

Annex I
Summary of the Environmental Impact Assessment (EIA) Process
June 2026

1. INTRODUCTION

1.1 General background and changes to the project

Proposal entails a change from the approved high-rise development of PX Tower (PA/02470/16 and PA/06097/20), situated along Triq Santu Wistin, Triq is-Swieqi and Triq Elia Zammit, within the commercial hub of Paceville in San Giljan. The project, now labelled as 'Project Landmark', includes the further consolidation of the site through the inclusion of additional surrounding plots (increasing the site area by 615 m² to 4,115 m²) as well as an increase in total height of the proposed tower by 33 m to a maximum of 184 m above mean sea level. These changes would result in an increase in total above-ground floor area from 22,504 to 38,211 m². The revised project involves a complete redesign of the tower's configuration and façade and introduces a 3-storey retail pavilion in the public piazza at street level. While the building uses within the tower remain similar in nature, the scale and proportions of the difference uses have been altered, with a stronger focus on hotel and residential uses, less on offices.

The approved development (PA/02470/16 and PA/06097/20) fell within the scope of Schedule I of the EIA Regulation, S.L. 549.46, namely Category II, Section 7.1.2.1 (*Projects which have a gross floor area of 30,000m² or a gross floor area of 10,000m² or more for commercial uses*) and had been subject to an EIA procedure during 2021-2022. The EIA was coordinated by Mr Michael Sant, on behalf of @econsulting Malta, and had assessed the impacts of the proposal in terms of land use, public access, biodiversity, geology, hydrology, construction-phase noise and vibrations, waste management, air emissions, landscape and visual amenity, effects from shadowing and changes to the wind microclimate on the surrounding area.

ERA's assessment was communicated in February 2022 as per Planning Authority's E-Apps documents PA/02470/16 – 192b-d and PA/06097/20 – 62a-c and had concluded that the main impacts of the development relate to landscape, visual amenity and shadowing. The introduction of another tall building in the area would further alter the skyline in terms of street- and townscapes and panoramic views from further distances. The tower structure would cast shadows on commercial and hospitality uses east of the site and on the Swieqi and Paceville residential areas. ERA had agreed that the tower would cluster with other already existing or permitted tall buildings whereby, while such intensifies the changes to the visual amenity of both short and long-distance views, impacts can only partially be attributed to this project *per se*. These effects, together with shadows cast on surrounding areas, are inherently linked to the nature of the development and were a known concern from the outset of the process. In terms of operational traffic emissions, the assessment had concluded that a Green Travel Plan is required to address increased vehicular emissions, notably in terms of effects from PM₁₀ emissions on receptors to the east of the site. The tower structure will also create changes to the local wind conditions, affecting pedestrians' comfort around the site. Such aspect is to be addressed in more detail through a follow-up wind study on the final design to identify protective measures, as a reserved matter, before the development becomes operational.

Development applications PA/02470/16 and PA/06097/20 were approved in April 2022 and July 2023, respectively.



Figure 1 – Site location (Source: EIA Coordinator's Statement)

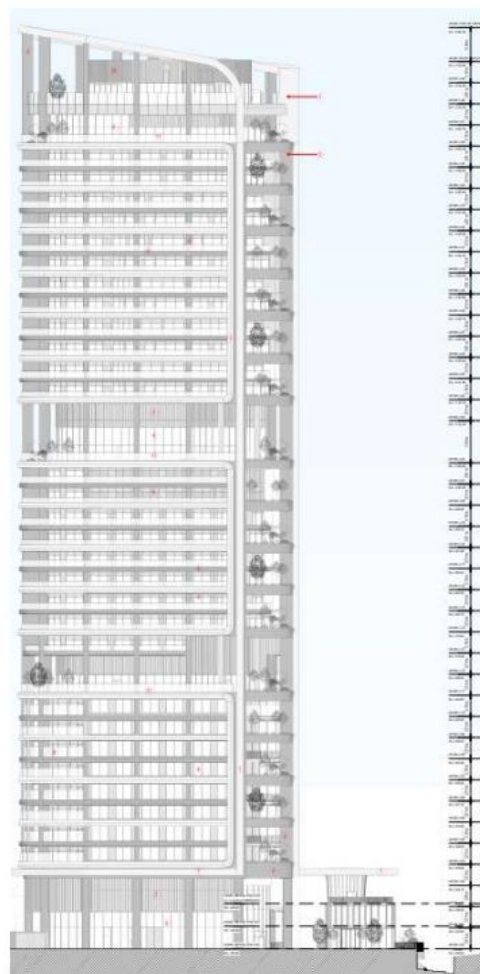
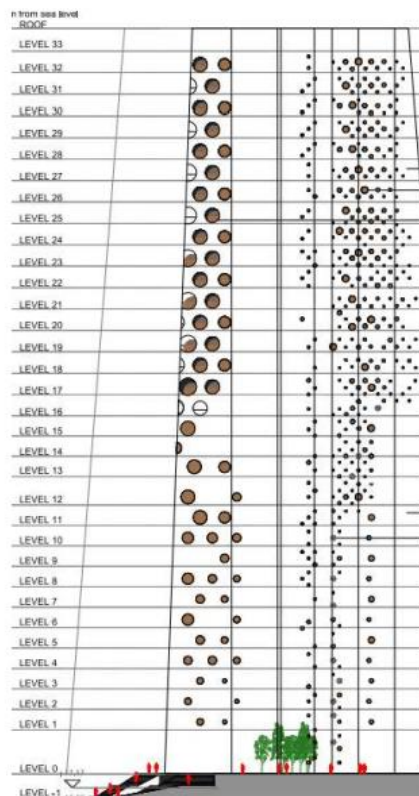


