PROJECT DESCRIPTION STATEMENT

Construction Plant Activity at Triq Tas-Sejba c/w, Triq ta' Hal-Farrug,

Mqabba

Re-organisation of the Zahra Plant operations layout and introduce construction waste recovery and recycling opportunities within the site area

PA 4375/23
PA 363/24
PA 578/24

May 2025

Report Reference:

This technical report has been drawn up by Mr. George Said on behalf of Zahra Ltd with respect to the proposed re-organisation of construction waste recovery and recycling opportunities. This Project Description was prepared in support of development planning application numbers PA 4375/23, PA 363/24 & PA 578/24.

George Said BA(Hons) MA Geog

Jasmine Court Apartment No. 4,
Triq Guze Ellul. Pieta, PTA 1034
E-mail: george_said@hotmail.com;
Mob: +356 79562526; Tel: +356 21226041

Table of Contents

1.0 INTRODUCTION

1.1 This *Project Description Statement* has been drafted as part of the requirements established by ERA with respect to the integration of a number of development objectives that are being planned to be undertaken within an existing construction materials processing plant and also intervention on an adjacent site to this plant. The application for such proposals bear application nos. PA 4375/23, PA 363/24 and PA 578/24 were submitted by Mr. Andre Zahra who is the co-owner of the site and hence the construction plant operations which are present on site.

1.2 This technical report has been compiled in accordance with Regulation 5 (1) of the *Environmental Impact Assessment Regulations, 2007* (Legal Notice 114 of 2007). The design and supervision of the proposed project are the responsibility of Perit Henry Attard.

1.3 This document presents information on the activities which are ongoing within the plant itself and the adjacent disused quarry. The proposal is seeking to enhance these existing operations as clearly stated in the description of the application. The site which concerns the operating plant is covered by a permit for an asphalt batching plant and other construction manufacturing activities as per planning permission PA 5849/09. However, in view of the recent development and work practices of the local construction industry the applicant is proposing to organize the site better in order to be able to meet this growing demand and be more efficient in his operations.

1.4 The purpose of this Project Description Statement (PDS) is to provide sufficient information to enable ERA to evaluate the proposed construction service-related development which is located in a disused quarry site and also a number of modifications that are being proposed to take place within the perimeter of the plant area.

1.5 It is intended that the Project will be designed to high specification as required by the present standards for the operations of such construction related plants including the best practices in terms of health and safety as well. This project seeks to:

- Exploit the opportunity of the quarry remaining mineral resources that can be used.

- Utilising the void spaces for the several operations related to the construction industry.
- Create an opportunity to invest in the expanding construction industry to meet the growing demand
- Organize better the site operations so that there will be increased efficiency and also achieve better logistics.
- Invest in the latest equipment and machinery to make sure that negative externalities, intrinsic to the operations are kept to a minimum;
- Utilise energy, water and mineral resources efficiently;

2.0 BACKGROUND

Site location

2.1. The quarry site is located in an area to the southeast of Siġġiewi known as *Ix-Xaghri tal-Imqalleb,* and is bounded by Siggiewi Road on the North, WSC Ta' Kandja Pumping Station on the West and fallow agricultural land and quarries on the East side and South side. A number of operating and disused quarries also flank the site mainly to the South. An aviation park is located to the Northwest of the site.

2.2. The quarry area and its surroundings are situated within the territory covered by the South Malta Local Plan (SMLP). The geographical surroundings together with the immediate surroundings are presented in the aerial photograph presented below.

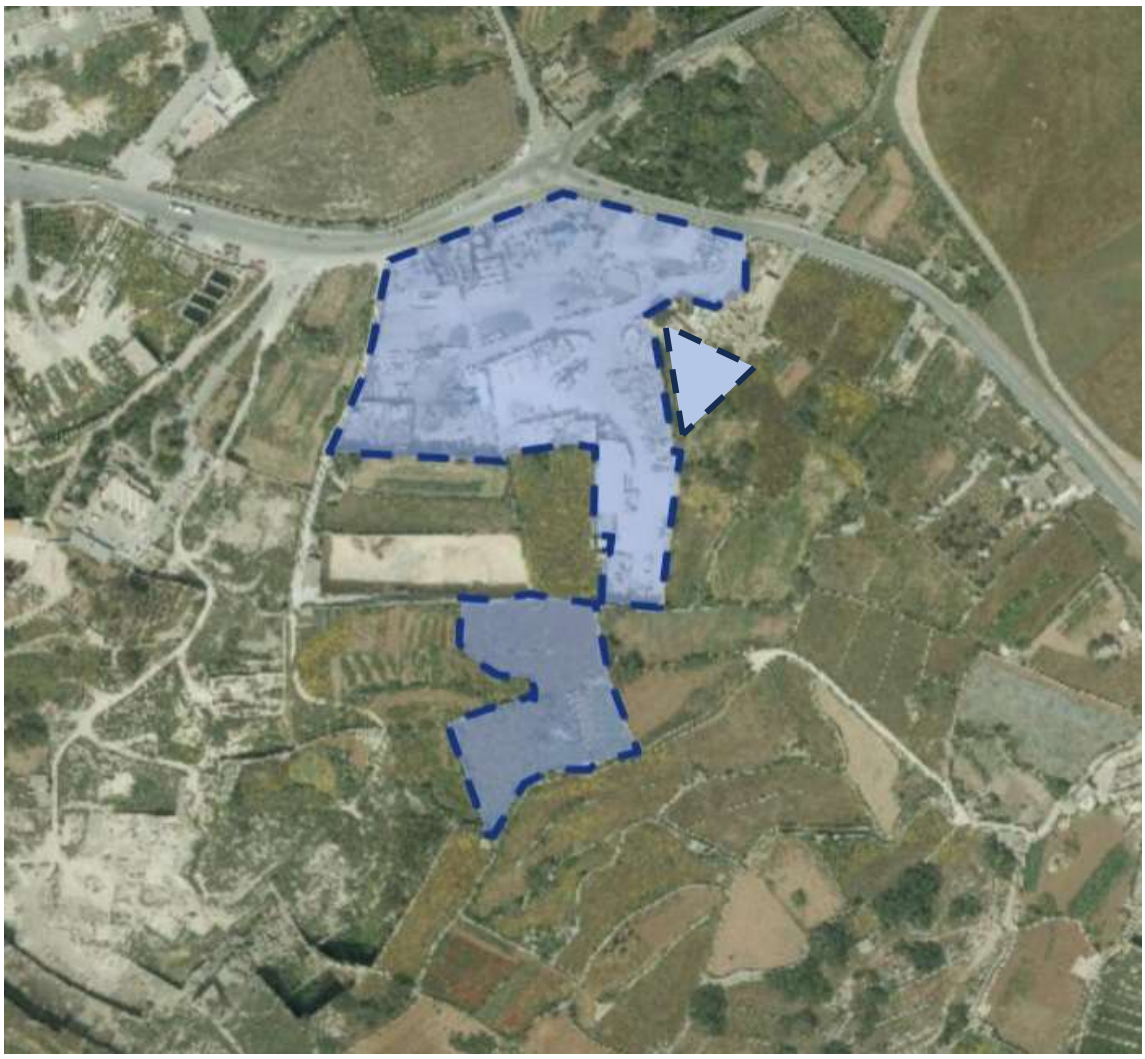


Photo 1 Aerial photograph of the site area denoted in blue with the immediate surroundings

2.3. The operating plant site spans approximately 20,000 square meters. The owner obtained planning permission for the development of a Bitmac Mixing Plant under application number PA 03563/97, which was approved on February 23, 1998. More recently, under application PA 5849/09, additional permissions were granted for the construction of an electrical substation, garages, offices, stock bays, burner rooms, a brick plant, a concrete batching plant, and a predalle manufacturing area. This approval also included the relocation of bituminous storage tanks, adjustments to chimney height, and other modifications from the initial approval of application PA 03563/97.

2.4. The rear quarry site has been subjected to mineral extraction activities for several years, likely dating back to the late 1930s and early 1940s, specifically targeting the Globigerina Limestone geological member. This soft stone quarry covers an area of approximately 9,700 square meters.

2.5. Photographic documentation shows that the area has been continuously utilized for the extraction of the Globigerina Limestone resource. Quarrying activities have historically shifted from one land parcel to another as each mineral resource was exhausted, resulting in a landscape marked by both active and disused quarries. Some of these quarries have been fully or partially filled with mineral waste generated from the same localized extraction operations. Consequently, this activity has led to the redistribution of topsoil across various land parcels in the region.

2.6. A land survey of the quarry has been conducted to accurately delineate the site boundaries and assess depth levels. The average depth of the quarry site measures approximately 82 meters above sea level.

2.7. The current proposal put forward by the applicant aims to enhance the organization of site operations through the creation of underground parking spaces for vehicles, the relocation of offices, and the repositioning of existing stock bays. Additionally, the plan seeks to make use of the remaining Globigerina Limestone resource while infilling the voids in the rear section of the quarry site with non-recyclable inert waste materials.

Development Applications

2.8. The site has been subject to a number of development applications. Table 1 presented below outlines the pending ones.

Table 1 Current Planning Applications for the Site Area	
PA No	**Description**
PA/04375/23	To demolish existing garages, office block and stock bays (approved via PA5849/09), excavate site in area of garages to construct 2 levels of basement parking, ground floor garages and overlying ancillary Class 4A offices. Proposal includes relocation/construction of new stock bays, repositioning of Weigh Bridge and construction of ancillary Class 4A office adjacent to stock bays. Additionally, PV panels will be installed over roof level.
PA/00363/24	To sanction removal of part-of fill from old quarry (the latter to be mostly used as recycled stone for the construction of rubble walls) and formation of underground link between old quarry and existing Plant approved by PA 5849/09. Application proposes the removal of the remaining fill (to be used as recycled stone for rubble walls), placing of mobile crusher to recycle general excavation clean-waste and refilling of old quarry with excess unrecyclable material over an estimated period of 20 years. Application also includes the placing of top-soil once quarry is backfilled, reconstruction of existing rubble boundary-walls and sanctioning of gate.
PA/00578/24	To demolish existing stores and garages as approved in PA/5849/09, excavate site and construct 3 levels of basement parking, ground floor warehouses Class 6A and Class 4A office. Application includes placing of PV panels at roof level.

2.9. This project description statement caters for these three applications and a plan for their execution has been also prepared.

The Applicant

2.10. The proposed development is promoted by Mr. Andre Zahra who is the co-owner of Zahra Ltd. Mr Zahra has extensive experience in the construction industry and his intentions are to provide a quality service of a variety of construction related products to be used in the industry.

3.0 PROJECT OBJECTIVES

3.1. The demand for concrete products and steel have increased exponentially and became the natural choice material for many of the new buildings which are now being constructed on multiple heights. In view of the decrease in demand for limestone blocks, the demand for concrete hollow blocks and concrete has grown dramatically, necessitating more plants and capacity.

