

The Executive Chairperson  
Planning Authority  
St. Francis Ravelin  
Floriana

Date: 20<sup>th</sup> August 2025  
Our Ref: EA/00019/25

Dear Sir/Madam,

**PA Reference no.:** PA/07438/24

**Project Title:** The conversion of an existing approved disused fire works factory into a proposed olive oil production including ancillary stores, agricultural stores and a small ancillary retail shop, and planting of new trees.

**Location:** Site at, Triq Panoramika, Dingli

**Environmental Impact Assessment Regulations (S.L. 549.46)  
Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44).**

Reference is made to the Project Description Statement (PDS), which was received by the ERA on 17<sup>th</sup> July 2025.

The project entails the conversion of the former existing firework factory located Outside Development Zone to an olive oil production facility and ancillary stores, agricultural stores and retail shop. The proposal include the planting of new trees.

**Screening in terms of the Environmental impact Assessment Regulations, S.L.549.46**

The EIA screening concluded that impacts of the development are unlikely to be significant in accordance to the point of warrant an EIA in line with Regulation 15 of the EIA Regulations (S.L.549.46).

**Screening in terms of the Flora, Fauna and Natural Habitats Protection Regulations, S.L.549.44**

The AA screening concluded that the proposed excavation, construction and operations are not expected to have any significant impacts on the integrity of the habitats, species and the Natura 2000 site as a whole. In this regards, no further assessment in terms of the Regulations 19 of S.L. 549.44 is necessary.

**ERA Conclusion and Recommended way forward**

It is being concluded that the environmental impacts of the proposed development are unlikely to be significant. No further assessment in terms of Regulation 15 of the EIA Regulations and Regulation 19 of the Flora, Fauna and Natural Habitats Protection Regulations are required.

ERA does not object to the proposal from an environmental point of view, subject to the conditions in Annex II. ERA requests that the conditions annexed with this consultation reply (Annex II) are also duly included in the permit.

With regards to the Works Method Statement (at doc 68a) this is to be revised in line with ERA's TORs (Annex III).

Yours faithfully,

Leonora D'Amato  
Senior Environment Protection Officer  
f/Director Regulatory Affairs