Figure 2 – Elevation of approved development (left) and currently proposed development (right) (Source: 2022 EIA Report and 2026 EIA Coordinator's Statement)

2. EIA PROCESS

2.1 Statement by the EIA Coordinator

On 10 July 2025 and 18 September 2025 (minutes PA/04313/25 – 39a, PA/05346/25 – 51a and PA/05350/25 – 54a on E-apps), ERA requested the submission of a statement by the EIA Coordinator to determine whether the proposed change to the approved project were likely to affect the conclusions of the EIA undertaken for PA/02470/16 and PA/06097/20. Such statement was referred directly to ERA on 24 November 2025 and uploaded on the ERA webpage (https://era.org.mt/era-project/pa04313-25_pa05346-25_pa5350-25/). Similar to the afore-mentioned EIA, the statement was prepared by Mr Michael Sant, on behalf of @econsulting Malta.

The Coordinator's statement noted the following:

- No changes to the previous EIA findings were expected in terms of land use, public access, biodiversity, geology, hydrology, construction-phase noise and vibrations, and waste management, mainly in view that the nature of the proposal (high-rise tower with public open space at street level and below-ground car parking) has remained the same;
- With respect to operational traffic-related aspects, updated peak-hour trips and average daily traffic estimates indicated that traffic generation by the revised project will be similar to that of the approved, hence no changes to the findings of the previous air quality and operational noise studies were envisaged; and
- Due to the increase in height/redesign of the proposed tower; the effects on the landscape value and visual amenity from various viewpoints, shadowing on surrounding areas and wind microclimate conditions in public areas around the tower were expected to differ.

ERA agreed with the Coordinator's opinion that the proposed changes to the approved development are likely to affect the findings and conclusions of the previous EIA in terms of landscape and visual amenity, shadowing and wind microclimate. To this effect, such studies were to be updated to reflect the latest proposal and submitted as an Addendum to the EIA Report. The latter was requested from the Applicant on 28 November 2025.

2.2 Addendum to the EIA Report

The Addendum was submitted to ERA on 15 December 2025, uploaded on the ERA webpage and published for a 30-day consultation period with the public (04 January 2026 – 03 February 2026) and the following consultees:

- Swieqi Local Council;
- San Giljan Local Council;
- Malta Resources Authority;
- Energy and Water Agency;
- Regulator for Energy and Water Services;
- Department of Agriculture;
- Civil Protection Department;
- Malta Tourism Authority;
- Environmental Health Directorate;
- Transport Malta;
- Occupational Health and Safety Authority;
- Superintendence of Cultural Heritage; and
- Environmental NGOs: Light Pollution Awareness Group; Flimkien Għall-Ambjent Ahjar, Front Harsien ODZ, Malta Water Association, Din L-Art Helwa, Eco Malta, Environment Commission, Friends of the Earth, BirdLife Malta, Fondazzjoni Wirt Artna, Malta Bat Group, Malta Organic and Agriculture Movement, Moviment Graffiti, Nature Trust Malta, Noise Abatement Society of Malta, Ramblers Association Malta, Greenhouse Malta, Youth for the Environment, and Zminijietna.

Notifications of the submission of the Addendum were published by the developer in the form of adverts in local newspapers on 04 January 2026. The Addenda was also circulated for internal review within ERA.

Within the stipulated consultation period, feedback was received from the Civil Protection Department (submission dated 07 January 2026), Swieqi Local Council (submission dated 15 January 2026), Environmental Health Directorate (submissions dated 27 January 2026), Occupational Health and Safety Authority (submission dated 02 February 2026) and from members of the public (various submission dates). These are reproduced in Section 5 to this document.

2.3 Follow-up of comments on EIA Report

Comments made by ERA, consultees and the public, during the review period, were forwarded to the EIA Coordinator, the developer and the architect 18 February 2026. The comments were addressed by the EIA Coordinator and replies were submitted on 16 April 2026.

