AIS ENVIRONMENT

Project Description Statement for the development of an Old Peoples Home in Zabbar, Malta

As per ERA requirements for PA/05308/25

Report

PROJECT DESCRIPTION STATEMENT

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1 INTRODUCTION

Mr Clinton Spiteri filed development permit application PA/05308/25 for the *"Demolition of existing rubble walls and building. Shifting part of the front boundary wall to be aligned with official road alignment. Excavation to the required levels. Construction of an old people's home (Class 2A) comprising of three floors at the basement levels, four floors above ground level, underground reservoirs, landscaping works (at ground and roof level), a dementia day centre (Class 2A) and a pharmacy (Class 4A). The basement levels provide 153 car spaces. The proposed home provides a total of 92 rooms, 14 2-bedded & 1 3-bedded at level 0, 28 2-bedded and 2 3-bedded at levels 1 and 2 and 13- 3 bedded, 1 1- bedded and 3 2- bedded at level 3."*

Mr Clinton Spiteri (henceforth referred to as the "Applicant") has commissioned AIS Environment Ltd to prepare a Project Description Statement (PDS) to pre-validate the impacts expected from the proposed activities old people's home (henceforth referred to as the "Scheme").

The PDS report has been requested by the Environment and Resources Authority (ERA) to provide the necessary information in terms of a justification for the project, and an outline of the potential impacts and/or benefits of the project. This PDS has been prepared and structured in accordance with Schedule II of S.L. 549.46 of 2017 (ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2017).

1.1 SCHEME LOCATION

The Scheme site is an agricultural field situated in an Outside Development Zone (ODZ) on Triq Wied il-Għajn, Ħaż-Żabbar. It is surrounded by pockets of agricultural land and residential buildings. Maps of the site are provided in Figure 1 and Figure 2.

FIGURE 1: LOCATION OF THE SCHEME IN THE CONTEXT OF THE MALTESE ISLANDS (SOURCE: GOOGLE EARTH, 2020)

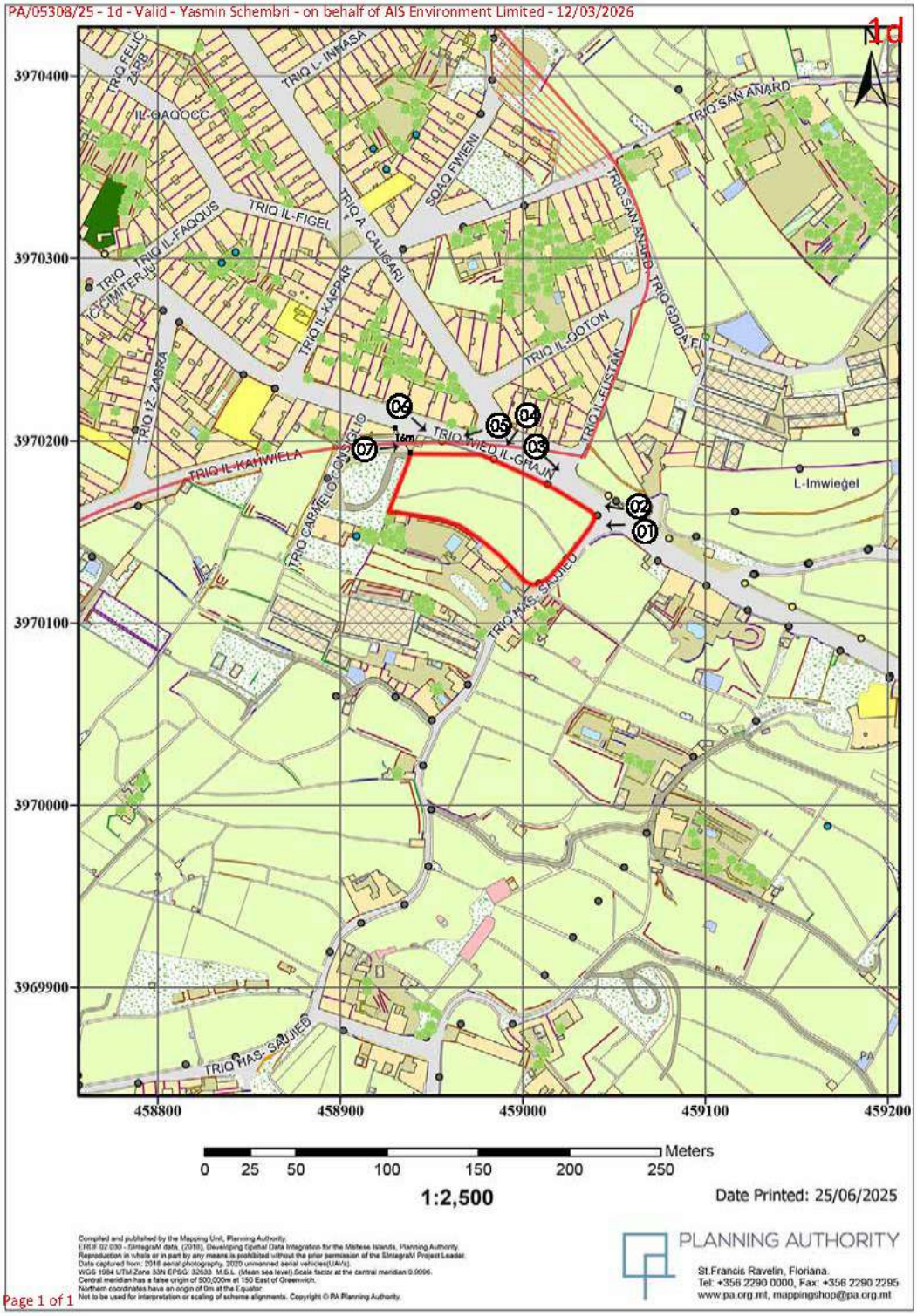


FIGURE 2: SCHEME SITE LOCATED IN ĦAŻ-ŻABBAR

1.2 SCHEME JUSTIFICATION

1.2.1 Aim

The aim of the Scheme is to provide the community with a new old people's home to meet the growing demand of such facilities in the southern regions of Malta. The new

care home would expand and enhance the region's elderly support services. The project would achieve the following objectives:

1. Create an accessible, age-friendly environment for the elderly, providing ease of access and care services within the home;
2. Provide efficient and effective care service that provides value for money, sustaining the residents' quality of life in a way that meets recognised quality standards;
3. Create a sense of community for the residents, providing opportunities for community and social programmes; and
4. Offer specialised dementia care services within a dedicated day centre.

1.2.2 Relevant policies

1.2.2.1 South Malta Local Plan

The proposed scheme falls within the SOUTH MALTA LOCAL PLAN. The most relevant polices of the South Malta Local Plan (SMLP) are summarised in Table 1.

TABLE 1: RELEVANT LOCAL PLAN POLICIES

POLICY CODE	POLICY NAME	DESCRIPTION AND RELEVANCE	FIGURE REFERENCE
SMCO 10	Protection of Strategic Open Space Gaps	Urban Development will not be permitted in all Strategic Open Space Gaps and particularly those between the following settlements: Ghaxaq and Gudja; Fgura and Zabbar; Ghaxaq and Zejtun; Safi and Zurrieq; as illustrated on the respective Policy Maps.	Figure 3
SMAG 01	Agricultural Areas	Only buildings and structures essential to the need of agriculture are permitted in this area.	Figure 4
SMCO 07	Valley Protection Zone	Valley Protection Zones and valley watercourses are indicated on the Environmental Constraints Maps for the relevant localities. In line with the provisions of Policy RCO 29, there will be a presumption against any development within these areas that will adversely affect the function of the valley as an important water catchment area.	Figure 4
SMTR 05	Junction Improvement	MEPA will encourage appropriate government agencies to improve congested junctions on the main road network, particularly where buses,	Figure 3

POLICY CODE	POLICY NAME	DESCRIPTION AND RELEVANCE	FIGURE REFERENCE
		pedestrians, and other road users are experiencing delays.	
SMPU 01	Area prone to flooding	MEPA will also require that proposals for development or redevelopment within flood prone areas are carefully assessed with regard to their impact on increasing flooding and where major developments are concerned (as specified in Appendix A), MEPA may require a detailed Flood Risk Assessment Report to be prepared in accordance with the Terms of Reference prepared by MEPA and undertaken by a competent person approved by MEPA.	Figure 3

