

Environmental Impact Assessment

Screening according to Schedule III of S.L. 549.46

PA Ref.: PA/07972/25

Project Title: Regeneration of Wied Inċita. To include restoration and construction of rubble walls and fences. To create paving areas in decking, gravel, Geo grids and beaten earth. Planting of new afforestation areas to improve biodiversity. Restoration of reservoirs and improved water management. Construction of sanitary facilities, pedestrian crossing and lightweight shading structures. To also include Physical activity areas, play areas and dog park. This application also seeks to sanction alterations to existing structures.

Location: Wied Inċita, Triq I-Imdina, Attard.

Screening date: 4th March 2026

I. BACKGROUND

1. Outline of Proposal

- 1.1 The proposal is for the regeneration of Wied Inċita, Attard, into a publicly accessible open space through ecological restoration and landscape enhancement. This project is in addition to PA/02228/24 which involved the upgrading of an existing green space for public use.
- 1.2 The proposed works include site cleaning and waste removal; corrective pruning and selective tree removal; restoration and construction of rubble walls; installation of timber and chain-link fencing; creation of pedestrian paths using decking, gravel, geo-grids and beaten earth; afforestation and ecological planting; restoration of reservoirs and improved water management; provision of sanitary facilities, lightweight shading structures, a pedestrian bridge, and designated activity, play and dog-walking areas; as well as the sanctioning of existing structures (Figure 1).
- 1.3 Access to the site will be retained via existing routes, with pedestrian circulation improved through new and upgraded pathways.



2. Site context

- 2.1 The site lies Outside the Development Zone (ODZ) and mainly consists of a dilapidated area, divided into a number of fields with the northeastern most area hosting open plant storage areas. This area will eventually added to the existing public green open space permitted through PA/02228/24 The project's site area measures approximately 120,000 sq.m (Figures 2-3).
- 2.2 Wied Inċita surrounds the site from the south and east. Towards the east of the site the Wied Inċita Nursery and two quarries. The Mount Carmel hospital borders the site on the west and Triq L-Imdina on the north. Across Triq L-Imdina, the land uses are mostly residential along with some commercial outlets.
- 2.3 There are no designations for environmental or cultural protection on site. The site lies within the 100m Groundwater Safeguard buffer zone.



Figure 2: Close-up aerial orthophoto showing the location of the site (in blue) and its surroundings (*Source: PA Geoserver, 2024*).



Figure 3: Aerial orthophoto showing the location of the site (in blue) and its surroundings
(Source: PA Geoserver, 2024).

3. Case history

3.1 This site has been previously subject to the following relevant Planning Applications:

- PA/02228/24 – Upgrade of existing green space for public use – works to include repair/maintenance of walls, planting of trees, re-surfacing of existing service road including underlying infrastructural works, existing small dangerous structure room to be demolished/reconstructed, formation of pump room from existing structure, fence along the perimeter of site and other ancillary works including installation of outdoor furniture. – Approved;
- PA/02929/12 – Landscaping; sanctioning of greenhouses, for propagation of plants, flowers, indigenous species of Malta; and bund walls and rain water storage tanks in existing nursery, construction of green houses and of water storage tank to facilitate execution of contractual obligations assumed by ELC vis-a-vis the government of same. – Approved;
- PA/03598/08 - Landscaping, sanctioning of greenhouse for propagation of plants/flowers/indigenous species of Malta and boundary wall and rain water storage tank in existing nursery to facilitate execution of contractual obligations assumed by ELC vis-a-vis the government of same. – Refused; and
- EC/00849/08 – Greenhouses, reservoir and deposit of gravel without permit. – Case closed, permission to sanction illegality.

PA/02228/24 was reviewed and screened in terms of Regulation 14 of the Environmental Impact Assessment Regulations (S.L. 549.46), notably Schedule I, Category II Section 1.0.2.1 - Development with a site area of 2ha or more. 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 was required. In this regard, ERA did not object to the proposal from an environmental point of view.

4. Screening Criteria

4.1 EIA Screening

The proposed development falls within the scope of the Environmental Impact Assessment (EIA) Regulations (S.L. 549.46), notably in terms of the following Category II criteria in Schedule I: 1.0.2.1 - *Development with a site area of 2ha or more*. Therefore, the proposal is screened in terms of the EIA Regulations (S.L. 549.46).

5. Documents used for screening

- a) Project Description Statement (PDS), dated December 2025 with a revised version dated March 2026; and
- b) Tree Survey, dated January 2025.

II. ASSESSMENT OF PROPOSAL

6. Assessment of Impacts and Ancillary Considerations

(Screening in terms of Schedule III of the EIA Regulations, S.L. 549.46)

Land use

6.1 The site largely consists of fields and pathways and the proposed interventions to renovate the existing dilapidated open space are not envisaged to have an impact in terms of land use. Moreover, the proposed formalisation is considered coherent with the existing use of the site.

6.2 The proposed development includes the planting of trees and shrubs which is considered beneficial to the environment. In this regard, all proposed tree-related interventions on site must adhere strictly to the parameters outlined in the respective Environmental Permits – EP/00126/24 and EP/00139/25.

Construction-phase Impacts

6.3 The nature and scale of the proposed interventions, including the laying of foundations as part of the planting works, do not have a significant impacts on the geo-environment. Onsite management of any waste generated during this project is to be handled in accordance with the Waste Regulations (S.L. 549.63).

6.4 Similarly, construction-phase impacts such as dust, noise and light pollution are minor and temporary; and can be minimised at source in line with the Environmental Management Construction Site Regulations (S.L. 552.09).

Operation-phase Impacts

6.5 During operation, no significant impacts are envisaged as long as all the waste is managed in accordance with the Waste Management Regulations (S.L. 549.63), and efforts are done to recycle and reduce waste generation at source.

6.6 The proposal is not envisaged to generate significant amount of traffic. In this instance, impacts related to air quality and noise during operation are insignificant. Moreover, no lighting is being proposed and therefore no impacts are expected in this regard.

III. ERA Conclusion and Recommended Way Forward

The above screening concludes that the environmental impacts of the proposed development are unlikely to be significant. ERA does not object to the proposal from an environmental point of view, and no further assessment in terms of Regulation 15 of the EIA Regulations (S.L. 549.46) is required. The conditions annexed to this document (Annex II) are being referred.

Screening Disclaimer

The above screening results, the ensuing conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission would need to be re-assessed and the merits of this screening would need to be re-opened.