365 parking spaces), a multipurpose garden with a laminated light timber structure above the parking, an educational building, a food court with solar panels and green roofs, and a greenhouse.

Environmental Impact Assessment Regulations (S.L. 549.46)

The proposal falls within the scope of Schedule I of the EIA Regulations (S.L. 549.46), namely in terms of Category II, Section 1.0.2.1 (*Development with a site area of 2ha or more*). Therefore, the proposal was screened in terms of Regulation 14 of S.L. 549.46.

EIA screening (refer to Annex I) concluded that the environmental impacts of the proposal are unlikely to be significant, and no further assessment in terms of Regulation 15 of S.L. 549.46 is required, as long as various preventive and/or mitigation measures are duly incorporated into the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) or reserved matters (addressing points of detail that do not affect the overall merits) in the development permit.

Water Policy Framework Regulations, S.L. 549.100

The proposed development falls within the scope of the Water Policy Framework Regulations (S.L. 549.100) in view that the site of the proposed works is located within the catchment *Il-Magħluq tal-Baħar* - MT0000023. In this regard, the proposal was screened in terms of Article 4(7) of the Water Framework Directive, and thus in terms of S.L. 549.100.

Screening (refer to Annex I) concluded that no further assessment in terms of S.L. 549.100 is required, given that the proposal is not expected to directly affect *Il-Magħluq tal-Baħar* - MT0000023.

ERA Assessment and Recommendations

ERA does not object to the proposal from an environmental point of view, and no further assessment is required in terms of the Environmental Impact Assessment Regulations (S.L. 549.46), Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44) and Water Policy Framework Regulations (S.L. 549.100), subject to the conditions annexed with this document (refer to Annex II), which are to be included as part of the development permission.

Yours faithfully,

Leonora D'Amato
Senior 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.

The Project Description Statement (PDS), the Environmental Impact Assessment (EIA) report, and any supplementary environmental information (including studies) submitted to ERA, will be made accessible to the public on the ERA's website. In case of any personal or commercially sensitive information not intended for public visibility, kindly also submit a redacted version obscuring the information in question, together with the original unredacted version.