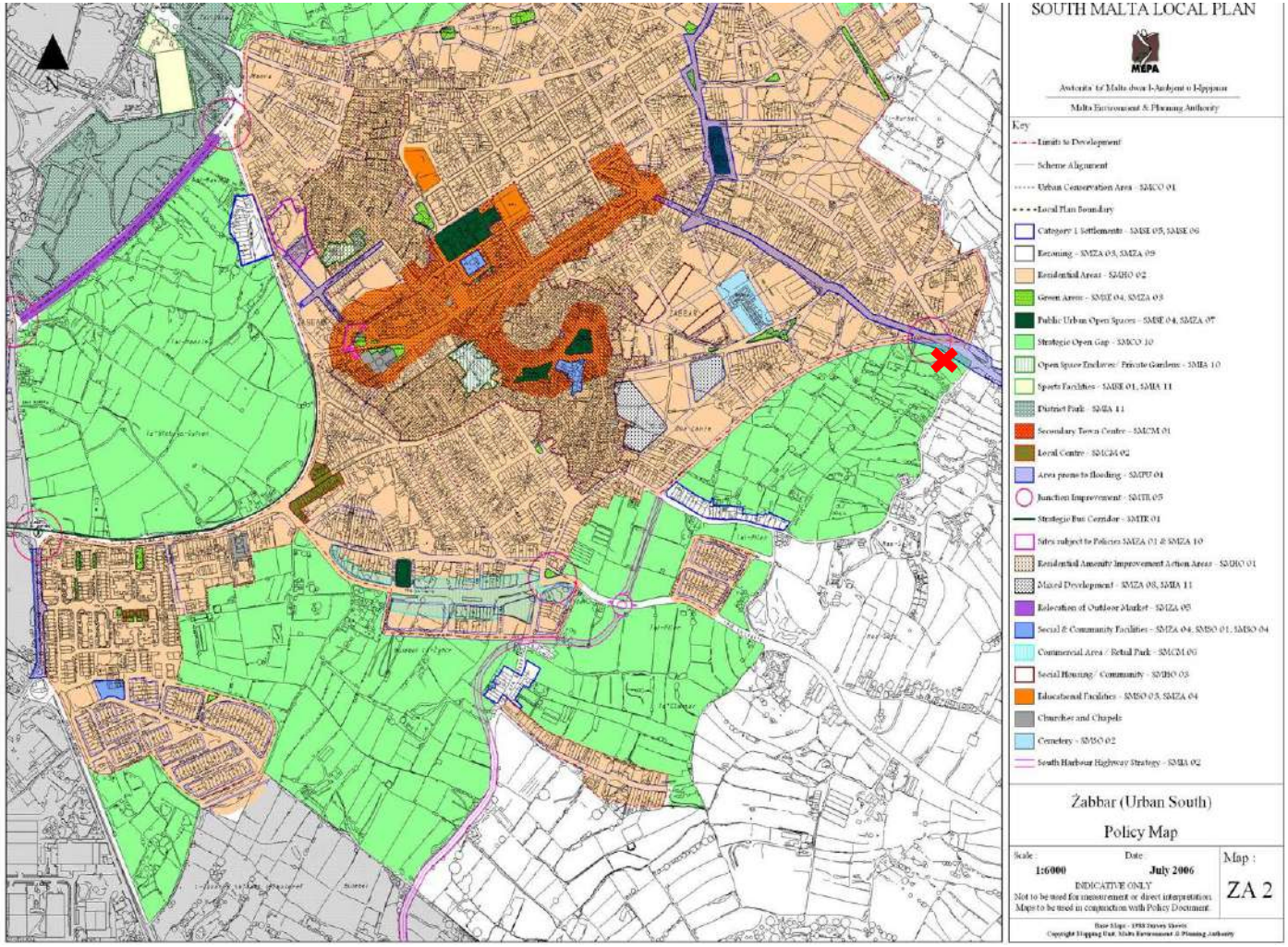


FIGURE 3: ĦAŻ-ŻABBAR POLICY MAP, RED CROSS SHOWS PROPOSED SITE (SMLP, 2006)

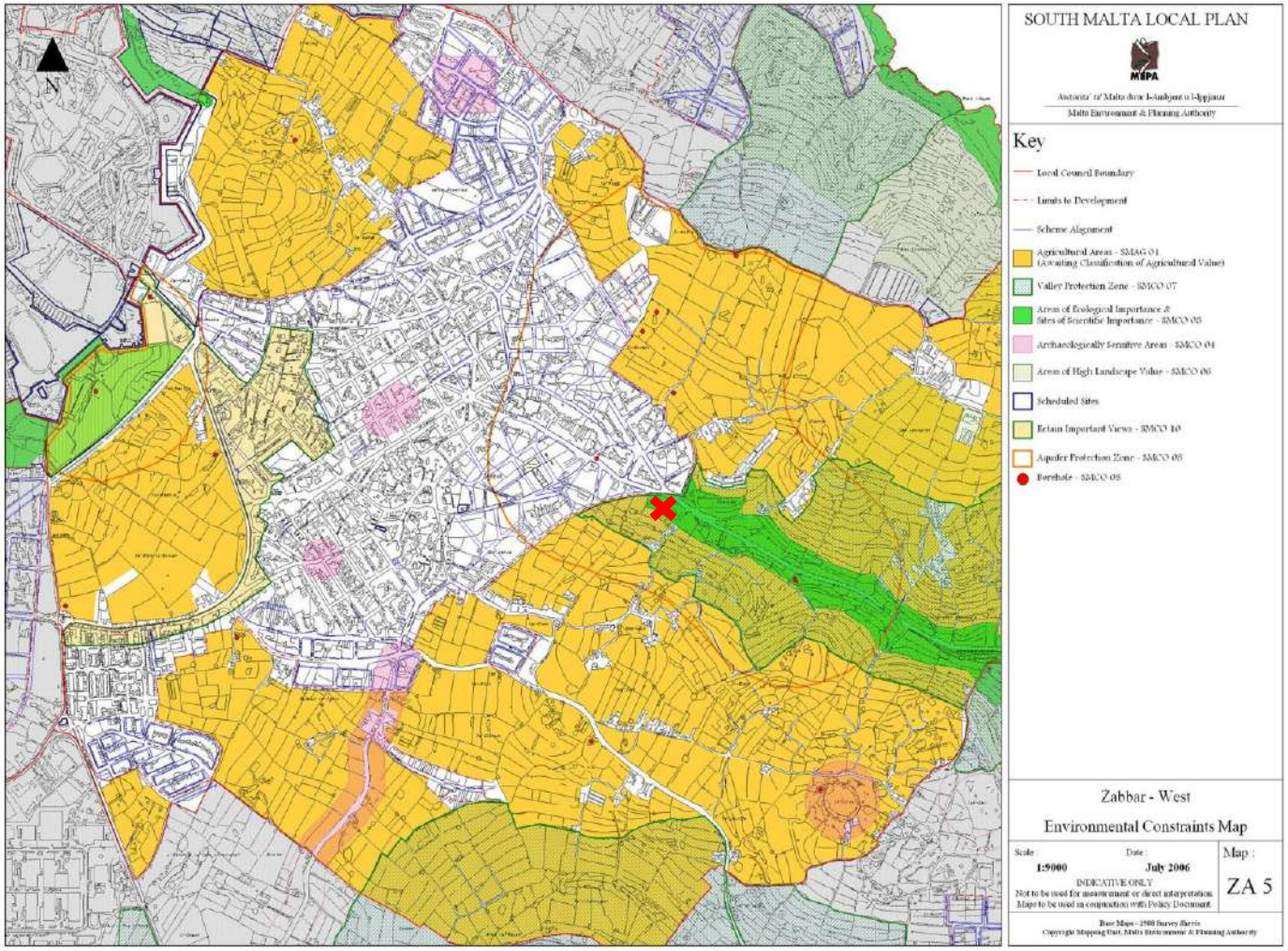


FIGURE 4: ĦAŻ-ŻABBAR ENVIRONMENTAL CONSTRAINTS MAP, RED CROSS SHOWS PROPOSED SITE (SMLP, 2006)

1.2.2.2 Strategic Plan for the Environment and Development (2015)

All new developments must complement the goals and objectives outlined in the STRATEGIC PLAN FOR THE ENVIRONMENT AND DEVELOPMENT (SPED, 2015). SPED aims to guide development to ensure that land and sea resources of the Maltese Islands are utilised effectively, whilst ensuring that the environment is protected and enhanced. lists the SPED objectives which are most relevant to the proposed Scheme.

TABLE 2: OBJECTIVES OF THE SPED (2015) RELEVANT TO THE PROPOSED SCHEME

OBJECTIVE	DESCRIPTION
Socio-Economic Development Thematic Objective 1	*To manage the available potential space and environmental resources on land and sea sustainably to ensure that socio-economic development needs are met whilst protecting the environment and limiting land take up within the Rural Area by:* • *Guiding the location of the bulk of new jobs and homes within the Urban Area* • *Achieving a wider mix of compatible uses on land and sea* • *Increasing green-open space* Socio-economic development should ensure that rural areas are not exploited by uses which are not legitimate or necessary
Socio-Economic Development Thematic Objective 2	*To ensure that provision is made for new social and communities facilities and to cater for extensions to such existing facilities for education, child care, family care, health, the elderly, the disabled, rehabilitation, places of worship and animal welfare which are accessible for all whilst minimising environmental impacts by:* • *Guiding the location of new social and community facilities within the Urban Area and where no other feasible alternatives exist allowing consideration within appropriate locations in the Rural Area for education, health elderly disabled and rehabilitation facilities.* • *Maximising the efficient use and reuse of existing facilities.* • *[…]* • *Consideration the redevelopment of only redundant existing social and community facilities for alternative uses*

2 SCHEME SITE AND SURROUNDING AREA

2.1 LAND USE

The site is located on an existing agricultural field (Figure 5 and Figure 6). At the northwest corner of the plot lies a small building (Figure 7) which shall be demolished as part of separate road alignment works established by the PA. The agricultural field is located on two levels which are physically separated by a rubble wall that will be demolished.