3. SUMMARY OF EIA COORDINATOR'S FINDINGS

The Addendum to the EIA Report assessed the impacts of the revised proposal in terms of landscape and visual amenity, shadowing and changes to the wind microclimate, as follows:

3.1 Landscape and Visual Amenity

The project scope remains a high-rise development which will contribute to changes to the landscape character and visual amenity of the surrounding area, together with the other built or permitted high-rise developments in the area. The effects from the increase in height and redesign of the tower were compared to the approved and based on the views from the various viewpoints assessed in the original EIA (as listed below). These were re-assessed through updated photomontages.

The same 12 viewpoint locations that were assessed in the previous EIA were retained with the aim to determine the degree of visibility of the revised project, the significance of the visual effects, and for comparison with the previous tower design and height:

- Viewpoint 1: Triq Il-Fjorin, Victoria Gardens L/O Ibragg (townscape view);
- Viewpoint 2: Triq Ta' Giorni, Ta' Giorni (townscape view);
- Viewpoint 3: Tower Road, Sliema (townscape view);
- Viewpoint 4: Oleander Street c/w Ivo Muscat Azzopardi Street, St Julians (streetscape view);
- Viewpoint 5: Triq Dragunara, St Julians (townscape view);
- Viewpoint 6: Martin Luther King Street, Pembroke (landscape view);
- Viewpoint 7: Top of the World, Gharghur (panoramic view);
- Viewpoint 8: Belvedere in Triq Misrah Mallia, Valletta (panoramic view);
- Viewpoint 9: Triq Rinella, Kalkara Bay, Kalkara (panoramic view);
- Viewpoint 10: Mdina Belvedere in Triq Il-Villegaignon, Mdina (panoramic view);
- Viewpoint 11: Fort St. Angelo, Vittoriosa (panoramic view); and
- Viewpoint 12: Gardjola Gardens, Senglea (panoramic view).

To account for the cumulative impact from other existing (or permitted) development, the following structures were also considered relevant, and incorporated in the montages:

- Townsquare, Sliema;
- Metropolis, Gzira; and
- DB Centre, St Julians.

Impacts on visual amenity, as seen from the various viewpoints, were assessed as follows (refer to table 1 and figures 4-9):

VP:	Viewpoint type	Sensitivity	Impact type	Changes to impact
1	Townscape	Medium	Adverse	No (remains moderate to major)
2	Townscape	High	Adverse	No (remains minor to moderate)
3	Townscape	High	Adverse	No (remains minor to moderate)
4	Streetscape	High	Adverse	No (remains minor to moderate)
5	Townscape	High	Adverse	No (remains minor to moderate)
6	Landscape	High	Adverse	No (remains moderate to major)
7	Panoramic	High	Adverse	<u>Yes</u> (now moderate to major, instead of negligible)
8	Panoramic	High	Adverse	No (remains moderate)
9	Panoramic	High	Adverse	<u>Yes</u> (now moderate to major, instead of negligible)
10	Panoramic	High	Adverse	No (remains minor to moderate)
11	Panoramic	High	Adverse	No (remains negligible)
12	Panoramic	High	Adverse	No (remains negligible)

Table 1: Overview table of the impacts on visual amenity and the assessed changes compared to the approved development (Source: Addendum to the EIA Report – Table 1)

Of the six panoramic viewpoints assessed, the proposed development would still not be visible from the Vittoriosa (Fort St. Angelo, VP11) and Senglea areas (Gardjola Gardens, VP12). On the other hand, due to the proposed increase in height of the tower, the development would now become visible from the Kalkara area (Kalkara Bay, Triq Rinella, VP9) and Gharghur' s Top of the World (VP7). While only the top floors would rise above the horizon, and the scale of such intrusion is limited in relation to the extent of the visibility, the proposed tower would be the first high-rise structure to be visible from these locations and impinge on their skyline with a moderate to major significant impact.

The views from all other locations assessed would remain unaffected, as the visual exposure of the high-rise structure was already captured as such in the previous assessment and the additional floors and revised design do not necessarily alter their associated levels of significance. These remain minor to moderate significant in case of the panoramic views from the Mdina Belvedere (VP10), the townscape views from Ta' Giorni (Triq Ta' Giorni, VP2), Sliema (Tower Road, VP3), St Julians (Triq Dragonara, VP5), and the streetscape view from St Julians (Oleander Street c/w Ivo Muscat Azzopardi Street, VP4). The changes to the view as seen from the panoramic Belvedere in Triq Misrah Mallia, Valletta (VP8) remains moderate significant and moderate to major significant from Victoria Gardens L/O Ibragg (VP1) and Pembroke (Martin Luther King Street, VP6).

Similar to the previous assessment, noting the nature of the project, no mitigation measures were identified as the impact is intrinsically linked to the high-rise aspect. In terms of cumulation, the assessment re-confirmed that the proposed development tends to aggregate with other existing (or permitted) tall buildings, notably in the panoramic views. The cumulative impact decreases with proximity, whereby in streetscapes, the line of sight is limited by the surrounding developments.