3.2. The demand for a variety of concrete quality products have created an interest of fair competition to that extent that more stakeholders are allowed to have their own facilities to avoid monopoly and price fixing, given that there are exhausted quarries available for such purpose, in line with Local Plan and Minerals Subject Plan policies and recommendations.

3.3. The applicant has been granted permission recently for the operations of a fully-fledged plant in June 2022 since the site has been utilised as an asphalt batching plant since early 1998.

3.4. The objective of the proposed development is to organize better the site area by having more accessible offices and also proper and adequate storage of the heavy vehicles which are required for the daily operations of the plant. A number of objectives have been outlined for each specific zone within the site area.

The following diagram outlines the zones for ease of reference

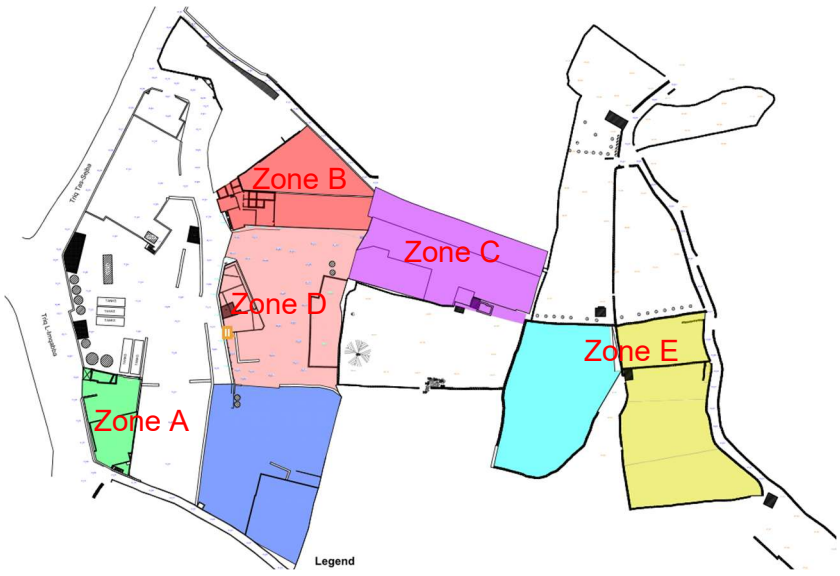


Diagram 1 Proposed Development Zones within the site area

Zone A

3.5. The objectives for the proposed development that has been earmarked for Zone A is to:

- Accord with the waste management plan for the Maltese Islands to the sound and sustainable recovery and re-use of mineral materials.
- Provide a long-term, but modern and environmentally sound method of treating and disposing of non-hazardous and inert wastes;
- Maximise the recycling and reuse of excavation wastes during the preparation of the site for the construction of the proposed development.
- Utilise the site's potential for the harvesting of renewable solar energy.

Proposed Project Works

3.6. At present the site consist of three warehouses which are part of the site operations that houses four construction manufacturing plants which consist of a bitmac plant, predalle plant,concrete and brick plant.

3.7. The proposed development consists of the demolishing of the existing stores andgarages and excavate the indicated site area to construct 3 levels of ancillary facilities to the main plant, basement stores and parking, ground floor warehouses (stores) and Class 4A office. The proposal also includes the installation of PV panels at roof level to harvest renewable energy to be utilized for the plant operations.

Zones B & D

3.8. The objectives for the proposed development that has been earmarked for Zones B and D is to enhance the current operations on site which consist of the following criteria:

- Better parking management on site and the increase of parking spaces for heavy vehicles.
- Better and more adequate office space to meet with the plant ongoing operations.
- Relocation of the existing stock bays for better logistical operations.
- Promote economic development and employment opportunities in

appropriate locations within allowable limits.

- Increase availability and enhance the quality of construction material to support local construction projects

Proposed Project Works

3.9. The proposed development is seeking to shift the stock bays to another part of the quarry area as indicated in the architectural plans and construct a basement parking for the heavy vehicles and a floor for offices and these too are being proposed to be relocated from the current position within the site area.

Zone E

3.10. The objectives for the proposed development that has been earmarked for Zone F is to set up a long-term inert waste recycling facility to:

- Accord with the waste management plan for the Maltese Islands to the sound and sustainable recovery and re-use of mineral materials together with the rehabilitation and restoration of exhausted quarry sites and thereby end current uncontrolled dumping practices, environmental nuisances and the potential risks to human health;
- Provide a long-term, but modern and environmentally sound method of treating and disposing of non-hazardous and inert wastes;
- Maximise the recycling and reuse of excavation wastes.
- Maximise the production of high quality, high value recycled sand and aggregates which can be used a replacement for natural materials in a range of construction applications.
- Ensure the ability to meet growing demand for sand and aggregates from a sustainable source
- Protecting sand and aggregate supply in areas where natural reserves are in decline.
- Rehabilitate the area known as *Tax-Xaghri l-Imqalleb* limits of Mqabba by developing a progressive restoration strategy that allows for the infilling of the former quarry void spaces and the subsequent rendering of these areas for a number of beneficial after uses;
- Further enhance the cultural, landscape and ecological value of this area as well as the generally high landscape character of the immediate and surrounding area; and

- Enable the local construction industry to achieve a more sustainable system for managing waste. This will be achieved by providing the island with the necessary infrastructure for the proper disposal of waste as well as compliance with the requirements of EU legislation relating to waste management within the timeframe stipulated in the *Solid Waste Management Strategy.*

Proposed Project Works

3.11 The proposed development involves the following works:

a. Removal of existing globigerina waste cut offs to be used for rubble wall building.
b. Extract around 10 meters deeper from the existing level of Globigerina limestone mineral resource.
c. The levelling of part of the site to set up the necessary equipment which will be utilised for recovery of the inert waste materials which will be received within the quarry perimeter.
d. Installation of the necessary equipment to recycle the insert wastes which originated from excavation sites.
e. Setup of grading bins to store the different recycled aggregate materials.
f. The setup of the required facilities and equipment to manage the site.
g. Construction of a rubble wall along the boundary of the whole site area. The existing rubble walls which delineate the boundary between the Site and adjacent properties would be retained and repaired where required. These aspects of the works will be carried out have to be constructed/reinstated in recycled stone as per new policy document - Rural Policy and Design Guidance 2020;
h. Installation of a timber gate at the access point of the Site as indicated in the annexed architectural plans.

4.0 POLICY BACKGROUND

Planning Policies

4.1 The aim of the Project is to sanction the removal of inert waste fill from Zone F and expand a number of activities that has been outlined earlier. The cluster of operational and also disused quarries within this area of Mqabba are one of the largest in the Maltese Islands, in terms of land area. This makes the siting for such construction related plants adequate since the site is located within the mineral industry zone.

4.2 The South Malta Local Plan SMIA 11 – Soft stone Quarries in Mqabba, Siġġiewi, Qrendi and Kirkop envisages that the Authority will favourably consider proposed after use, where this is not only to reinstate the site back to agricultural use, subject that the intended after-use does not deter the amenity of or is in conflict with adjacent land uses. The whole quarry area, where the site is located, is already being progressively restored. As per Local Plan policy, the after-uses actively considered as part of a reclamation strategy include uses falling under Use Classes Order 1994 (as amended) Class 12 (General Industry) and Class 17 (Storage and Distribution) provided that these developments do not exceed the existing street level. Such development proposal confirms that the sanctioning is in line with the policy.

4.3 The SPED (Thematic Objective 7.3 identifying appropriate after uses for disused quarries) recognises that exhausted quarries have the potential to be used for other uses, which would be incompatible with other uses.

4.4 Planning Authority has granted a number of permits related with mineral handling/recycling and bitmac / concrete plants in disused quarries within the area of influence where the site is located. Historically, policy trust and priority was to exploit quarried areas and exhausted quarries, for locating uses which are difficult to locate elsewhere because of their visual or other undesirable impacts (Structure Plan Policy MIN 13). This was the case for locating warehouses and industrial uses, particularly concrete or asphalt plants, recycling of construction and demolition waste. Several permits of this nature have been approved in the area, which has become characterised by such developments, given its very long history of mineral extraction and associated uses.

4.5 The ultimate goal of this proposed development is an effort to organize better the existing construction plant operations by the creation of more parking spaces, storage areas, office space, a better layout for the aggregate stock bays and adequate circulation space to provide a better service to the industry which is experiencing a continuous growth.

4.6 Utilising disused quarries for such activities is more than ideal since there will be no development spillover whiles at the same time the land use will be still being utilsed for the construction industry but in a different manner with the least possible impact.

5.0 CURRENT & PROPOSED OPERATIONS

Current Operations

5.1 In recent years the demand for concrete products and steel have increased exponentially and became the choice material for many of the new taller buildings. While demand for limestone blocks has decreased (still ongoing demand for decorative uses and whiter type soft stone), the demand for concrete hollow blocks and concrete has grown dramatically, necessitating more plants and capacity. It follows that in the interest of fair competition more stakeholders are allowed to have their own facilities to avoid monopoly and price fixing, given that there are exhausted quarries available for such purpose, in line with Local Plan and Minerals Subject Plan policies and recommendations.

5.2 At present the site houses four construction manufacturing plants as outlined in the annexed drawings. The current land use is as follows:

Table 1 Current Land use properties on site

Land use Description		Square Meters
Bitmac Plant	Plant	2,020
	Stock Bays & Circulation	4,120
Predalle Plant	Plant	855
Brick Plant	Plant	963
	Stock Bays	49
Concrete Plant	Plant with circulation space	2,471
Stock bays with circulation space		3,160
Office Block		375
Stock Bays		563
Store		395
Garages		760
Parking Area		335
Circulation Space		4,882
Rear Quarry Site		5,900
Total		**26,848**

5.3 The proposed development is seeking to shift the stock bays to another part of the quarry

area as indicated in the architectural plans and construct a basement parking for the heavy vehicles and a floor for offices and these too are being proposed to be relocated from the current position within the site area. Table 2A and B presented below describes the land use for such a development proposal.

Table 2A Proposed Land use for the Site Area – Zone A		
Floor Level	**Description**	**Square Meters**
Level -3	Storage	645
Level -2	Storage	587
Level -1	17 Parking Spaces	584
Level 0	Storage & Distribution	362
	Circulation Space	152
	Class 4 A	86
Total		**2416**

Table 2B Proposed Land use for the Site Area – Zone B		
Floor Level	**Description**	**Square Meters**
Level -2	Parking Area	357
Level -1	Parking Area	388
Level 0	Parking Area	715
	Lobby Area	98
Level 1	Internal Office Area	1096
	External Office Area	530
Total		**3184**

Extraction of Mineral Resources

5.4. The proposed development requires that the ground level of the existing plant and the neighbouring quarry will be uniformly levelled. It is foreseen that the whole site area will be levelled to 75 meters above sea level. This creates an opportunity for the quarrying of mineral resources that are quite limited on the islands.

5.5. An assessment of the remaining rock volumes to be quarried has been carried out and at present it stands at 133,248 cubic meters across various sections of the site area. The diagram presented in Annex 3, outlines the present surface levels and the sections where the rock quarrying has to be undertaken.