FIGURE 5: SITE PHOTO 1

FIGURE 6: SITE PHOTO 2

FIGURE 7: BUILDING AT THE NORTHWEST CORNER OF THE PLOT

The land uses present within the area of influence are mapped in Figure 8. The site is surrounded by a mixture of residential and agricultural areas, as shown in Figure 9 and Figure 10, respectively.

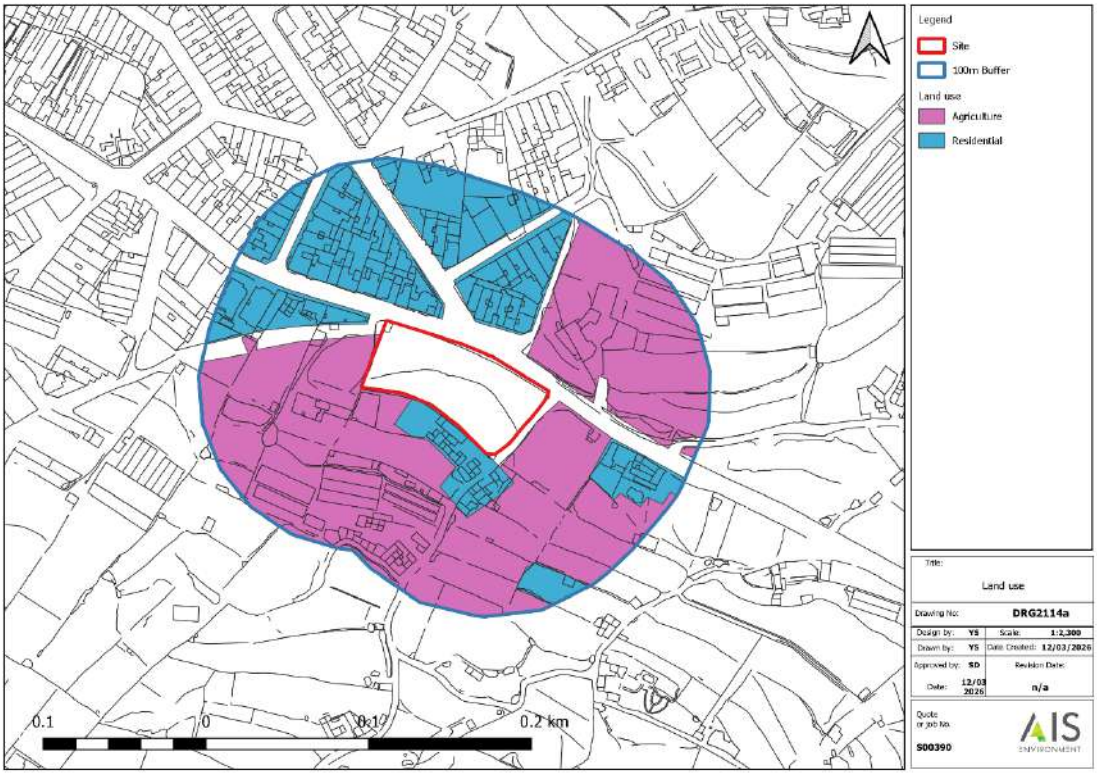


FIGURE 8: LAND USE MAP IN A 100M BUFFER AROUND THE SITE

FIGURE 9: RESIDENTIAL AREA

FIGURE 10: ABANDONED AGRICULTURAL FIELD

2.2 GEOLOGY AND SOIL

The geology in the area of influence is solely composed of Lower Globigerina limestone. Globigerina Limestone is primarily composed of fine-grained yellow to pale-grey limestone that consists largely of the tests (shells) of planktonic foraminifera, particularly the genus Globigerina. This formation is notable for its soft texture and is characterized by irregular slopes, which contribute to the gently rolling landscape typical of much of Gozo and Malta. The formation is divided into three distinct members: Lower, Middle, and Upper Globigerina Limestone, separated by beds of phosphorite pebbles. These divisions reflect changes in depositional environments over time.

The lower member is a pale yellow, coarsely bedded, marly limestone which consists of massive-bedded biomicrites and biomicrosparites, including wackestones and packstones, rich in benthic and planktonic foraminifera, with heavily bioturbated sections showing Thalassinoides traces. This material dates to the Miocene-Aquitanian age.

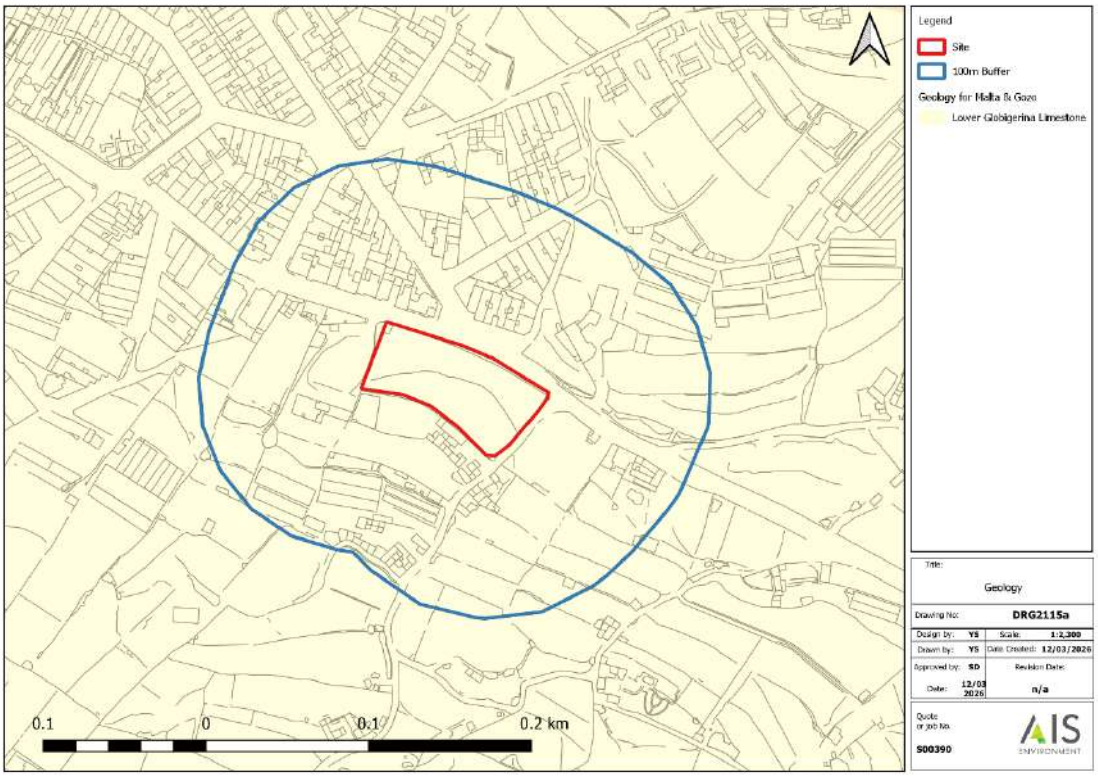


FIGURE 11: GEOLOGICAL MAP OF THE SITE AND BUFFER ZONE

The soil within the proposed Scheme site, as shown Figure 12, is solely made up of Tas-Siġra. The Tas-Siġra series is largely derived from weathered Globigerina Limestone, forming clay-rich soil of reddish to brown coloration. This soil is typically shallow to moderately deep and occurs in relatively flat areas with little rock outcrop. It is frequently cultivated, leading to limited horizon differentiation and an overall 'young' profile that reflects continual soil disturbance. High calcium carbonate content and low organic matter are characteristic.