Figure 4 – Viewpoint 1 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).



Figure 5 – Viewpoint 3 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).



Figure 6 – Viewpoint 4 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).



Figure 7 – Viewpoint 6 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).



Figure 8 – Viewpoint 8 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).



Figure 9 – Viewpoint 10 – cumulative view including revised project (upper) and approved development (lower) (Source: 2021 EIA Report [Appendix II] and 2026 Addendum to EIA Report).

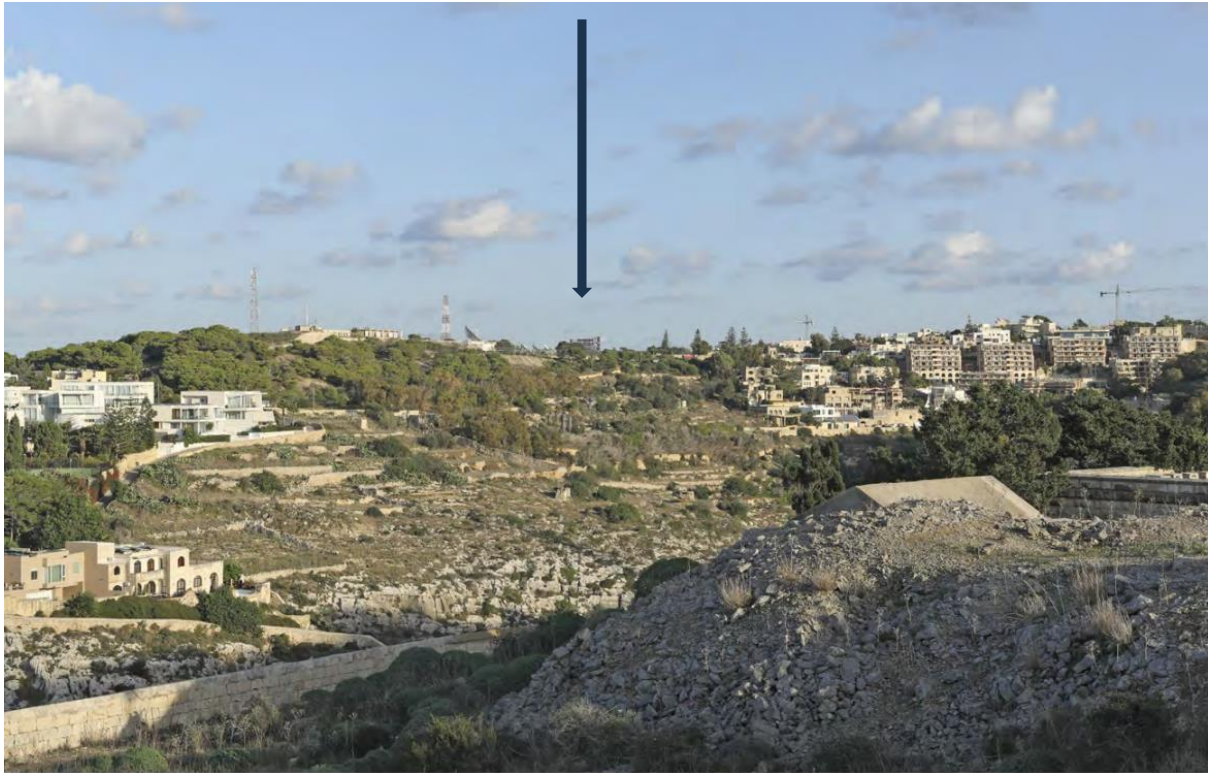


Figure 10 – Viewpoint 7 – cumulative view including revised project (*Source: Addendum to EIA Report*).



Figure 11 – Viewpoint 9 – cumulative view including revised project (*Source: Addendum to EIA Report*).

3.2 Changes to the wind microclimate around the building

Interaction between wind at various altitudes and the tower structure creates airflows that, depending on their intensity and orientation, may disturb the intended use of the surrounding spaces and the comfort of pedestrians. A wind study had been undertaken in the original EIA and was repeated to assess how the proposed tower, with its increased height and altered design, would affect the local wind climate and what measures are required to retain comfortable conditions in the public areas surrounding the building. The study identified windier conditions at ground level near the northern and southern corners of the site, where the adoption of mitigation is required. Ground-level mitigation could be achieved through the inclusion of soft and hard landscaping, including additional planting of trees, installation of pergolas, screens and canopies, to reduce the effects of wind down-washing, channelling and corner-acceleration in exposed pedestrian areas. To determine the exact measures required, a follow-up study would need to be undertaken on the final design of the proposed as a final optimisation exercise and fine-tuning of the design features. Subject to the latter, the impacts from the altered wind conditions on the public spaces around the tower remain of minor significance.