5.6. Geological tests undertaken at different sections of the site area indicate that good quality Globigerina Limestone can be quarried as mineral resource to be utlised in the construction industry.

6.0 ENVIRONMENTAL CHARACTERISTICS OF THE SITE AND ITS SURROUNDINGS

6.0 Zahra Trading & Importers Plant is located at Mqabba's periphery, on the main thoroughfare leading to Siggiewi. The site has an approximate area of 19,730 square meters and the topography of the site consist mainly of a ramp leading to a drop of 14.47m. The area was originally a quarry for the extraction of Globigerina limestone. However, once the area was excavated till the level of the 'Soll' it has been converted to a plant for the production of concrete and asphalt including storage area of materials and machinery. A number of administrative offices and garages were constructed as ancillary facilities.

6.1 The site was used for mineral working for the extraction of globigerina limestone resource to be used in the construction industry. However, the quarry was exhausted in 1996 and since then the site has been housing a number of different concrete manufacturing plants to process a variety of concrete products to be utilised for the construction industry.

6.2 The site is located nearby other operational/disused soft stone quarries, in an area or rather a region made up of Siġġiewi, Mqabba and Qrendi, which has been renowned for their quarrying activity and good quality mineral resource for several decades. To the northeast of the site some 400m away is the Malta International Airport runway. The nearest residential properties are about 300m from the site boundary.

6.3 There is some land used for agriculture mainly for fodder, but also for potatoes, tomatoes and other crops. No sites of ecological, scientific or archaeological importance, are near or affected by the proposed development.

6.4 In June of 1997, Mr. Joseph Zahra submitted a MEPA permit application for the conversion of the now disused quarry into a Bitmac Mixing Plant. This planning application was allocated case number PA 03563/97 and was approved by MEPA on 23rd February 1998.

6.5 Another application PA 05849/09 was submitted to sanction a number of structures which complement the existing use or the site. The relocation of the bituminous storage tanks was required to achieve better organization of the site facilities while the Enemalta substation is to strengthen the existing network of cables to meet the increased demands of the site due to its nature as a bituminous mixing plant and also the addition of the predalle and batching plants. The permit was eventually approved in June 2022.

6.6 Although the site falls within the Aquifer Protection Zone (MA 3 SMLP), as all quarries and permits quoted in the study area, the proposal will not have any adverse impact on existing water resources, as all precautions are being taken during the operations of the plants to make sure that leaching possibilities are eliminated.

7.0 PROPOSED ENVIRONMENTAL OPERATIONS ON SITE

7.1 In view of the several environmental and also health and safety legislation, the operator has to become familiar with his legal obligations and good environmental practice. It is of utmost importance that the site has to be maintained in a tidy condition, free from litter and waste (whether arising from own activities or external sources). The Site must also be well secured to minimise the opportunity for unauthorised entry.

Effluent discharges

7.2 No discharges to surface waters and/or groundwater shall take place at the installation. Contaminated discharges to the land and foul sewer shall be prohibited unless otherwise permitted by the Water Services Corporation or PA.

7.3 Rainwater shall not be discharged into the sewer. Foul sewer drains will have to be strictly segregated from storm water drains. The operator shall endeavour to collect rainwater in a suitable reservoir or cistern. In fact a water management plan is already being adopted and this is described in detail in section 10 of this report.

7.4 Rainwater has to be segregated from all maintenance areas (including garages and bus wash facility) that are potentially contaminated with oils, fuels or any other chemical products.

7.5 It is to be noted that the Sewer Discharge Permit, may be updated from time to time by the Water Services Corporation and the provisions of the Sewer Discharge Control Regulations (LN139 of 2002 as amended by LN378 of 2005 and as may be amended from time to time) and thus the operator will have to abide with these regulations.

Waste storage and handling

7.6 The Operator shall use the best available technology in the design, maintenance and operation of the facility for the storage and handling of waste on site such that there are no releases to water or land during normal operation and that emissions to air and risk of accidental release to water or land are minimised.

7.7 All wastes shall be stored within designated and controlled storage areas prior to ultimate disposal. Wastes to be recycled shall be stored in a designated container or area and shall not be mixed with other wastes.

Waste recovery or disposal

7.8 The Operator shall be committed to reduce waste generation where possible. Waste generated at this office block shall be recycled, reused or recovered unless technically and/or economically unfeasible. When practical, recyclable wastes shall be segregated to facilitate recycling.

7.9 Disposal of wastes (including rejects, expired products and other wastes) shall be managed in accordance with the legal obligations of the *Waste Regulations* (Legal Notice 184 of 2011) for appropriate management.

7.10 The Operator shall make use of the services of a registered waste carrier for the transport of waste from the site in accordance with LN 106/2007. Where the company removes wastes using its own transport the vehicle(s) must also be registered as a waste carrier in accordance with LN 106/2007 or as quoted in any other subsequent amendment.

8.0 PRESENT & PROPOSED UTILITIES ON SITE

8.1 At present the site is fully operational and is connected to the existing power grid, water supply and telephone networks, which are already available in the area. Water for irrigation and second class uses will be provided by grey water harvested from storm water flows which are sored within the onsite reservoirs. Such water resources are also used for the batching processes on site.

8.2 Likewise, sewage will be collected via a gravity system, into a cesspit which will pre-treat wastes with biocides prior to it being emptied. This will be arranged through service agreement, say once a week, by waste management contractors equipped with specialised servicing bowsers (among other things, designed to prevent spills when treated wastes are pumped out of the cesspit).

Existing Equipment on Site

8.3 A number of heavy plant equipment are currently present on site during the day-to-day operations, details of whichare presented in Table 3 below:

Table 3 Heavy Plant which is being used on Site

Shovel and wheel loaders	4
Lifter	5
Tipper Trucks	7
Water Bowser	1
Van	12
Car	2
Crane	3
Weighbridge	1
Ready Mixers	15
Sweeper	1
Excavators	7
Trailers	10
Platform Trucks	4
Low loaders	1
Tractor unit	4
Hook loaders	2
Bobcats	2
Tower Cranes	10

Dumpers	2
Concrete Pump	1

9.0 EXPECTED GENERATED WASTE STREAMS

9.1 A number of solid and liquid waste streams will be generated from the office operations since most of the proposed land use is related to the parking of heavy vehicles. A sustainable waste management plan has to be in place in order to utilize the available resources more efficiently, by treating the received and generated wastes appropriately. In the context of this proposed development, it implies that the owner should take responsibility for minimising waste arisings, and favour the use of goods that are, where applicable, suited to recycling. In fact, the number of waste streams which will be generated on site will be recycled at other specialized sites.

Generation of Wastes from the proposed office operations

9.2 Waste generation from the operations of this site area will be having a top priority on this site. Each generated waste stream has to be carefully disposed of in accordance with the national and European waste legislation. There are specific waste classifications for such waste streams which have to be adhered to as required.

9.3 The use of List of Wastes Regulations codes is a legal requirement of the European Union. The legislation requires that a waste holder (producer, carrier or disposer) takes all reasonable steps to ensure there is no unauthorised deposit, treatment, keeping or disposal of controlled wastes, that it does not escape from their control, and is only transferred to and from authorised individuals dealing with the matter.

9.4 It also requires waste to be described in a way that permits its safe handling and management and that any transfer of waste is accompanied by a written description of the waste including a LOW code. In addition to the code and its associated description, any waste should also be described in a way that identifies any properties relevant to its handling.

9.5 The List of Wastes (LOW) Regulations 2005 transposed the European Waste Catalogue (EWC) provides codes for all hazardous and non-hazardous wastes. Applicable sections for the office operations have been listed in Table 4 below.

Table 4 List of Wastes which are likely to be generated from the Site	
15 01	packaging (including separately collected municipal packaging waste)
15 01 01	paper and cardboard packaging
15 01 02	plastic packaging
15 01 04	metallic packaging
15 01 06	mixed packaging
15 01 07	glass packaging
20	Municipal wastes (Household waste and similar commercial, industrial and institutional wastes) including separately collected fractions
20 01	separately collected fractions (except 15 01)
20 01 01	paper and cardboard
20 01 02	glass
20 01 08	biodegradable kitchen and canteen waste
20 01 25	edible oil and fat

9.6 All the wastes which will be generated on site have to be recycled appropriately as explained in section 7 of this project description statement. These wastes have to be stored in specific containers within this site.

Generation of Municipal Wastes

9.7 It is also foreseen that the facility will also generate municipal waste from the ancillary facilities of the site. Waste will be generated from the office, staff room, kitchenette, toilets, showers and stores.

9.8 The proposed activities on site will only generate a modest amount of municipal waste, namely waste from the offices and from the kitchenette. All municipal waste will be collected and temporarily stored in an on-site skip, which will be taken to a licensed landfill or other appropriate facility once full. Where possible, separation of waste into different recyclable streams will be attempted.

Grey and sewerage effluent

9.9 Grey water and sewage effluent will also be generated from the toilets and the showers. All such effluents will be discharged directly to a cesspit which is already in place on site.

10 WATER MANAGEMENT

10.1 The facility shall also cater for a planned water management system to handle clean rainwater. All areas of the site have a sealed drainage system and there are two systems for the management of water, one for the irrigation and washings and the other for firefighting and other for the plants operations in particular the brick plant. These are illustrated in Diagram 2 below. The water management system, which is being adopted, is adequate enough to divert, collect and reuse or dispose of all the rainwater received. Storm water management has been designed to furnish the site with the necessary water demands.