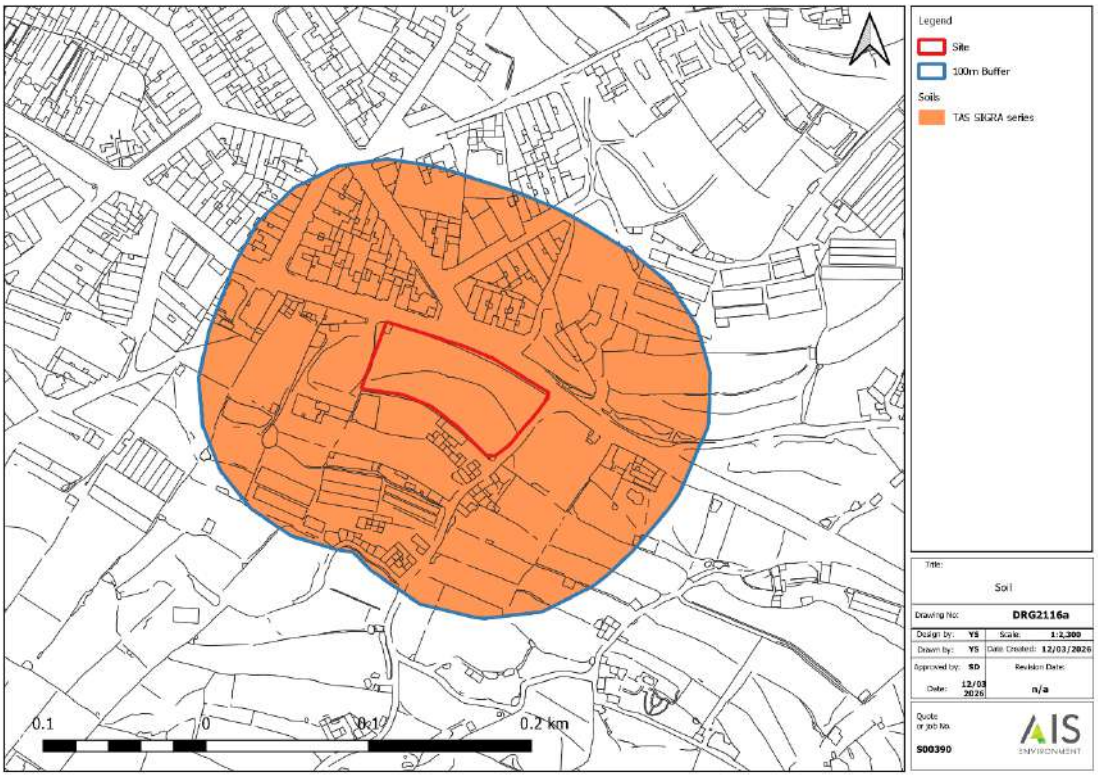


FIGURE 12: SOIL MAP OF THE SITE AND BUFFER ZONE

2.3 HYDROLOGY

The proposed scheme lies the Lower Coralline Limestone Aquifer (Figure 13).

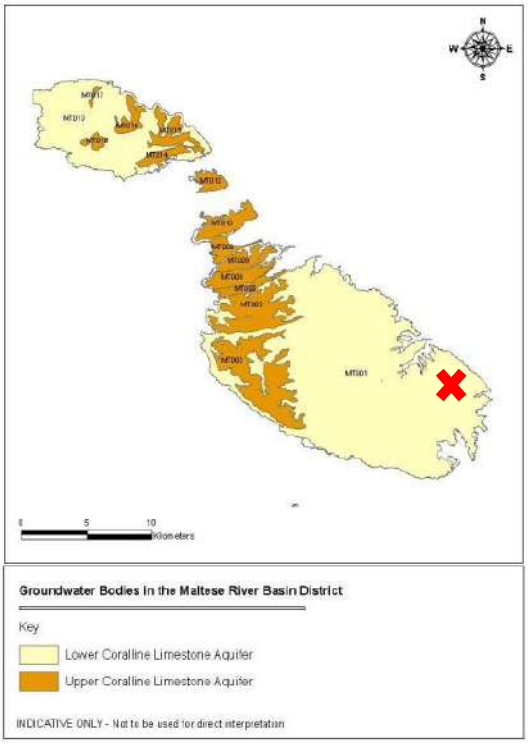


FIGURE 13: MAP OF GROUNDWATER BODIES, RED CROSS SHOWS PROPOSED SITE

2.4 ECOLOGY

The location of the Scheme site consists of agricultural land with some ruderal grass species on the borders (Figure 14). No protected species are found within the site boundary.

FIGURE 14: AGRICULTURAL SITE WITH RUDERAL SPECIES

The site forms part of the Wied il-Għajn valley system, which was identified in the SMLP for potential designation as an Area of Ecological Importance (AEI) and/or Site of Scientific Importance (SSI) by policy SMCO 03 (Figure 4). To date, the site has not been designated as a protected ecological area.

The site is located within the Għajn catchment in the southeast of Malta. The management plan of this catchment area identified the following strategic objectives:[1]

1. To improve the amenity of the valley
2. To enhance the ecological value and biodiversity of the valley within the catchment
3. To improve water management in the catchment
4. To ensure the enforcement of regulations and good practices within the catchment

2.5 CULTURAL HERITAGE

No cultural heritage features are registered on the PA portal within the area of influence as shown in Figure 15. Nevertheless, there is a rubble wall present on site,

[1] Adi Associates Environmental Consultants Ltd (2021). Master Plan for the Għajn and Sant'Antnin Catchments. Version 2.

which would need to be demolished. This feature is protected by Maltese legislation by S.L. 552.01 (Figure 6).

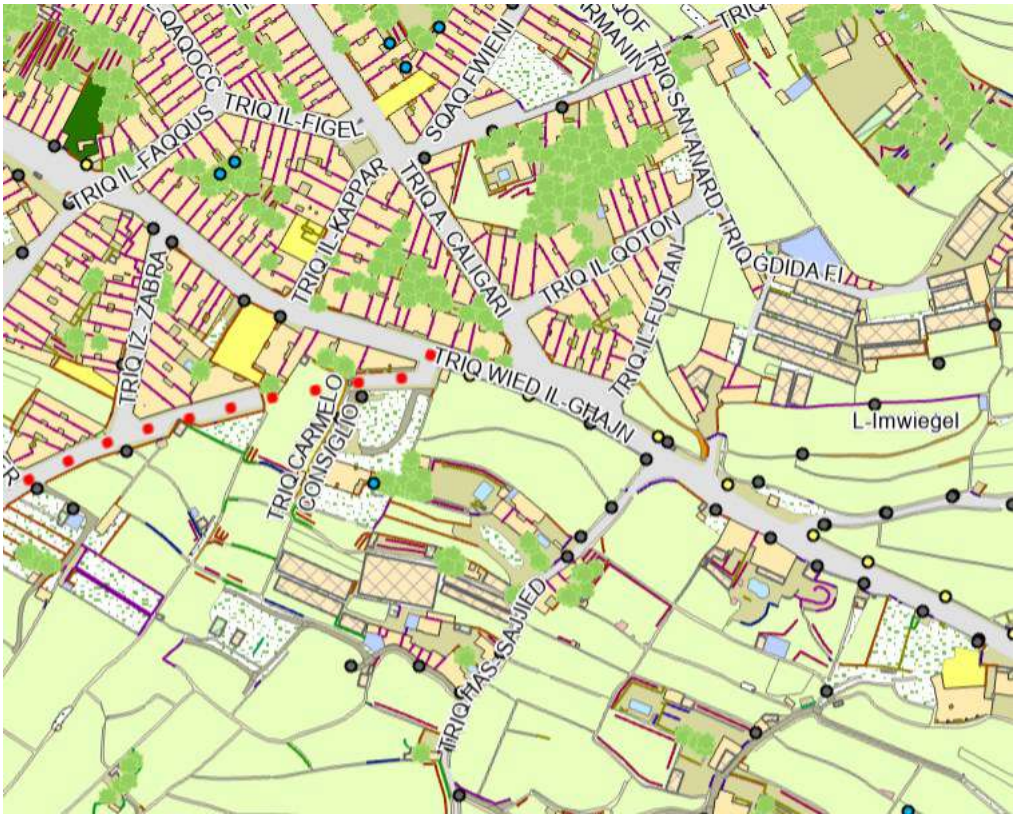


FIGURE 15: PA MAP SERVER SCREENGRAB SHOWING NO CULTURAL HERITAGE SITES WITHIN THE AOI

2.6 SERVICES

2.6.1 Energy, Water and Sewage

The proposed development will be connected to the electricity, water and sewage networks that exist in the surrounding areas. The site will be supported with backup generators in case of power cuts.

2.6.2 Surface Water Run-Off and Storm Water Drainage

The proposal includes rainwater harvesting systems and underground reservoirs for reuse of rainwater in irrigation and other non-potable uses. Four reservoirs will be constructed, with a total water capacity of 1,242.5 cubic meters.

3 THE SCHEME

3.1 SIZE, SCALE AND DESIGN

The proposed 139 bed old people's home features a comprehensive multi-level design with a total scheme footprint of 4,343 sqm, as detailed in the site drawings provided in Appendix 1. Underground levels include Level -4 dedicated to reservoirs, Level -3 offering 4,142 sqm with 83 car parking spaces, and Level -2 providing 3,720 sqm with 70 additional parking spaces. Level -1 spans 3,720 sqm and houses a multipurpose room, prayer room, hydrotherapy pool, physiotherapy and gym area, two outdoor areas, dining and service areas, washrooms, food preparation facilities, a mortuary, and security provisions.