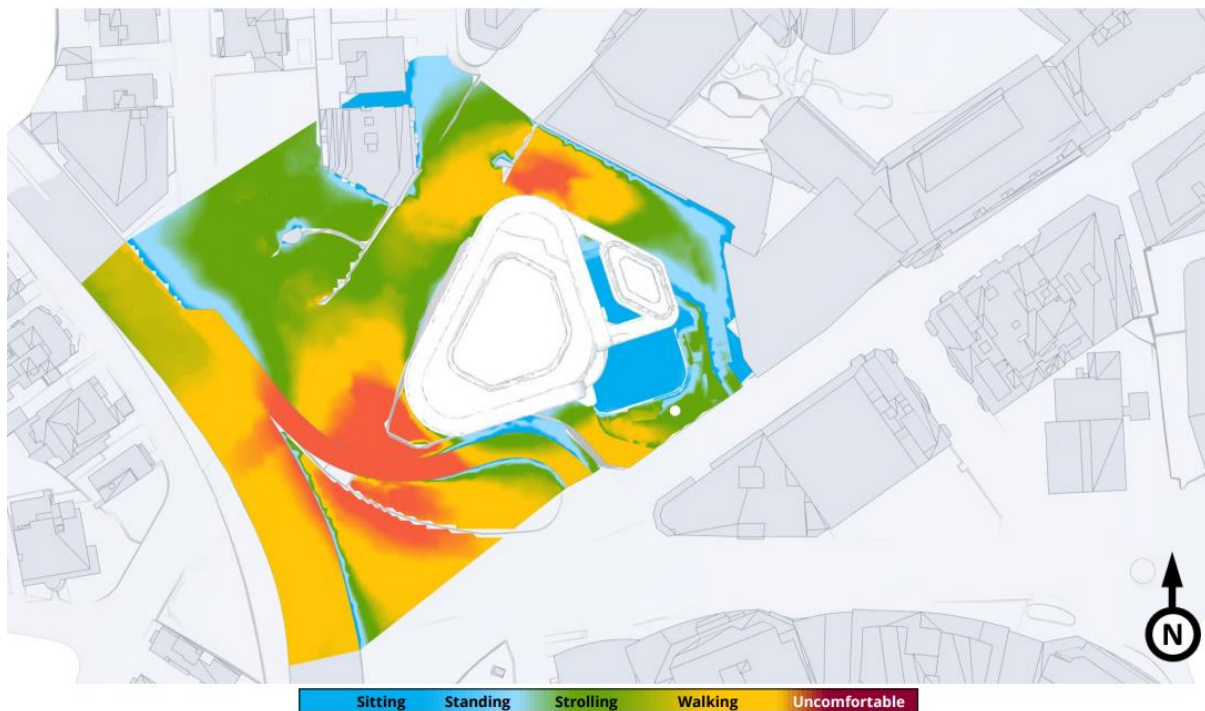


Figure 12 – Model output in relation to changes to wind microclimate and associated wind comfort classification (*Source: Addendum to EIA Report*).

3.3 Shadowing

In view of its considerable height, the proposed tower will cast shadows on areas surrounding the development. As per the previous EIA, the sensitive receptors were considered to be:

- Swieqi residential areas;
- Residential areas in Paceville, accessed from Triq Lourdes;
- Commercial and hospitality uses across Triq Santu Wistin; and
- Commercial and hospitality uses east of the proposed development.

The updated solar path study concluded that the increased height of the proposed tower, as compared to the approved plans, will result in longer shadows, notably when the sun is low in the sky. The most prominent change is the shadow cast in December during early afternoon, which would reach St George's Bay. In terms of overall significance, the impacts from shadows cast on the afore-mentioned sensitive receptors remain minor significant in view of the limited temporal duration of such shadows, also considering the cumulative contribution by the various other large buildings in the surrounding densely developed area. With respect to the fourth category of sensitive receptors, the commercial and hospitality uses east of the proposed development, impacts remain moderate significant in view of the frequency of shadows to the east of the site, both in the afternoon and towards the end of the day.