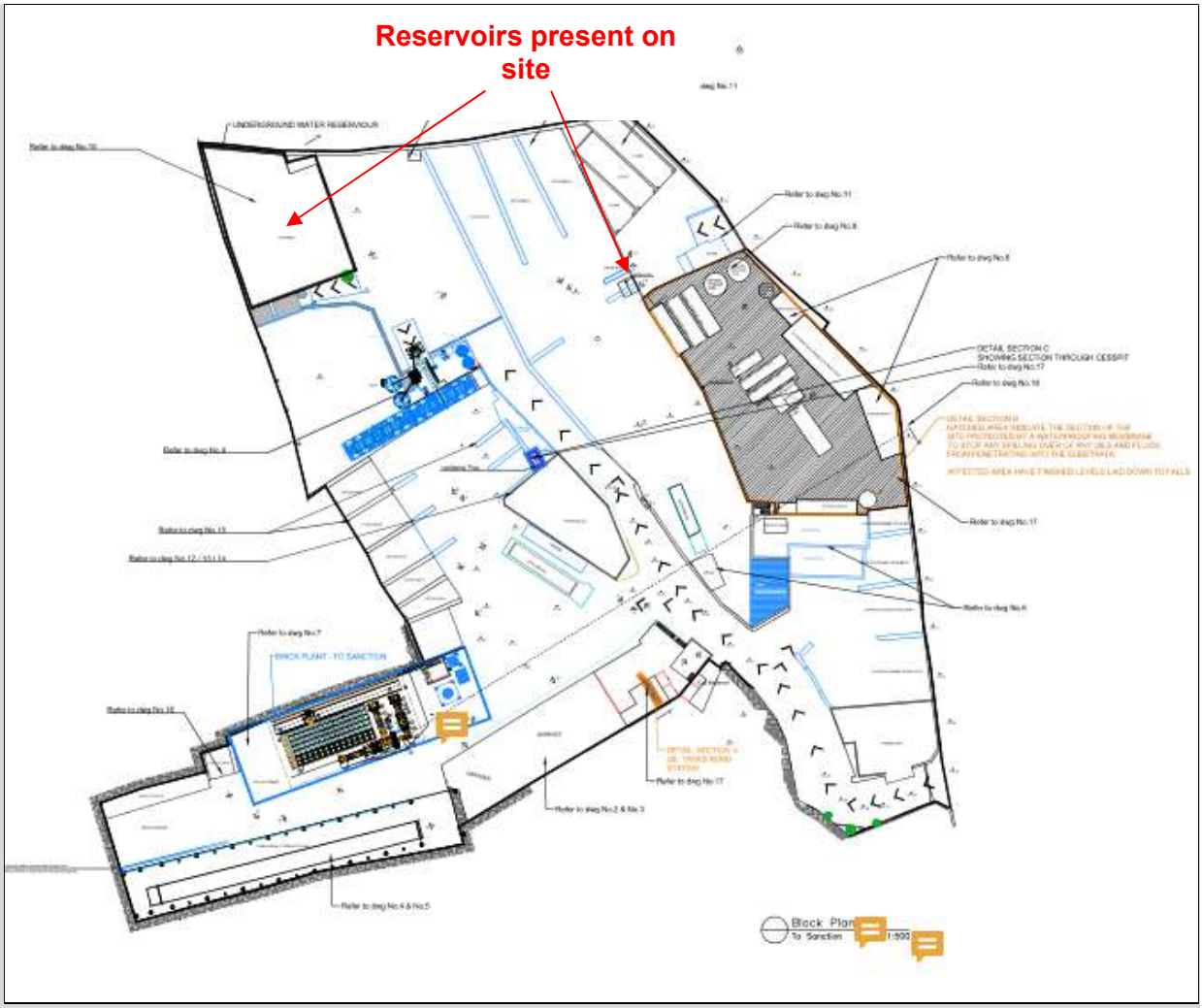


Diagram 2 The location of the exisiting water reservoir system

10.2 Diagram 3 below describes the water cycles flows which will be ongoing on this site. The roofs of the proposed buildings on site will have downspouts to channel the water into the designated underground water reservoirs which have been designed specifically for this project.

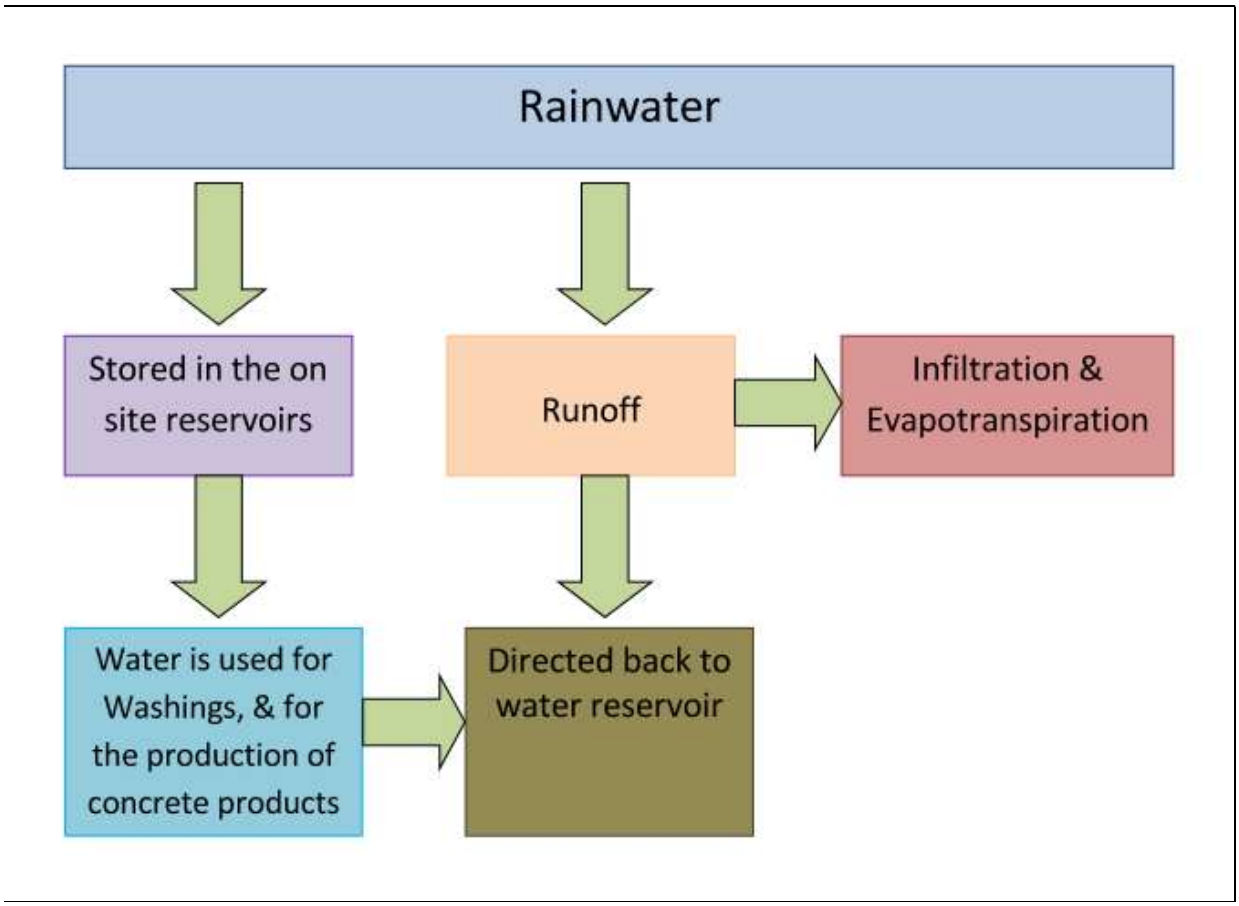


Diagram 3 Water cycle which is present on the site

10.3 It is also foreseen that the open space areas will be also connected to this rainwater drainage system. The stored rainwater is being used for washing and irrigation purposes on the site as necessary. It is to be noted that this rainwater will not be treated since water coming from the roofs is clean uncontaminated water.

10.4 The reservoirs have a capacity of 4,300 cubic meters which are more than adequate for the site to meet the necessary demand.

10.5 The wastewater system for the office toilets is directly connected to a cesspit which is present on site.

11 ACCESS AND PARKING ARRANGEMENTS

11.1 The site has quite a good access and the road is wide enough for trucks to flow at one time. There is also enough width for appropriate turning circles for the heavy vehicular manoeuvres in the site area. This access route is graphically presented in Annex 4.

The Road Access Conditions to and from the Site Area

11.2 The area under investigation is made easily accessible by a number of secondary roads and local access roads that provide effective access to even the relatively inaccessible areas within the study area. The main access route network tothe site, tend to follow the natural topography of the area dictated by the local geomorphological aspects.

11.3 The existing local access roads Triq l-Imqabba, Triq Hal-Farrug and Triq is-Siggiewi, as highlighted on the transport route mappresented in Annex 3 will be used by heavy vehicles to and from the quarry, isin a fairly good state and provides a good access to the site.

11.4 This approach route is in line with Policy SMIA 06 of the South Malta Local plan which states:

PA will support and promote the introduction of a lorry route network, as shown onthe Map 9 in order to:

- Ensure that quarry related traffic uses the most suitable routes;
- Minimize the impact on country lanes and neighbouring towns and villages;
- Limit damage to the road network (e.g. road subsidence).

11.5 To ensure that the network is effective, traffic management measures and regulationswill be required. This could include lorry prohibitions and possibly width restrictions toensure that unsuitable routes are not used.

11.6 The surrounding local access roads around the site area are asphalted and are in good condition. These roads are mostly bounded by rubble walls. In certain parts, these walls reach a maximum heightof six feet from the road surface, whereas in other parts there are no walls or other type of boundary markers. The average width of roads which surround the site is about eight feet.

11.7 It has been observed that these roads are infrequently used. The road network is utilised by both light vehicles as well as much larger trucks without generating any serious traffic congestion problems. Most of the users are farmers and quarry workerswho work in the vicinity of the site area.

Trip Generation

11.8 It has been established that the currently trip generation for the site is of 7 HGV's per hour meaning a total of 56 vehicular movements per day.

12 ENVIRONMENTAL IMPACT

12.1 The proposed development will involve the extraction of a limited amount of Globigerina Limestone resource to level the site area up to 75 meters above level. This proposed levelling could impact the natural recharge area for the groundwater resources.

12.2 The development site is situated directly above the Ta' Kandja - Mqabba groundwater gallery. Limited excavation work will be conducted, ensuring the structural integrity of the galleries beneath the quarry remains intact. The development's operational phase will not involve activities that generate excessive vibrations or weaken the rock strata above. Additionally, storage areas will be bunded to prevent groundwater contamination from any potential spills.

12.3 The main threats to groundwater quality are associated with point pollution incidents, such as unlawfully discharged substances in the soil, nitrate contamination attributed to anthropogenic activities including agricultural practices, application of fertilizers and contamination from human and animal wastes and high chloride concentrations associated with sea- water intrusion as a result of localized over pumping. However, the risk is minimal since the whole site surface area is completely sealed.

12.4 There is no agricultural activity or water extraction associated with the development. The identified risks mostly pertain to chemical leakages during the plant's usage. All potential negative impacts, including those related to hydrogeology, together with their mitigation measures are listed Chapter 13.

12.5 The visual impact of the proposed development is anticipated to be minimal due to the site's existing characteristics as a disused quarry. Since the quarry lies at a lower elevation compared to the adjacent road and surrounding land surfaces, the additional structures planned for the site will blend more seamlessly into the landscape. This natural topographical advantage means that the structures will not obstruct views or create visual clutter.

13.0 POTENTIAL IMPACTS AND MITIGATION MEASURES

13.1 The potential impacts of the proposed development are illustrated in Table 5 below. No particular impacts from the proposed development are envisaged.