Above ground, Level 0 covers 2,523 sqm with a reception and seating area, dementia/mental health day centre, pharmacy, dining area, fourteen 2-bedded residents' rooms, one 3-bedded room, and three outdoor areas. Levels 1 and 2 each encompass 2,500 sqm, featuring socializing areas, nurses' stations, twenty-eight 2-bedded residents' rooms, and two 3-bedded rooms per floor. Level 3, also 2,500 sqm, includes socializing areas, a nurses' station, thirteen 3-bedded rooms, three 2-bedded rooms, and one 1-bedded room. The roof level provides 2,017 sqm of open space and roof garden.

Residents' rooms are allocated across dependent, semi-dependent, and independent zones to cater to varying levels of care needs.

3.2 CONSTRUCTION PHASE

3.2.1 Number of employees

A maximum of 50 workers will be present simultaneously onsite during peak periods of the construction phase.

3.2.2 Phasing

The construction of the proposed scheme will begin within 1 year from issuance of all necessary permits, with the total demolition, excavation and construction phases lasting about 30-36 months (Table 3).

TABLE 3: SUMMARY OF THE CONSTRUCTION PHASES

PHASE	ESTIMATED DURATION
Site clearance and demolition	3 months
Excavation and basement construction	8-10 months
Structural works (superstructure)	8-10 months
Building services and finishes	8-10 months
External works and landscaping	3-4 months

3.2.3 Raw materials

The raw material that are likely to be needed during the construction phase are provided in Table 4.

TABLE 4: RAW MATERIAL QUANTITIES

RAW MATERIAL	QUANTITIES (M^2/M^3)
Concrete • Slabs and Beams • Columns • Foundations • Walls	Total = 25,700 m^3 • 13,000 m^3 • 2,700 m^3 • 4,000 m^3 • 6,000 m^3
Screed concrete	2,500 m^3
Ceramic tiles	13,000 m^2
Hollow concrete block wall 230mm including double walls	26,000 m^2
Steel for concrete reinforcement	800m^3
Concrete pavers	300 m^2
Fertile Soil	950 m^3
Glazed areas	1,600 m^2
Metal Railing	36m^2
White colour plaster	3,500 m^2
White fluted cladding finish	400 m^2
Bituminous materials for waterproofing	20,000 m^2
Insulated roof	2,500 m^2

3.2.4 Machinery

Excavators, cranes, concrete pumps, loaders and trucks will be used throughout the construction works. The quantities present on site will vary by phase. The specific quantities per phase are unknown at this stage.

3.2.5 Energy

The construction site will be powered by temporary electricity supply, the quantity of which is unknown at this stage. The machinery will run on diesel fuel, the quantity of which is also unknown.

3.2.6 Waste

The waste expected to be generated on site during the construction works are provided in Table 5.

TABLE 5: WASTE TO BE GENERATED DURING THE CONSTRUCTION PHASE

TYPE OF WASTE	QUANTITY (TONNES)	QUANTITY (M^3)	EWC
Soil	6,950	4,343	17 05 04
Rock	77,260	48,287	17 05 04
Concrete	1,150	500	17 01 01
Tiles	16	7	17 01 03
Concrete Paving	32	14	17 01 07
Glass	7	3	17 02 02
Bricks (concrete)	300	130	17 01 02
Bricks (stone)	160	110	17 01 02
Wood form	80	160	17 02 01
Mortar	12	7	17 09 04
Packing	25	49	15 01 06
Plastic	14	70	17 02 03
Iron & steel	393	50	17 04 05
Miscellaneous	220	110	17 09 04

The Contractor shall ensure that all waste generated on-site is separated according to waste stream and stored in clearly labelled, closed receptacles within the designated waste management areas. Once the receptacles are full, an appropriately licensed waste carrier shall transport the waste to an ERA-licensed facility in line with the provisions of S.L.549.45.

3.2.7 Access

Access to the site will be controlled with designated delivery times and limited onsite parking for the workers.

3.2.8 Parking arrangements

Workers and project management personnel would park all machinery and vehicles associated with the construction phase in the existing site to minimise inconveniences to residences in the surrounding areas. The site may also house some material storage, site manager offices, equipment and machinery during the construction phase. None of these temporary facilities are expected to encroach into the adjacent public roads.

3.2.9 Trip generation

A maximum of 30-50 vehicular trips is expected to take place daily during the construction phase, including material deliveries and waste removals.

3.3 OPERATIONAL PHASE

3.3.1 Number of employees

The proposed old people's home would employ approximately 90 employees, including healthcare staff, carers, administrative personnel, and support staff.

3.3.2 Raw materials

The raw materials needed during the operational phase include medical supplies, cleaning materials, food supplies, and pharmaceuticals, the quantities of which are currently unknown.

3.3.3 Machinery

No machinery is envisioned to be used during the operational phase, save for the backup generators.

3.3.4 Energy

Lighting, HVAC, medical equipment will run on electricity, while petrol/diesel will supply the backup generators. The quantities of both are as yet unknown.

3.3.5 Waste

Waste generation expected during the operational phase is summarised in Table 6.

TABLE 6: WASTE GENERATION DURING THE OPERATIONAL PHASE

WASTE CATEGORY	WASTE GENERATION (KG/DAY)
Recyclables	70
Food residues	70
General waste	140

The applicants commit to managing the waste collection and separation within the old people's home in adherence to S.L.549.53 Waste Regulations. Waste will be separated into three categories: recyclables (such as steel, paper, and wood), organic waste, and general waste. These waste streams will be collected by certified contractors on different days of the week, at 8:30 a.m. in the morning, as follows:

- Monday = organic waste & mixed waste
- Tuesday = recyclables
- Wednesday = organic waste
- Thursday = mixed waste

- Friday = organic waste
- Saturday = mixed waste
- Sunday = no collection
- First Friday of every month = glass

3.3.6 Access

Both pedestrian and vehicular access to the proposed old people's home will be from Triq Wied il-Għajn. There will be a drop-off zone and ambulance area near the entrance of the home. Vehicular access will be restricted by an access gate. Vehicles will exit the parking area from a separate exit on Triq Wied il-Għajn.

3.3.7 Parking arrangements

The proposed old people's home will provide 153 basement parking spaces for staff and visitors.

3.3.8 Trip generation

A total of 40 vehicular trips per day for staff, visitors, service vehicles and deliveries are anticipated on weekdays, while weekends will see about double this number per day.

4 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

A preliminary indication of the environmental impacts that are likely to be associated with the Scheme are described in this section, and may serve as an initial scoping assessment in the context of the ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS OF 2017 (S.L. 549.46). The potential impacts of the Scheme and their respective mitigation measures are listed in Table 7.

TABLE 7: POTENTIAL IMPACTS AND MITIGATION MEASURES

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
Land Use	**Moderate Adverse** [Construction] Construction works would generate noise and dust emissions, impacting the surrounding land uses in the area. **Major Adverse** [Operation] The construction of the proposed building would result in the permanent loss of agricultural land, valley protection area and strategic open gap as designated in the SMLP policy.	Dust, traffic and noise mitigation during construction works, in line with S.L. 435.79, would reduce environmental impacts on the surrounding land uses. No applicable mitigation for the loss of agricultural land, valley protection area and strategic open gap.
Visual	**Moderate Adverse** [Construction] During the construction phase, an adverse visual impact is expected due to the Scheme being located in an ODZ area. The excavation and construction work and the presence of tower cranes and construction machinery would reduce the visual amenity and integrity of the site for the duration of the works. **Major Adverse** [Operation] According to the SMLP, the existing plot of land is intended for agricultural use and serves as a strategic open gap and valley protection area. The proposed old people's home would partially obstruct long-distance views and lead to further urbanisation of the area.	All machinery should be confined within the designated storage areas and site boundary to minimise inconveniences. Hoarding should also be set up around the perimeter of the intervention sites. Optimising the timeframes for the various works to be conducted on site is also suggested to reduce the inconveniences caused during the construction phase. Green areas, tree and shrub plantations are to be planted to soften the visual impact of the development structures during operation. The applicant is proposing the landscaping with indigenous plants, including the roof garden.

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
		No applicable mitigation for the loss of agricultural land, valley protection area and strategic open gap.
Ecology	**Minor Adverse** [Construction] No protected species were observed in the site boundary and area of influence. Dust generated during construction is expected to impact surrounding ecology and agricultural land. **Negligible** [Operation] Given that the development is surrounded by agricultural land, existing ecology will be impacted by a slight increase in shadowing hindering the survival of plant species which rely on light for growth.	Construction works should be limited to within the site boundary to avoid trampling of surrounding agricultural land. Dust mitigation during construction works, in line with S.L. 435.79, would reduce impacts on the surrounding ecology.
Agriculture	**Moderate adverse** [Construction] The proposed development is surrounded by agricultural land, meaning dust generated during construction will likely cause significant impacts on crops. Moreover, ineffective dust mitigation measures during the ongoing works may adversely influence soil productivity and crop yields. **Major adverse** [Operation] According to the SMLP, the site falls within an agricultural zone. Despite its relatively small site footprint, the site's	Effective dust mitigation measures during works are of paramount importance to minimise the impacts on nearby agricultural fields. No applicable mitigation for the loss of agricultural land.