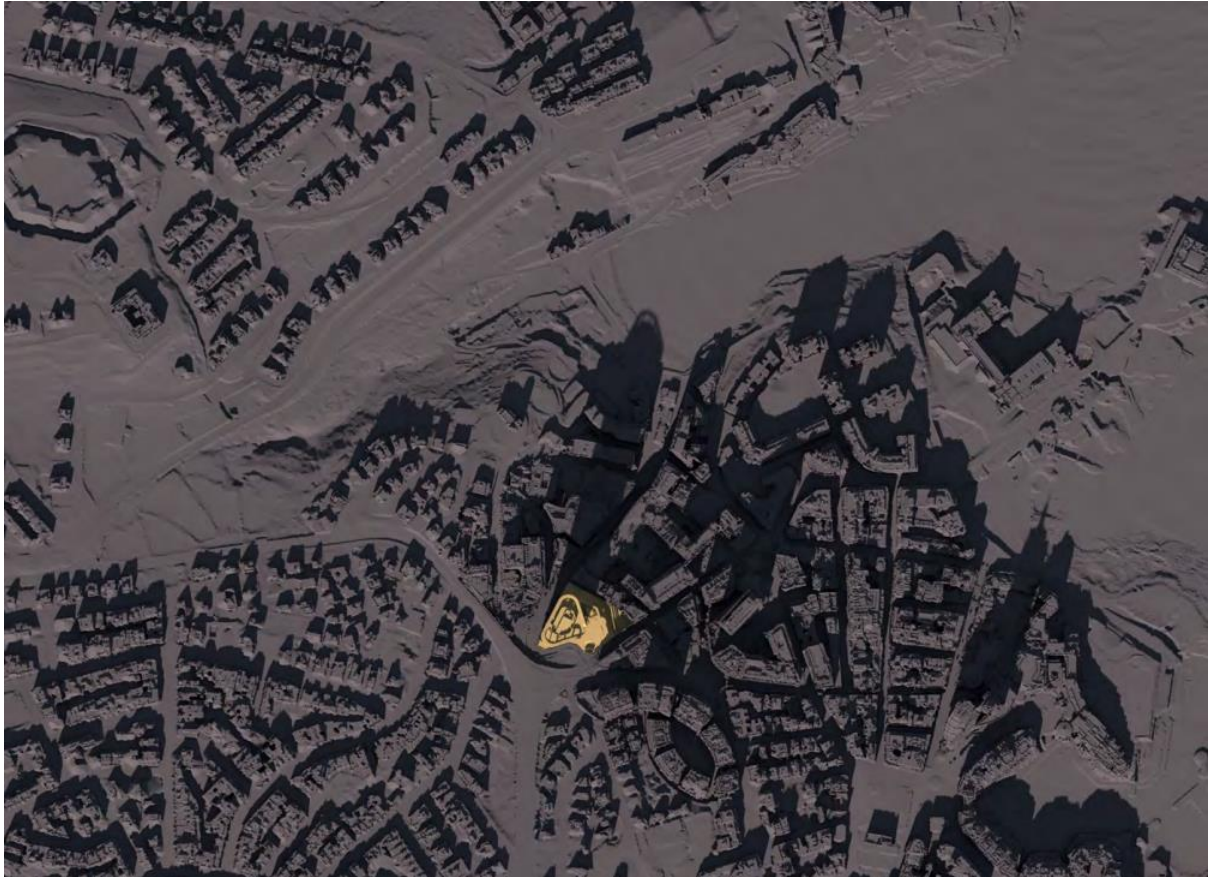


Figure 13 – Sun path study – shadow cast in December around 13:00 (*Source: Addendum to EIA Report*).

3.4 Other topics

The impact assessed for the other topics evaluated in the original EIA remain unchanged and are as discussed in section 1.1 above and in ERA's 2022 assessment report, available from https://era.org.mt/era-project/pa02470_16_and_pa06097_20/.

4. COMMENTS RECEIVED BY ERA DURING THE CONSULTATION ON THE ADDENDUM TO THE EIA REPORT

A. Civil Protection Department (submission received on 07 January 2026)

Comment
The architect and the fire safety competent engineer shall ensure adherence and compliance with the British fire safety standards. They shall prepare the necessary fire safety documentation including adherence declarations and compliance.

B. Swieqi Local Council (submission received on 15 January 2026)

Comment
Re: Public Consultation in relation to the review of an Addendum to EIA report for PA/04313/25 - Project Landmark ERA/00046/18 The Swieqi Local Council is very concerned about two aspects of the above EIA Addendum. The first concerns the absence of any attempt to evaluate the effect of vehicular traffic which will be generated by the project. Traffic generated by the proposed 7 floors of offices, 15 hotel floors and 10 residential floors will clearly be considerable. This traffic will end up either at the Paceville junction leading to Triq Mikiel Anton Vassalli, a junction which is severely congested at certain times of day, or even worse into Paceville towards St George's Bay or into Swieqi via Triq is-Swieqi. The Council is concerned that no project by Infrastructure Malta is on the cards to deal with this massive increase in traffic, following their withdrawal of PA 6089/19 and 6079/24. Application PA 550/24, which might (although this is not guaranteed because the contents of this application are still shrouded in mystery) address the problem is still listed as "not complete" by the PA, and the Council wonders if this application will ever become a complete one. Triq Sant' Andrija and Triq MA Vassalli are routes which are used continuously by Swieqi residents, and the approval by the Planning authority of major projects which will affect these roads, including the dB mega-development in St George's Bay, the approved Villa Rosa Local Plan, various hotels being approved in Paceville, and now the Landmark development, will clearly negatively affect Swieqi's connectivity unless the infrastructure is modified to cater for these developments. The Swieqi Local Council therefore insists that a proper Traffic Impact Study be carried out, by experts who are independent of the developer, before any more large-scale permits are issued in this area.