Table 5 Potential Impacts and required mitigation measures for the proposed development

Potential Impacts	Description of Impact	Impact Classification	Mitigation Measures.
Visual impact	The site is self contained and is surrounded by other quarrying / industrial activities.	None	Low (negligible), site is set back from public street and well below road level, making it invisible to the public
Impacts on ecology	The area is full committed for industrial use related to construction operations and will not be encroaching on the surrounding areas.	None	The area has been subject to mineral extraction which has been in operation for several years. When quarrying activity has ended the site usage was changed to a bitmac and batching plant operations.
Impacts on geology	The area supports good mineral resources for the production of limestone blocks that can be used for multiple uses within the construction industry.	Postitve	Definite boundaries for the quarry site have been set and there will be no extension for more mineral exploitation however since the site area is being proposed to be uniformly levelled there is the potential to use this mineral resource
Impacts on archaeology	The area is devoid of any features of archaeological importance.	None	None deemed necessary.
Noise and vibration impacts	Noise will be limited to the operations of the plants within the site. All machinery is covered and moreover is located below the road level thus containing any noise which might be geenrated by these operations	Moderate	The plants are fairly new thus equpped with noise abatement equipment and also the trucks which operate with the site area are relafively new and are also equipped with noise abatement mufflers
Impacts on air quality / dust generation	The nature of the proposed operations will be generating moderate amounts of dust since the activites will involve the crushing and processing of marterials. Also the site has a number of open stock bays	Moderate	A dust mitigation plan is in place to contain fugitive dust from the circulation areas and the stock bays. The site area is also subject to a daily cleaning schedule routine
Artificial lighting arrangements	The facility will be only utilising limited artifical lighting should the operator visits the site during night time.	None	None deemed necessary.
Energy	The existing facility is furnished with the required electricity supplies.	Positive	None deemed necessary.
Renewable Energy	The site area offers the oppurtunity to install photovoltiacs to geenrate renewable energy for the plant operations.	Positive	A number of solar panels can be installed on the roof areas which can generate electrical energy for the required needs of the site area.
Water Management	The quarry site facility already has water harvesting facilities in order to utilise better this resource.	Positive	Water is diverted to the two reservoirs which are present on site. The resource is used to in the concrete material processing and also for the cleaning of the premises to mitigate fugitive dust.
Job Creation	This quarry facility will be retaining more or less the same number of jobs.	Positive	None deemed necessary.
Recycling / Re use of Wastes	The facility is already re using and recycling different waste streams and will continue to do so after the develoment permit has been granted.	Positive	None deemed necessary.

14 CONCLUSIONS

14.1 The construction sector in Malta remains a key player and the industry is seen as an emerging market which canoffer greater opportunities for the private sector to operate in so long as market conditions permit such. Industry has realised that it is time to upscale our standards further. Furthermore, the construction sector is increasingly recognising that the current practices have to be upgraded in view of the number of legislations which are coming into force at National and also international levels.

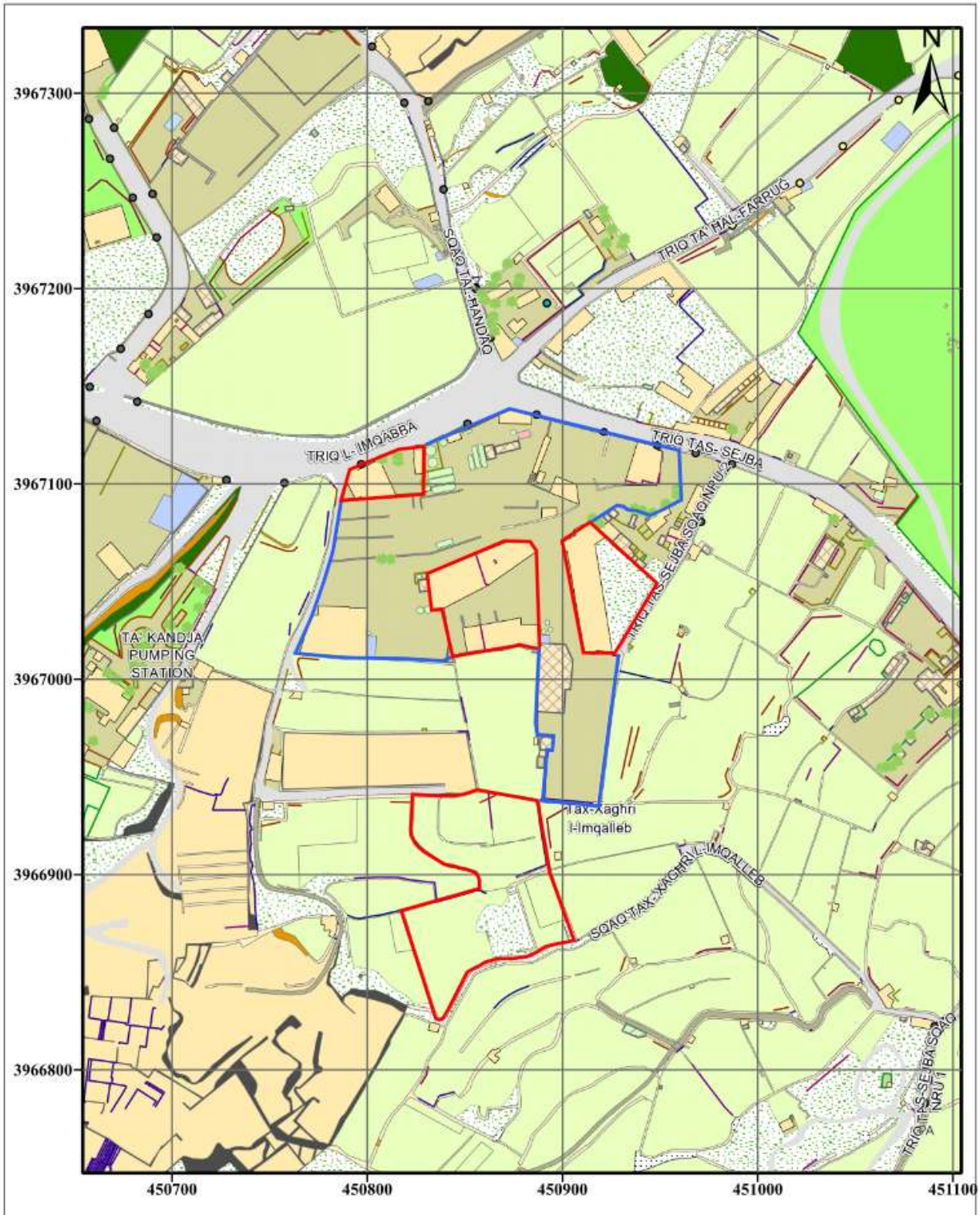
14.2 Such commitments have to be sustained by the development of the adequate infrastructure to compliment the foreseen changes. The development of quality construction manufacturing plants is one of the key ingredients for the betterment of this industry.

14.3 The industrial aspect of this proposal is considered as an appropriate after use as indicated in the SPED and South Malta Local Plan, and will serve to make sure that the volume of the exhausted quarry void, is used effectively and efficiently. Thus, the proposed operations will be having an added value than just land filling thequarry site and cover it with topsoil.

14.4 Siting these types of development into exhausted quarries, is in line with the board objectives of national planning policy framework as indicated in this document.

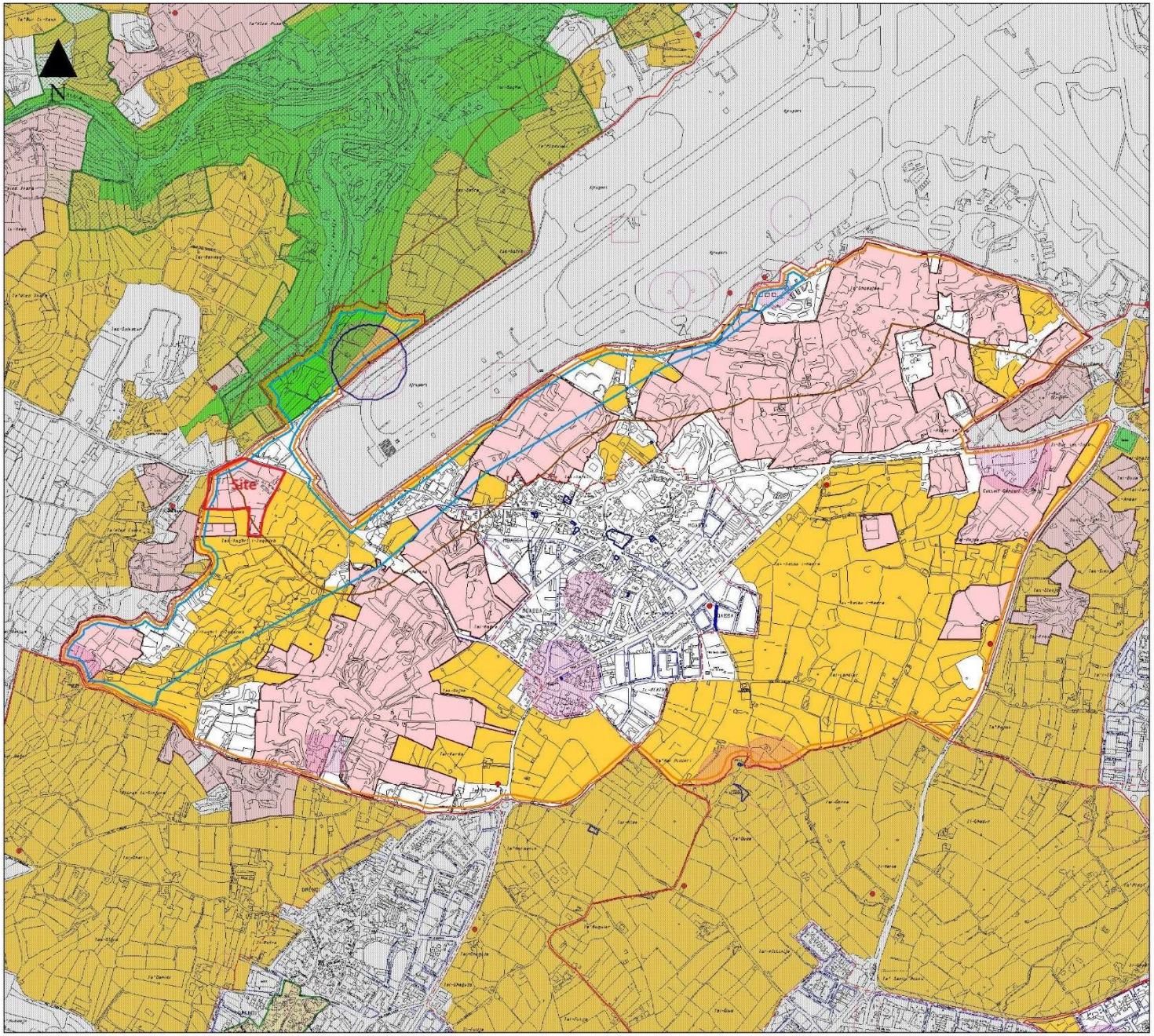
11.5 The proposed construction of underground parking spaces and also the offices are relatively small-scale low-rise structure and their location with the site is well screened and is set in a remote area in an area which is being used for quarrying activities. It is to be noted that some of the stated control measures are already being implemented at the site. Dust from the site operations will be controlled through sensible site management controls including careful movement by experienced operators, use of water sprinkling equipment, containment to shelter other processing operations, limiting location of certain processing operations, and operation of best practise in terms of housekeeping operations.