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	agricultural potential would remain unfulfilled to accommodate the proposed development.	
Archaeology and Cultural Assets	**Minor adverse** [Construction] The agricultural land within the existing site has a rubble wall which would need to be demolished. Rubble walls are protected by Maltese legislation by S.L. 552.01. Furthermore, potential unknown archaeological artefacts may be found during excavation works.	No applicable mitigation for the loss of the rubble wall. Should any artefacts be discovered, monitoring should be carried out according to the guidance provided by the SCH.
Geology & Geomorphology	**Moderate adverse** [Construction] During the construction phase, 48,287 cubic metres of rock will be excavated to accommodate underground parking, rooms and ancillary facilities. Such excavation works may alter the existing geology, geomorphology and palaeontology of the area and will generate excavated material.	Excavated material is to be re-used as backfill within the proposed development, wherever possible.
Hydrology & Hydrogeology	**Minor Adverse** [Construction] The site does not lie within a groundwater protection zone. The current site of the proposed development is agricultural land, making its susceptible to impacts associated with unmitigated dust release and dust tracking resulting in significant changes on hydrology and hydrogeology.	The contractor and site operator should install water containment measures and wheel washing practices to prevent discharges from the site/building at all times. No applicable mitigation for the reduced recharge rate of the water table and worsening flooding of the roads in the area.

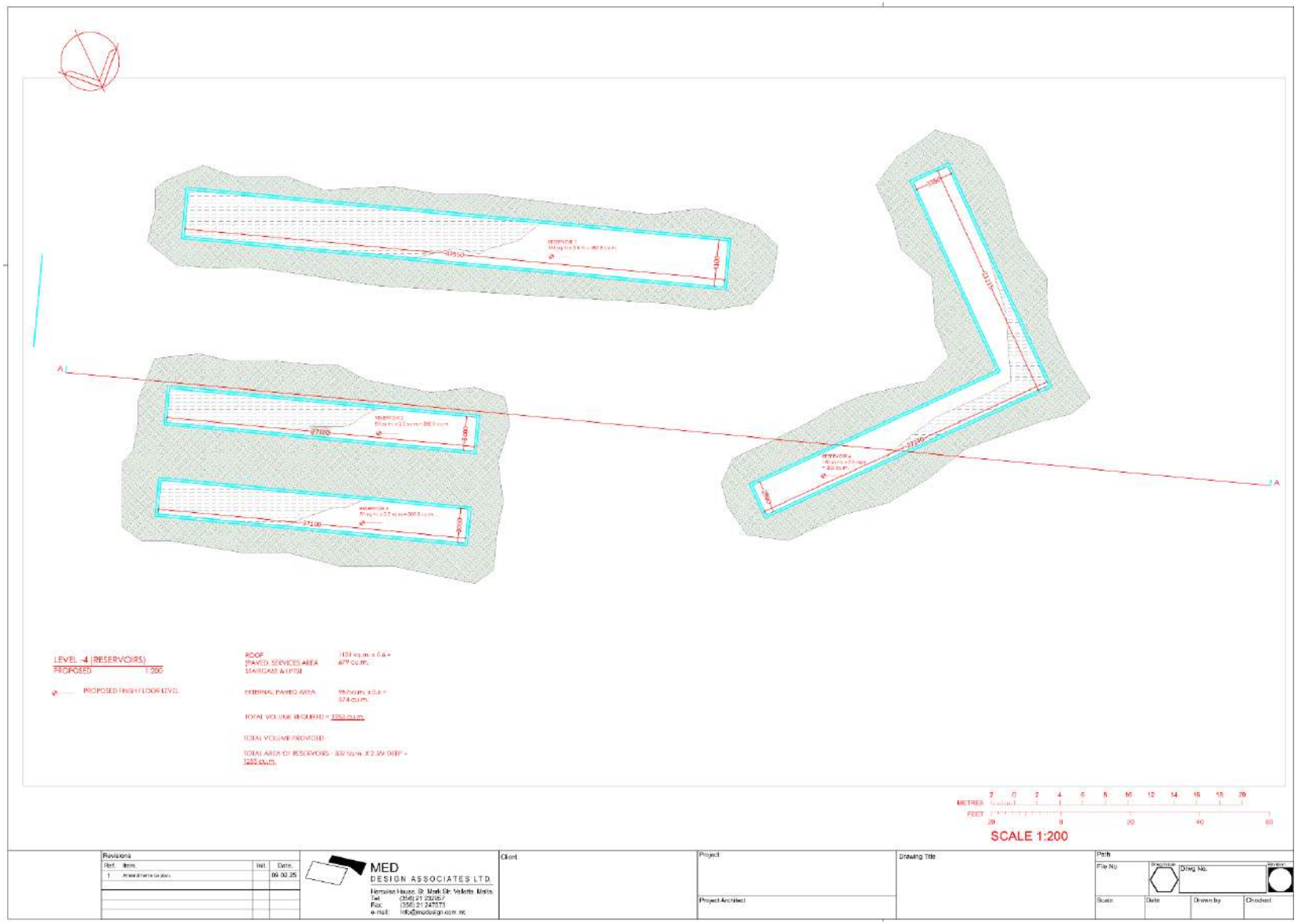
FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	Minor Adverse [Operation] During the operation, no contaminated water is expected to be produced during the operations of the site. Moreover, water run-off will be collected into underground reservoirs. Nevertheless, the loss of agricultural land in a valley protection zone will reduce the interrupt the natural infiltration and percolation of rainwater in this catchment area, reducing the recharge of the underlying water table and worsening flooding of the roads in the area.	
Air Quality	**Moderate adverse** [Construction] Negative impacts associated with air quality include formation of dust during excavation, increased traffic (up to 50 trips per day), mobilising equipment onto the site as well as installing structures and foundations. **Minor adverse** [Operation] During the operational phase, air pollution will be generated from a slight increase in traffic (up to 80 daily trips during weekends).	Dust mitigation in line with S.L. 435.79 should be implemented and enforced throughout the construction phase to minimise the dispersion of dust into the surrounding environment. For example, all stockpiles (e.g. soil, rock) should be kept covered by a heavy-duty sheet when not in use. No applicable mitigation for the air quality impacts from increased traffic during operation.
Noise	**Moderate Adverse** [Construction] During the construction phase of the Scheme, noise from onsite machinery will likely disturb nearby residences and	Noise mitigation in line with S.L. 435.79 should be implemented and enforced throughout the construction phase to minimise the noise impacts on the surrounding areas. Specific measures include restricting working hours