Comment
The second problem concerns the shadowing effect on residential areas off Swieqi which the proposed development will create. The Swieqi Local Council is only concerned with then effect on its residential areas, although it recognises that the shadowing effect on parts of St Julians / Paceville and on commercial areas even in Swieqi will also be significant. The well-being of Swieqi residents is constantly a top priority for the Council. The Council notes that the development being considered proposes an increase in height of just under 33 metres compared to the previous submission, and also an increase in footprint (which clearly affects the width of areas in shadow). Referring to the Solar Path and Shading Evaluation section of the EIA, the Council notes that 1. Early afternoon shadows cast will reach St George's Bay in December afternoon. St George's Bay and Beach is the seaside area most easily accessible to Swieqi residents. This Bay is very much frequented in December by Swieqi residents for pleasant walks along the sea, and the conclusion that this area will be in cold shadow at this time will deprive residents of a privilege which they have so far enjoyed. This would represent a down grade of their quality of life, for the benefit of a commercial development, and is to be objected to. 2. The sunpath analysis shows that Triq I-Gharbiel in Swieqi will be seriously affected by shadowing throughout the year: June 8am to 11am, September 8am to 10am, and March 7am to 10am. In addition, residential areas in Triq il-Migbed and Triq is-Sirk will be in shadow in June between 8am and 10am, Triq in-Nemes in September 10am to 12 am and March 9am to 11am. Although this shadowing is described as "transient" in the report, it is a fact that once more the enjoyment of their properties by residents in these streets will be curtailed. The construction of the tower will represent a gain to the developer but a loss to the residents. This must also be objected to. If the project were to be eventually approved, the Swieqi Local Council requests that environmental compensatory measures be required to be effected by the developer in these areas. Swieqi and its residents cannot continue tolerating the degradation of their quality of life as a direct result of development projects. Planning is primarily for people, the PA and ERA must never forget this.

C. Environmental Health Directorate - Department for Health Regulation (submission received on 27 January 2026)

Comment	ERA note
With reference to the Environmental Impact Assessment (EIA) dated January 2026 regarding the subject indicated in the caption, kindly be informed that this Directorate would like to submit the following comments and recommendations in relation to the proposed development. The previous comments on the subject in caption, dated 26 April 2021 and 16 November 2021, are still considered applicable, as the changes to the project are expected to result in impacts that are broadly similar to those associated with the original proposal. However, it is noted that the projected sewage volume will increase substantially from 20,000 m³ to 54,000 m³. Given that the site is located in close proximity to the official bathing site at St George's Bay, which is monitored through two designated monitoring points, concerns are raised as to whether the existing sewage infrastructure is sufficient to accommodate such a significant increase in volume. In the event that the infrastructure is not capable of handling this increase, there is a risk of sewage overflow, which could negatively affect the bathing water quality in the area. Furthermore, this project will considerably increase the operational traffic pollution including noise in the area of influence. It is important that the necessary mitigation measures are to be adopted. Furthermore, with reference to previous comments made pursuant to the Food Safety Act, including those related to drinking water, it is noted that the Environmental Health Directorate (EHD) no longer retains competence over the regulation of drinking water. Consequently, all responsibilities and matters pertaining to this regulation now fall under the remit of the Food Safety and Security Authority within the Ministry for Fisheries and Agriculture.	The previous responses from this consultee, as referenced to, can be accessed from https://era.org.mt/era-project/pa02470_16_and_pa06097_20/ - docs 'Public comments on the 1st EIA report' and 'Public comments on revised EIA report').

D. Occupational Health & Safety Authority (OHSA) (submission received on 02 February 2026)

Comment
The employer at this site shall ensure that: 1. All work activities at this place of work comply with the requirements of Act XXXIII of 2024 and all relevant OHS regulations.

Comment
2. One or more persons having the necessary aptitude, capabilities, competence and training shall be designated to assist the employer in undertaking the measures which are required to be taken in relation to the protection of occupational health and safety and the prevention and control of occupational risks, as per LN 36 / 2003. 3. ALL work activities falling under one's responsibilities are covered by a suitable, sufficient and systematic risk assessment carried out as per LN 36 / 2003 and other relevant OHS regulations. Without prejudice to the legal obligations of an employer, this risk assessment shall, inter alia, refer to: (a) The measures to be taken against risks from manual handling of loads as per LN 35/2003. (b) Protection against exposure to chemical agents including carcinogens at work as per LN 227/2003 and LN 122/2003 including but not limited to measures against inhalable dusts and metals. (c) The measures to protect workers from risks from exposure to the sun. (d) The required emergency prevention, preparedness and response arrangements including first aid and firefighting measures. (e) Protection against physical agents at work including but not limited to risks from noise and vibration. (f) Traffic management. (g) Protection of workers from risks of electrocution as required by LN 44/2002. (h) Personal protective clothing / equipment to be used by workers. (i) Suitable welfare facilities to be made available for staff. (j) The required health and, or safety signs and. (k) Training and competence of workers to perform the assigned tasks. This risk assessment shall also make reference to the necessary health surveillance that is required wherever there is revealed an identifiable occupational disease or adverse health condition related to the work involved OR the likelihood that a disease or condition may occur under the particular conditions of work, as per LN 36 / 2003 and other applicable OHS regulations. 4. All work equipment complies with the relevant provisions of LN 293 / 2016, including where applicable, by ensuring that work equipment is duly examined by a competent person and a report of such examination is kept by the employer and (where applicable) also sent to OHSA and. 5. Any intended construction related works comply with the relevant provisions of LN 52/2025 in particular: • Ensuring that a competent project supervisor is appointed for both the design and execution stages. • The preparation and implementation of a Construction Phase Health and Safety Plan prior to commencement of works.