Annex 1



PLANNING AUTHORITY
St.Francis Ravelin, Floriana.
Tel: +356 2290 0000, Fax: +356 2290 2295
www.pa.org.mt, mappingshop@pa.org.mt

Annex 2



SOUTH MALTA LOCAL PLAN

MEPA

Awtorita' ta' Malta dwar l-Ambjent u l-Ippjanar
Malta Environment & Planning Authority

Key

- Limits to Development
- Scheme Alignment
- Local Council Boundary
- Archaeologically Sensitive Areas - SMCO 04
- Scheduled Sites
- Agricultural Areas - SMAG 01 (Awaiting Classification of Agricultural Value)
- Areas of Ecological Importance & Sites of Scientific Importance - SMCO 03
- Quarries - SMIA 09, SMMW 01
- Birds & Wild Rabbits Protection Zone
- Valley Protection Zone - SMCO 07
- Area of High Landscape Value - SMCO 06
- Water Catchment Area - SMCO 08
- Aquifer Protection Zone - SMCO 08
- Borehole - SMCO 08

Mqabba

Environmental Constraints Map

Scale : **1:10,000**

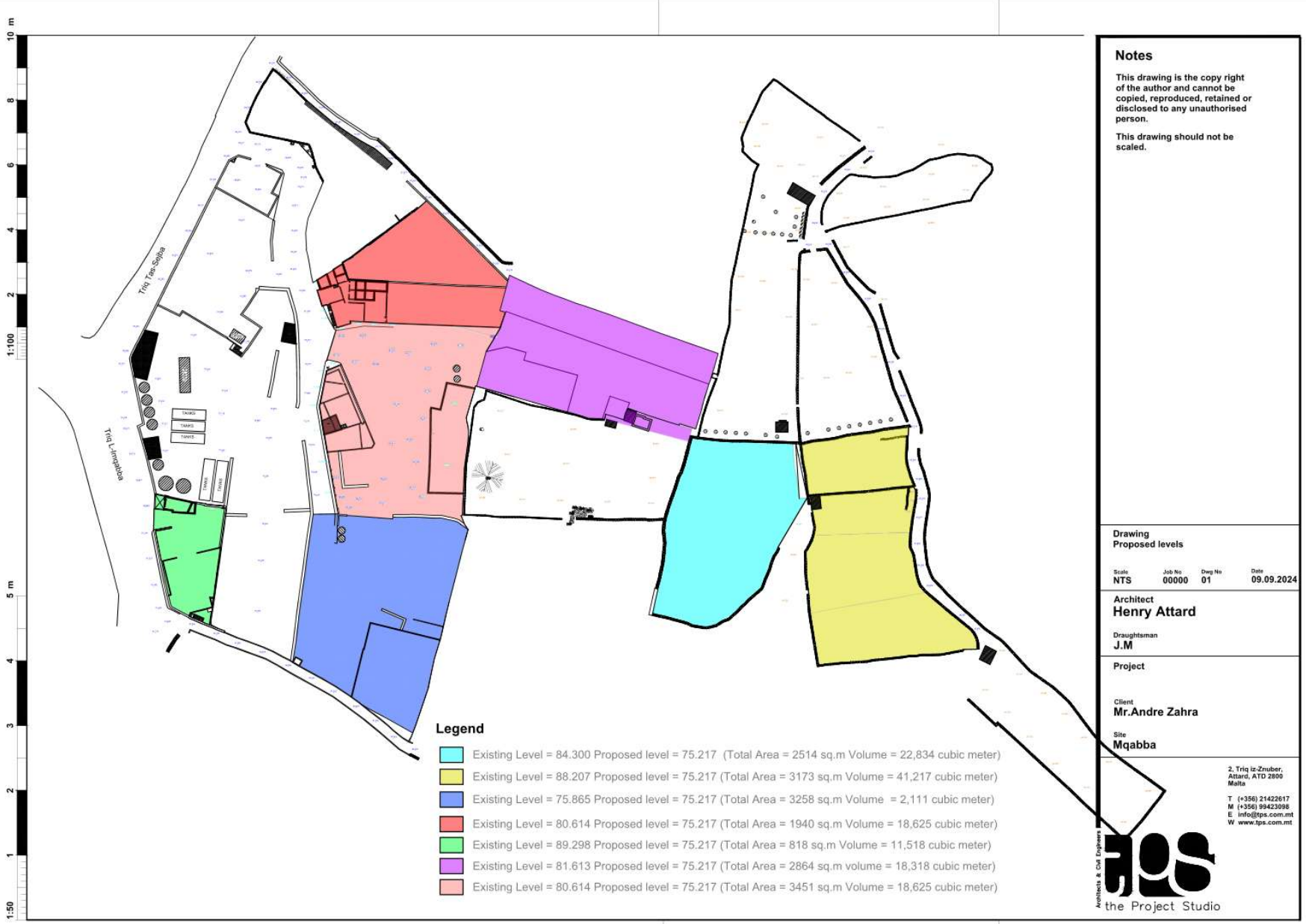
Date : **July 2006**

Map : **MA 3**

INDICATIVE ONLY
Not to be used for measurement or direct interpretation.
Maps to be used in conjunction with Policy Document.

Mqabba Constraints Map.wor

Annex 3



Notes

This drawing should not be scaled.

Drawing
Proposed levels

Scale	Job No	Dwg No	Date
NTS	00000	01	09.09.2024

Architect
Henry Attard

Draughtsman
J.M

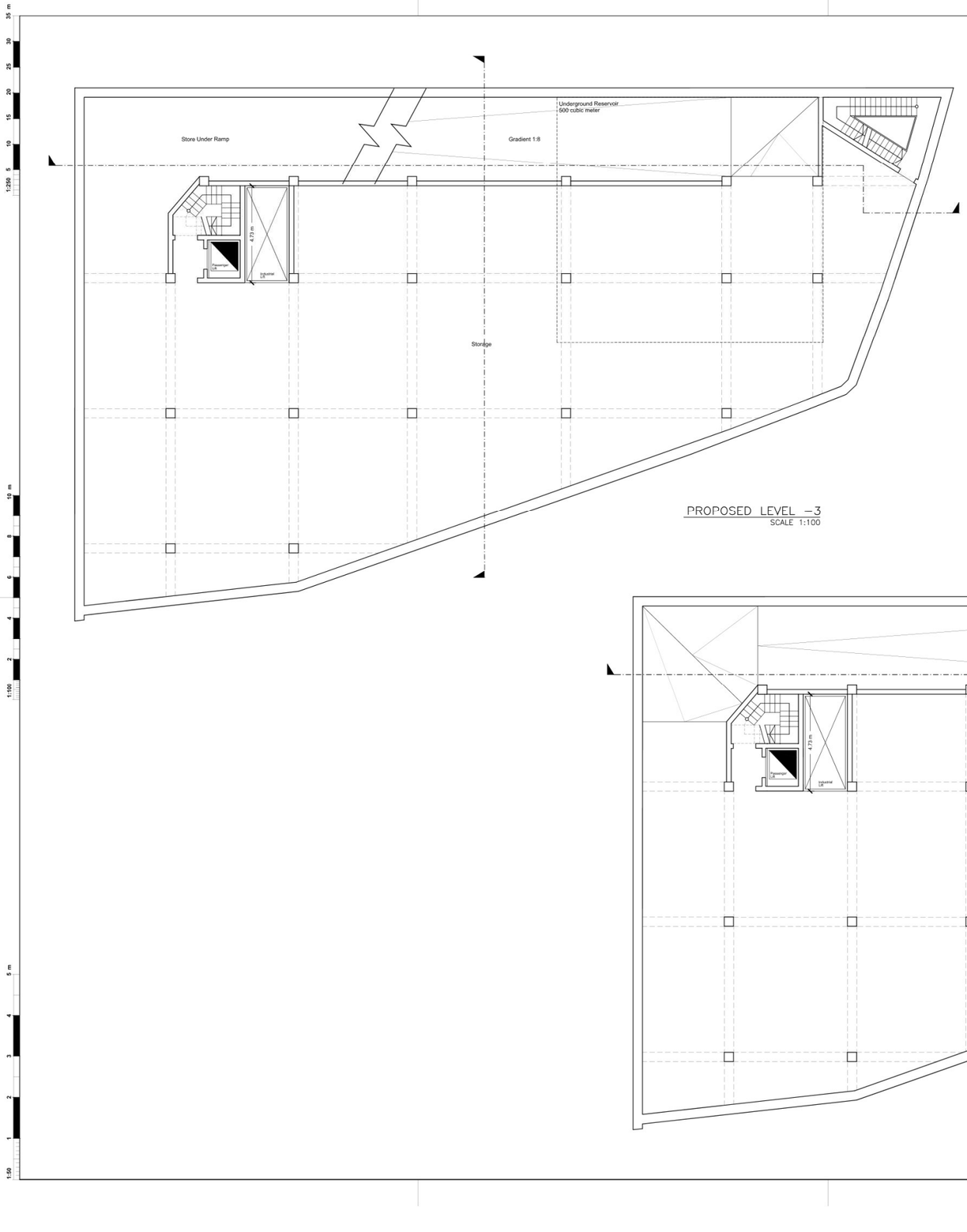
Project

Client
Mr.Andre Zahra

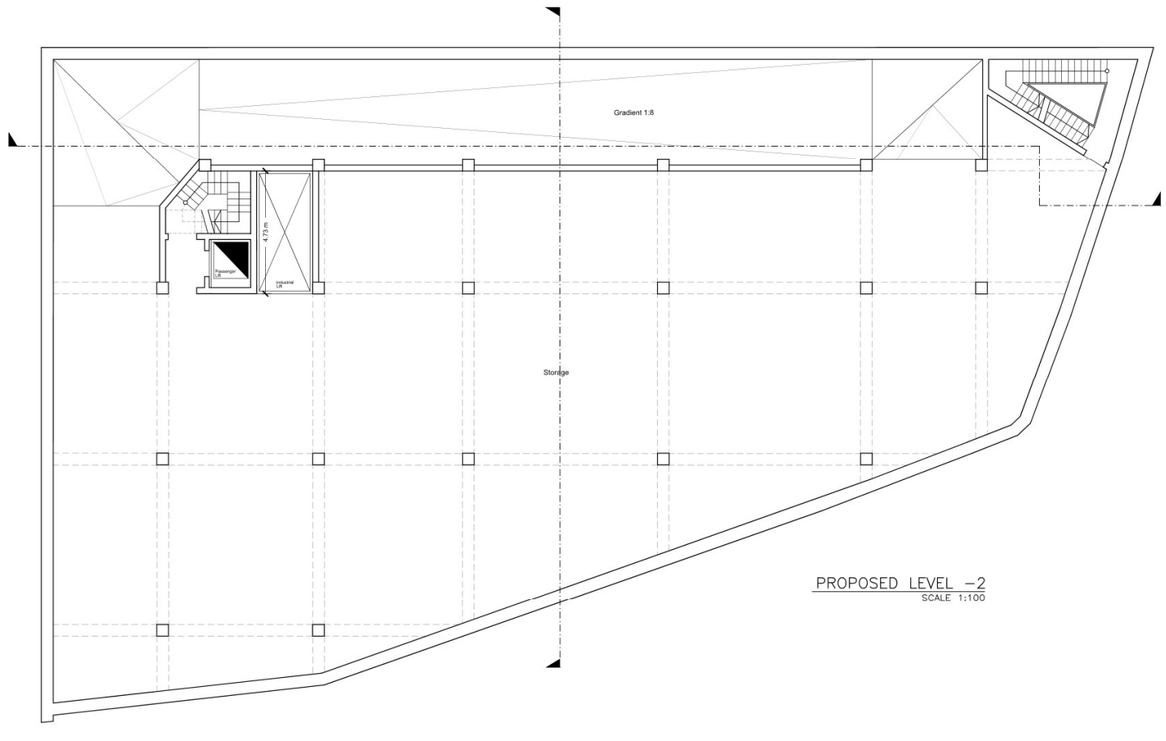
Site
Mqabba

Architects & Civil Engineers
the Project Studio
2, Triq iz-Znuber,
Attard, ATD 2800
Malta
T (+356) 21422617
M (+356) 99423098
E info@tps.com.mt
W www.tps.com.mt