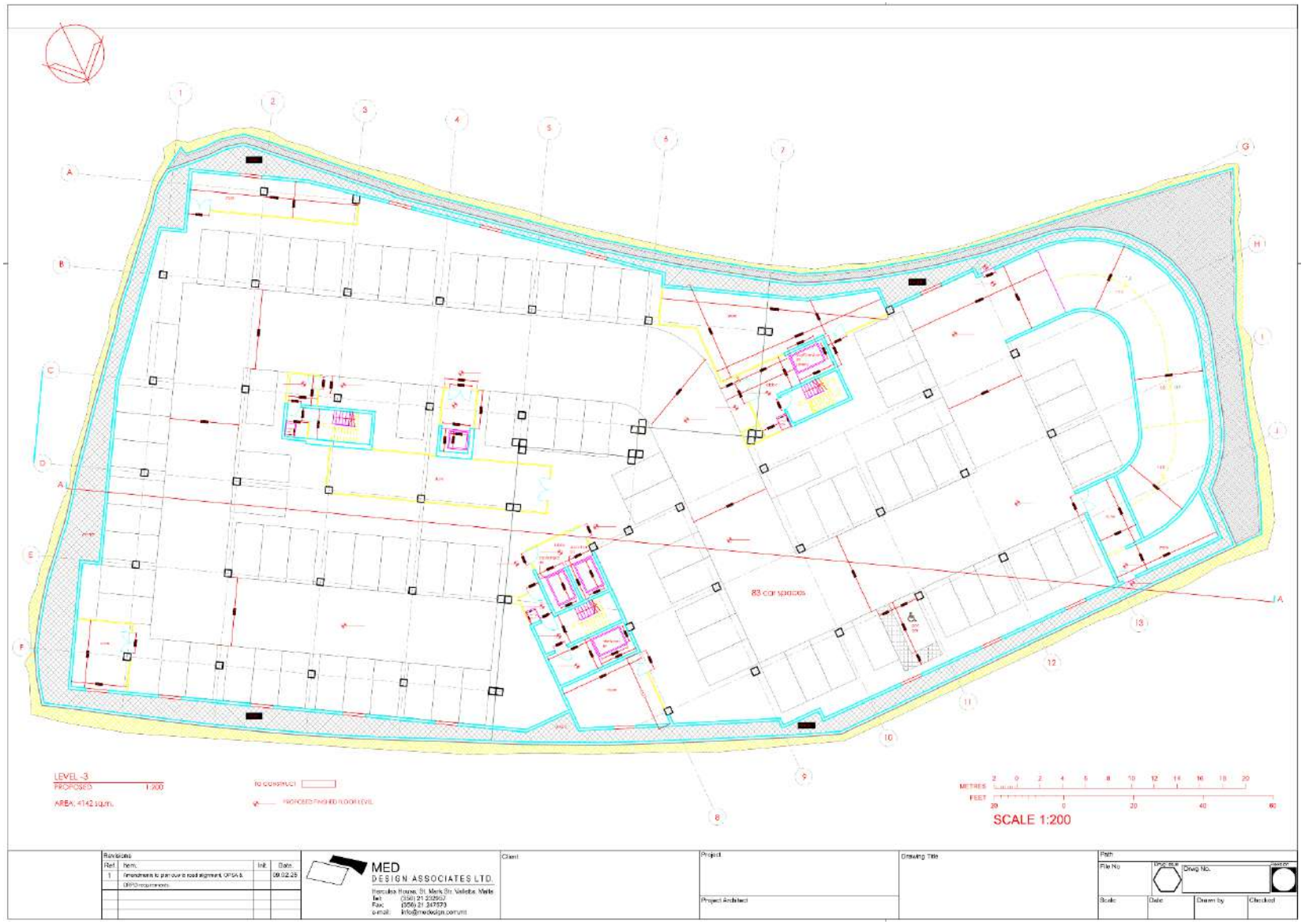
FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	agricultural land users, especially during the excavation phase and laying of foundations. **Negligible** [Operation] During the operational phase, negligible increase in noise levels is expected due to the operation of the old people's home which produces an increase in traffic of up to 80 additional trips per day.	to daylight hours and switching off machinery when not in use. No applicable mitigation for the noise impacts from increased traffic during operation.
Waste Management	**Minor adverse** [Construction] During the construction phase, the excavation work will generate 48,287 m^3 of rock and 4,343 m^3 of soil from the site. **Negligible** [Operation] During the operational phase, typical care home waste streams will be generated from the site.	The ENVIRONMENTAL MANAGEMENT CONSTRUCTION SITE REGULATIONS of 2007 (S.L. 435.79) should be implemented to ensure that waste is stored and managed on site in an appropriate manner before being transported to a registered waste disposal facility. Where possible, any waste material, particularly soil and inert rock, should be reused on site or elsewhere to limit the volume of waste that needs to be disposed of. Material characterisation of the excavated waste may be necessary to ascertain that material is not contaminated and is safe for reuse or disposal. During operation, all waste generated will be contained within appropriate bins and discarded through legally accepted waste carriers.

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
Social Impacts	**Moderate Adverse** [Construction] During the construction phase, nearby agricultural, and residential areas are likely to be negatively affected by increased noise, dust and traffic from heavy machinery and works. **Moderate Beneficial** [Operation] The proposed old people's home will help to cater for the growing demands of long terminal care in the south of Malta.	Dust, traffic and noise mitigation during construction works, in line with S.L. 435.79, would reduce social impacts on the surrounding human population.