Comment
- The coordination of health and safety measures among all contractors and workers on site. - The provision of adequate welfare facilities, safe access and egress, and protection against falls and other site hazards. - The notification of the construction project to the OHSA as required by the regulations.

E. Members of the public

No.	Comment
1	I strongly OBJECT to this project due to the environmental and infrastructural impact on the area and vicinity. 1. The shadow it will cast on Swieqi. 2. The light pollution added to the already disastrous situation we are living in. 3. The lack of proper infrastructure (water and electricity supply is already poor without all this, the sewage overflow at every rain already as it is, the added traffic, garbage and population , etc) 4. These projects and the repercussions that they cause effect people' s mental and physical health and wellbeing. We speak so much about this final topic but don't truly consider preventing them.
2	Jien ma nagbilx li jizdiedu il- sulari bizzzejjed li ahna ir-residenti tas -Swieqi indfinna go togba u ix-Xemx u d-Dawl ma jarawx Id-djar taghna. Tal- misthija kif ir-residenti gew injorati minnkom! Ximpatt ambjentali gedin tistaQsu? Lanqas Biss ghandna ambjent hlif konkors madwarna!!!! Fein hom il-green areas?!! Fejnu naqra pajsag ahjar?!! Hlief konkrit ma narawx quddiem ghajnejna! Hlief dhahen ma nibilawx! Bankini imkissrin, toroq mimlija pot holes habba it-trukkijiet kbar dejjem ghaddejjin hlief Hsejjes 'noise pollution' m'ghandnix! U xi nghidu ghat- trab u l-aria li qed nibilaw?! Bizzzejjed jekk jogghobkomm ghax Issa ghajnejna ta bil- kbir nigu Injorati! Aktar sulari aktar nies aktar storbu aktar dell u dlam lejn Id-djar taghna!!
3	This will suffocate the already suffocated residents of Swieqi, St. Julians and Pembroke. You greedy and selfish developers have butchered Malta to a point of no return. Leave us in peace! Move on to another country! We don't need you here! Enough is enough!
4	I am objecting to the this proposal because:

No.	Comment
	1. Saying the building of a skyscraper is positive because it kills non endemic plant species is an insult to people's intelligence. Do you need to build 40 storeys to kill alien species? 2. Casting the residents' homes in the shade, not seeing the sun from dawn till around 10 a.m., for 6 months a year, from March to September, is inhuman. It will not only make these house colder, and therefore more expensive to heat, because solar panels will be useless at that time and more electricity will have to be used for heating, and thus more environmentally damaging, but it could also lead to mental health problems, since darkness and greyness contribute to depression. 3. Saying that traffic flows in the area as well as Swieqi will not be impacted is absolutely untrue.. The area is already fully congested today. with difficult, chaotic and unsafe traffic flow that impacts residential rights to clean air. 4. Saying that the building will be surrounded by open spaces is treating residents like dirt. There is currently barely any room for open space in the already overbuilt area of Bay Street, St George's Bay.
5	Le! Le! U le! Kif tridu tordmu lil kullhadd
6	1. Saying the building of a skyscraper is positive because it kills non endemic plant species is an insult to people's intelligence. Do you need to build 40 storeys to kill alien species? Just ask Jason Micallef for some Greek gravel.....and it will do the job! 2. Casting the residents' homes in the shade, not seeing the sun from dawn till around 10 a.m., for 6 months a year, from March to September, is inhuman. It will not only make these house colder, and therefore more expensive to heat, because solar panels will be useless at that time and more electricity will have to be used for heating, and thus more environmentally damaging, but it could also lead to mental health problems, since darkness and greyness contribute to depression. 3. Saying that traffic flows in the area as well as Swieqi will not be impacted is taking people for aride. The area is already fully congested today. 4. Saying that building will be surrounded by open spaces us treating residents like dirt. Go on the spot today and see for yourselves how much room there is for open space in the already overbuilt area of Nay Street, St George's Bay.