Annex 4
Zone A Plans



PROPOSED LEVEL –3
SCALE 1:100



PROPOSED LEVEL –2
SCALE 1:100

Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are ***indicative*** and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -3 & -2

Scale: 1:100 @ A1 | Job No: 23048 | Drg No: 01 | Date: 09.10.2023

Architect
Henry Attard

Drawn By:
J.M

Project
Parking Area, Stores and Offices

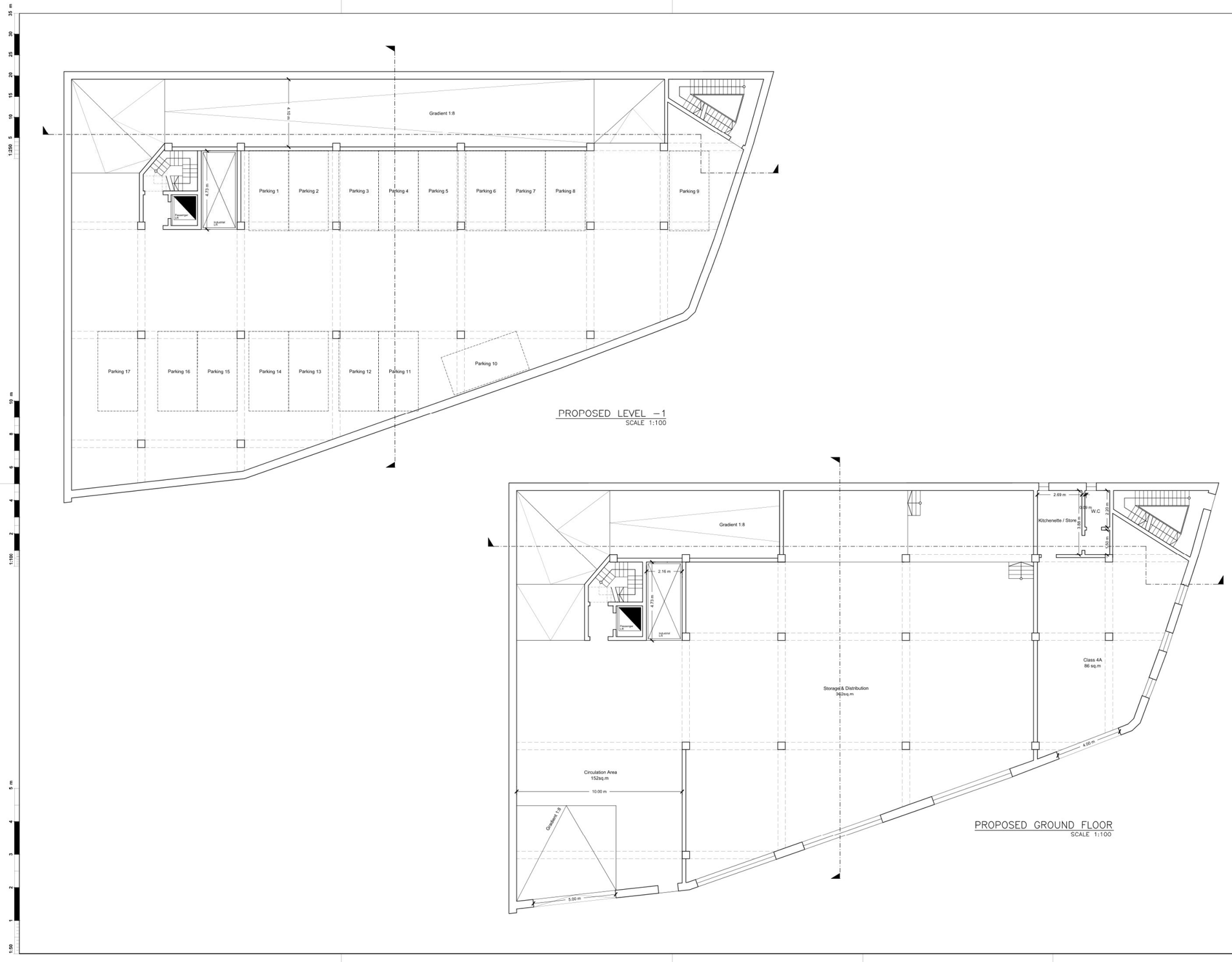
Client
Zahra Andre

Site
Mqabba

2, Triq ta-Znuber,
Attard, ATD 2900
Malta

T (+356) 21422617
M (+356) 99423098
E info@tps.com.mt
W www.tps.com.mt

Architect & Civil Engineer
the Project Studio



Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are ***indicative*** and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -1 & Ground Floor

Scale	Job No	Dwg No	Date
1:100 @ A1	23048	01	09.10.2023

Architect
Henry Attard

Drawn By:
J.M

Project
Parking Area, Stores and Offices

Client
Zahra Andre

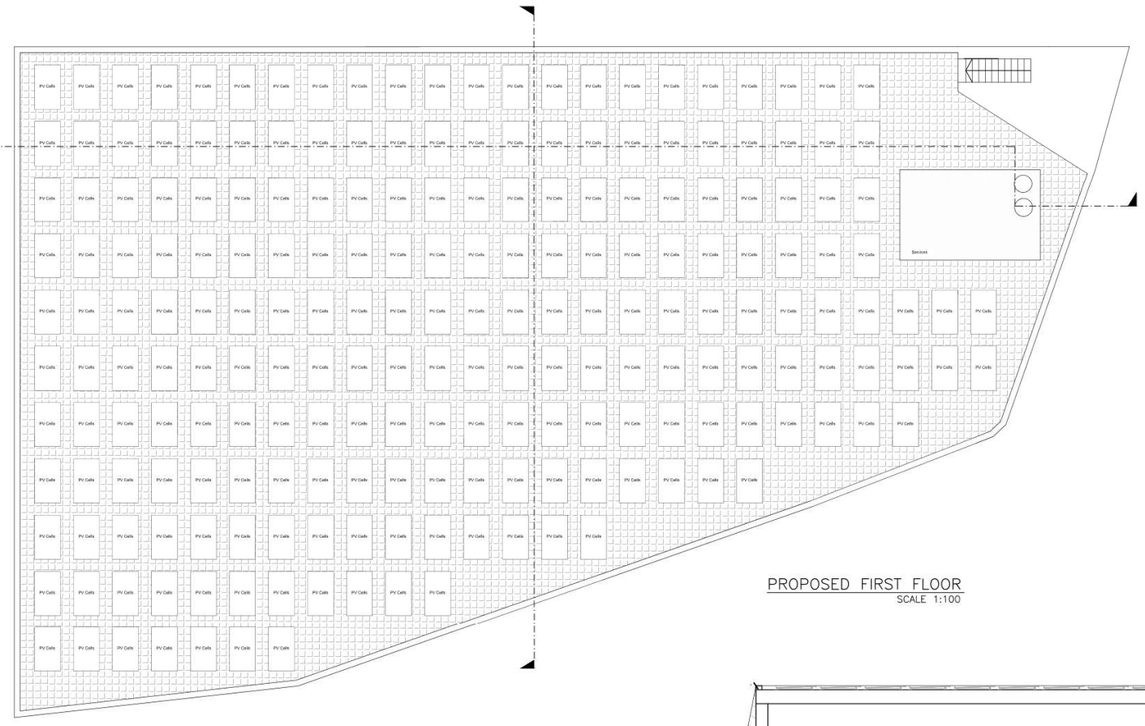
Site
Mqabba

2, Triq ix-Znuber,
Attard, ATD 2800
Malta

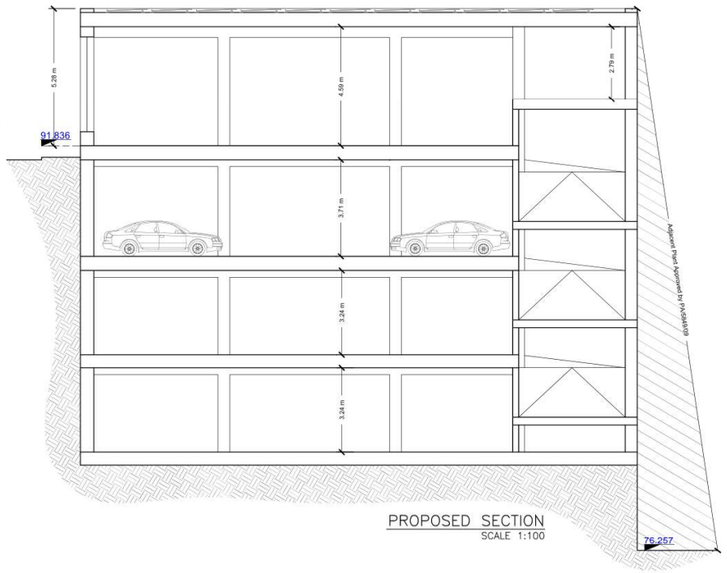
T (+356) 21422617
M (+356) 99423098
E info@tps.com.mt
W www.tps.com.mt