APPENDIX 1

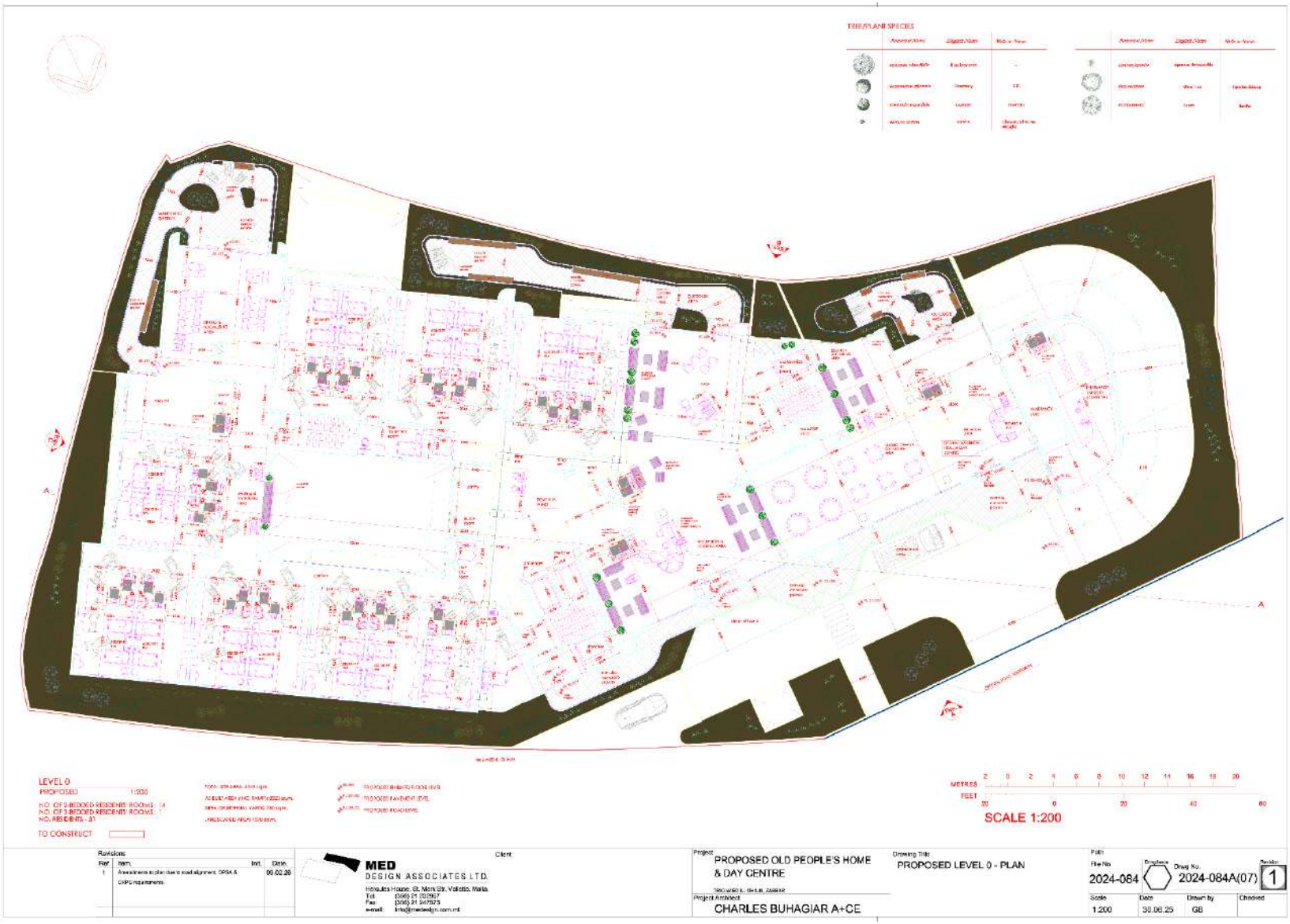
SITE DRAWINGS

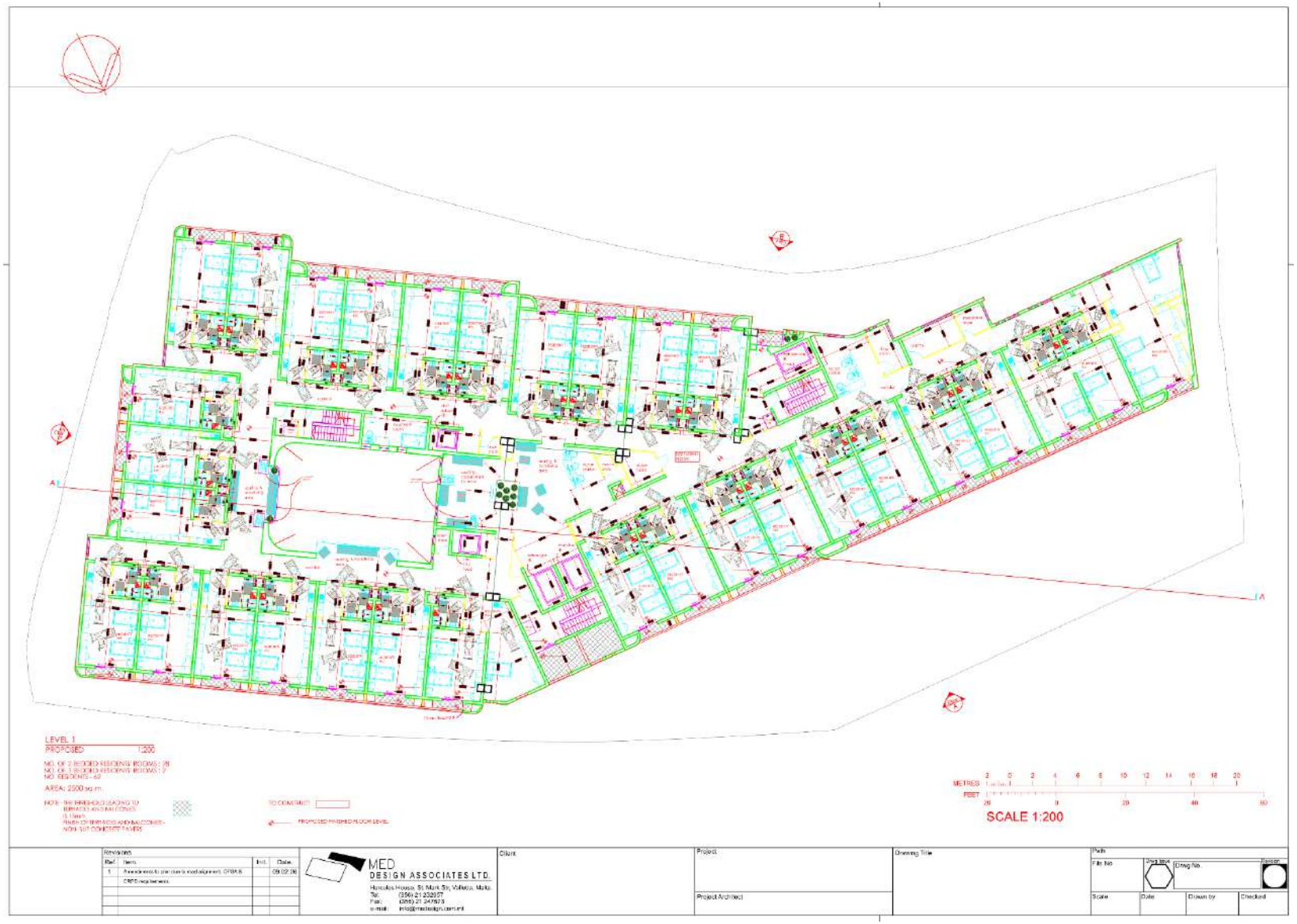

LEVEL -4 (RESERVOIRS)
PROPOSED 1:200
PROPOSED FINISH FLOOR LEVEL
ROOF (PAVED, SERVICES AREA STAIRCASE & LIFTS)
EXTERNAL PAVED AREA
TOTAL VOLUME REQUIRED = 1253 CU.M.
TOTAL VOLUME PROVIDED
TOTAL AREA OF RESERVOIRS - 509 SQ.M. X 2.50 DEEP = 1273 CU.M.
METRES
FEET
SCALE 1:200
Revisions
Ref. Item Init. Date
09.02.25
MED
DESIGN ASSOCIATES LTD.
Client
Project
Project Architect
Drawing Title
Path
File No.
Drawing No.
Revision
Scale
Date
Drawn by
Checked


LEVEL -3
PROPOSED
AREA: 4142 sqm.
TO CONSTRUCT
PROPOSED FINISHED FLOOR LEVEL
METRES
FEET
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.
Client
Project
Drawing Title
Project Architect
Drawn by
Checked
Scale
Date


LEVEL -2
PROPOSED 1:200
70 car spaces
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.

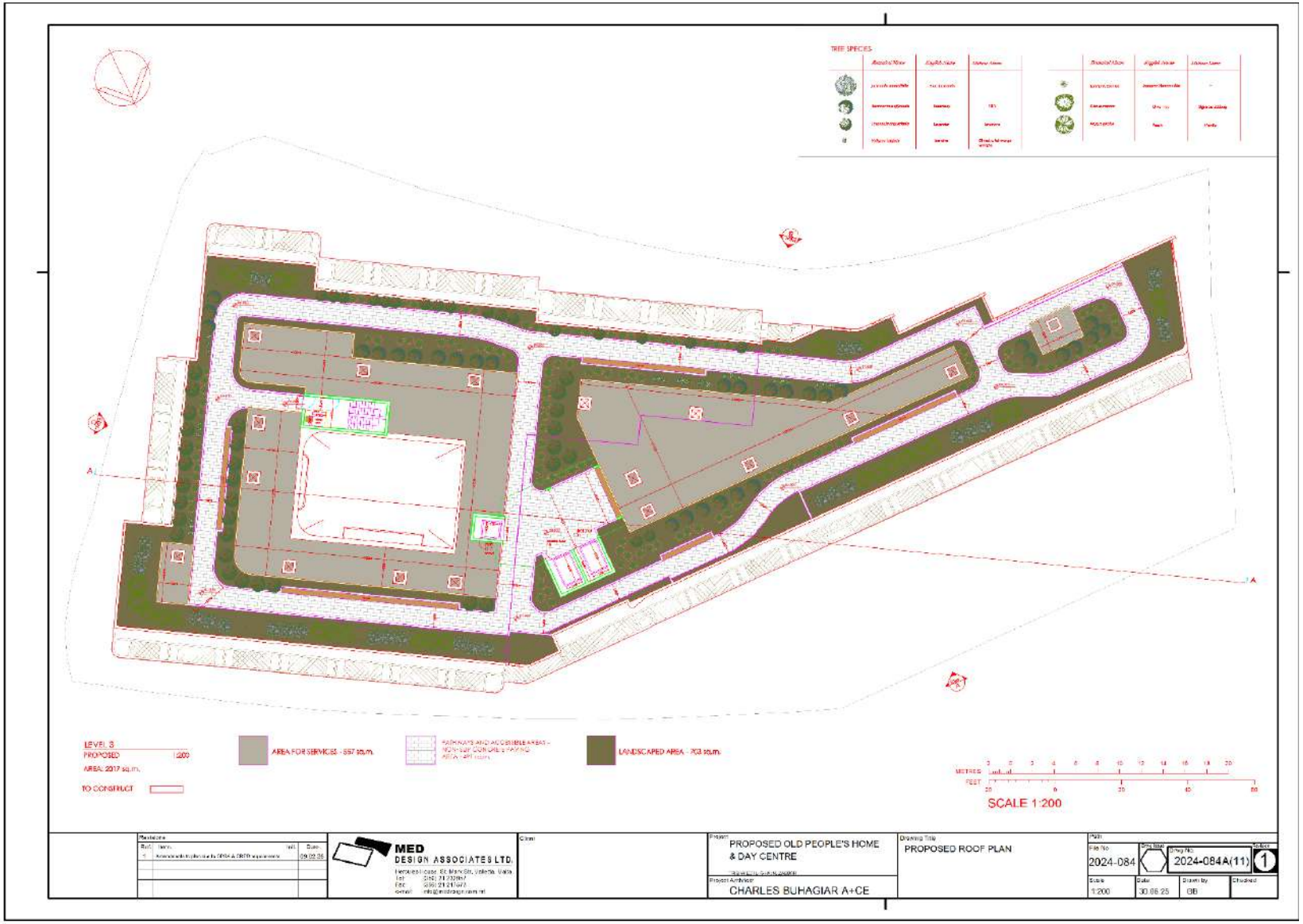

TREE SPECIES
LEVEL -1
PROPOSED
AREA: 3720 sq.m.
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.


TREE/PLANT SPECIES
LEVEL 0
PROPOSED
TO CONSTRUCT
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.
PROPOSED OLD PEOPLE'S HOME
& DAY CENTRE
PROPOSED LEVEL 0 - PLAN
CHARLES BUHAGIAR A+CE
2024-084
2024-084A(07)
1:200


LEVEL 1
PROPOSED 1:200
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.


LEVEL 2
PROPOSED
1:200
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.
PROPOSED OLD PEOPLE'S HOME
& DAY CENTRE
CHARLES BUHAGIAR A+CE
PROPOSED LEVEL 2 - PLAN
2024-084
2024-084A(09)
1:200
30.08.25
GB


TREE/PLANT SPECIES
LEVEL 3
PROPOSED
1:200
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.
PROPOSED OLD PEOPLE'S HOME
& DAY CENTRE
CHARLES BUHAGIAR A+CE
PROPOSED LEVEL 3 - PLAN
2024-084
2024-084A(10)
1
1:200
30.06.25
GB


TREE SPECIES
LEVEL 3
PROPOSED
AREA: 2017 sq.m.
TO CONSTRUCT
AREA FOR SERVICES - 557 sq.m.
LANDSCAPED AREA - 703 sq.m.
METRES
FEET
SCALE 1:200
MED
DESIGN ASSOCIATES LTD.
PROPOSED OLD PEOPLE'S HOME
& DAY CENTRE
CHARLES BUHAGIAR A+CE
PROPOSED ROOF PLAN
2024-084
2024-084A(11)
1
1:200
30.06.25
GB