the Project Studio

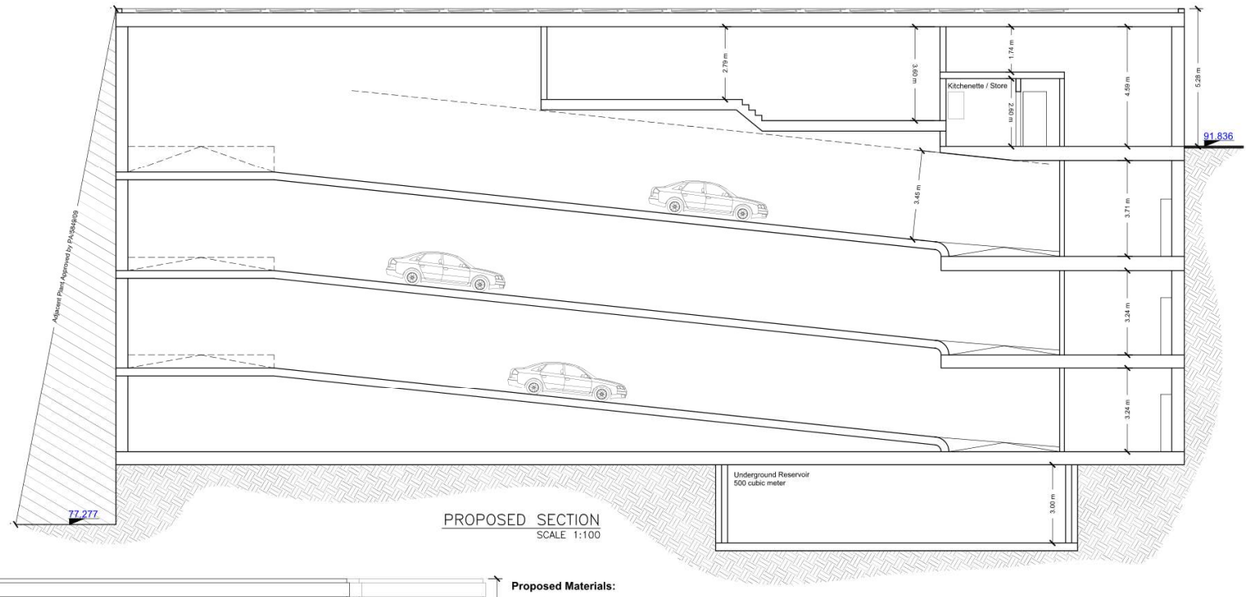
Architecture & Urban Design



PROPOSED FIRST FLOOR
SCALE 1:100



PROPOSED SECTION
SCALE 1:100

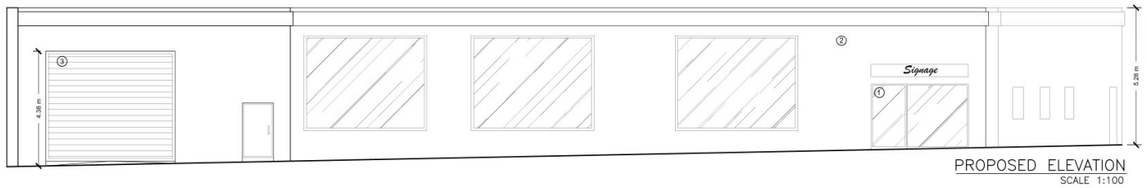


PROPOSED SECTION
SCALE 1:100

Material to be used:
Internally laminated polycarbonate

PROPOSED SECTION
SCALE 1:20

PROPOSED SIGNAGE
SCALE 1:20



PROPOSED ELEVATION
SCALE 1:100

Proposed Materials:

1) White Aluminum Apertures
2) Earth -Tone Silicato Rendered
3) White PVC Garage Door

Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are *indicative* and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -1 & Ground Floor

Scale: 1:100 @ A1 | Job No: 23048 | Dwg No: 01 | Date: 09.10.2023

Architect
Henry Attard

Drawn By:
J.M

Project
Parking Area, Stores and Offices

Client
Zahra Andre

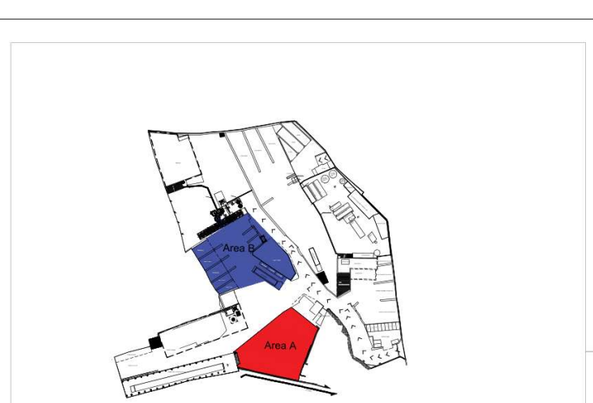
Site
Mqabba

2, Triq ta-Znuber,
Attard, ATD 2800
Malta

T (+356) 21422617
M (+356) 99422098
E info@tps.com.mt
W www.tps.com.mt

Architects & Civil Engineers
the Project Studio

Annex 5
Zone B & D Plans



Block Plan

PROPOSED LEVEL –3
Area A SCALE 1:100

Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are *indicative* and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -3

Scale 1:200 @ A1 | Job No. 22051 | Dwg No. 01 | Date 18.12.2024

Architect
Henry Attard

Drawn By: M.A | Checked By: H.A

Project
Proposed new parking area and offices

Client
Zahra Ltd

Site
Mqabba Plant

2, Triq is-Zmuber, Attard, ATD 2800 Malta
T (+356) 21422617
M (+356) 79423095
E info@lps.com.mt
W www.lps.com.mt
Architects & Civil Engineers

Notes

This drawing is the copy right of the author and cannot be copied, reproduced, retained or disclosed to any unauthorised person.

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are *indicative* and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -2

Scale	Job No	Dwg No	Date
1:200 @ A1	22051	04	18.12.2024

Architect
Henry Attard

Drawn By:	Checked By:
M.A	H.A

Project
Proposed new parking area and offices

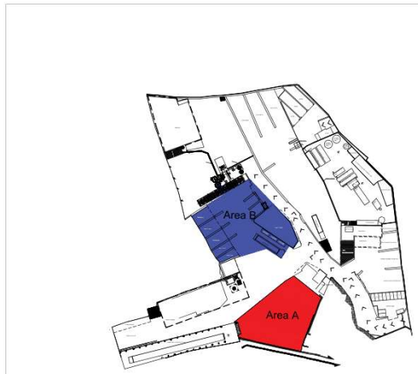
Client
Zahra Ltd

Site
Mqabba Plant

2, Triq iz-Znuber,
Attard, ATD 2800
Malta

T (+356) 21422617
M (+356) 99423098
E info@tps.com.mt
W www.tps.com.mt

Architects & Civil Engineers



Block Plan

PROPOSED LEVEL −1
Area A SCALE 1:100

Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are *indicative* and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level -1

Scale 1:200 @ A1 | Job No: 22051 | Dwg No: 03 | Date: 18.12.2024

Architect
Henry Attard

Drawn By: M.A | Checked By: H.A

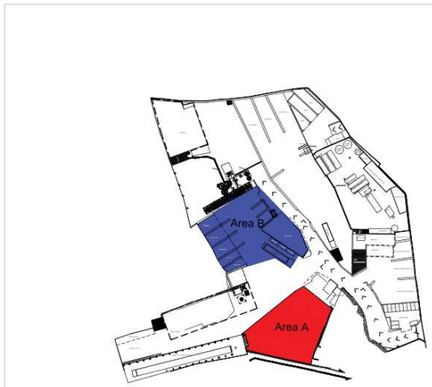
Project
Proposed new parking area and offices

Client
Zahra Ltd

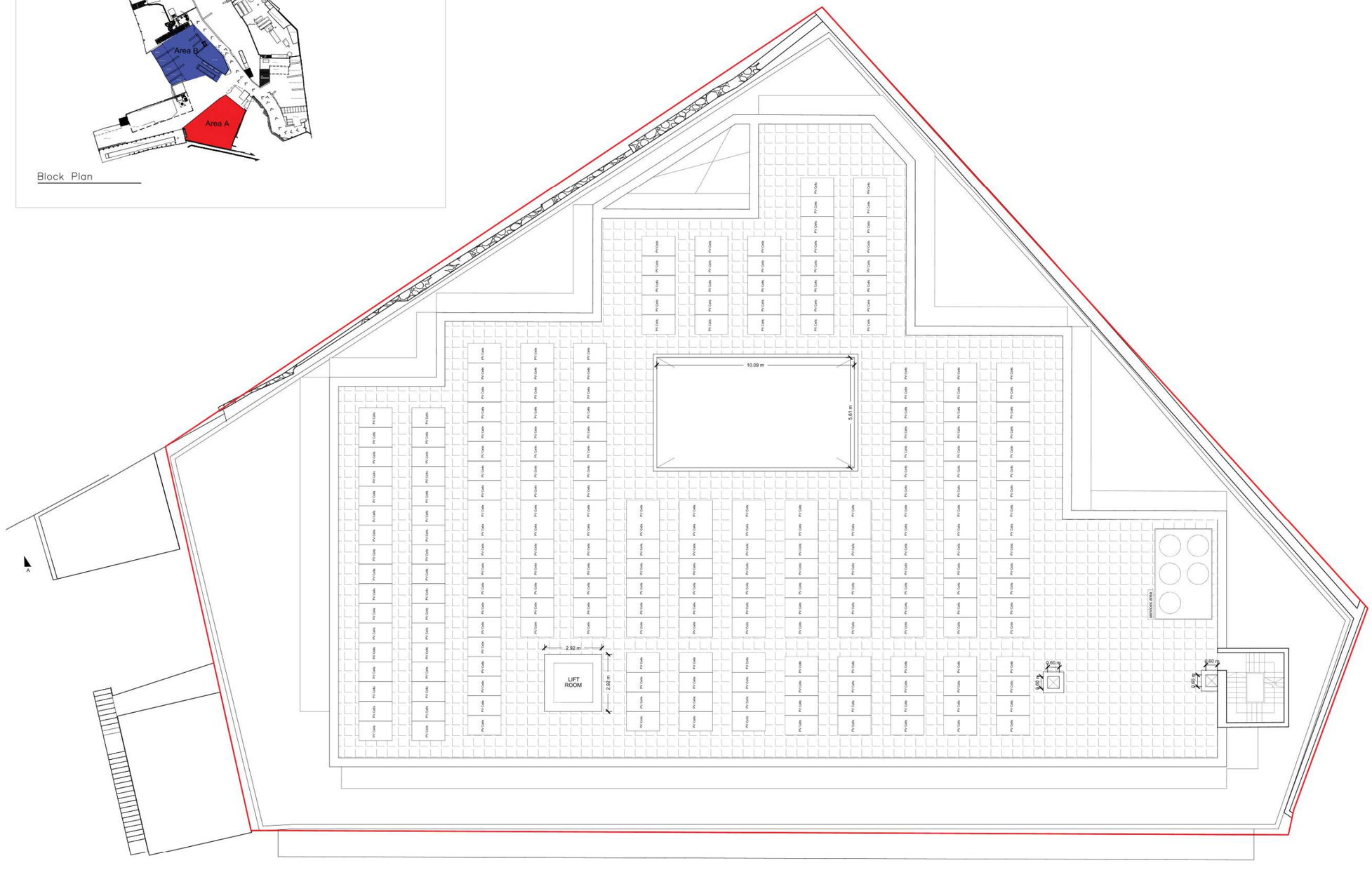
Site
Mqabba Plant

2, Triq iz-Znuber, Attard, ATD 2800 Malta
T (+356) 21422617
M (+356) 99423099
E info@tps.com.mt
W www.tps.com.mt

Architects & Civil Engineers



Block Plan



PROPOSED LEVEL 0
Area A SCALE 1:100

Notes

This drawing should not be scaled.

Dimensions / Areas as shown on drawings are *indicative* and may vary on site except for backyards, internal yards and front gardens.

Legend

- To Construct
- To Demolish
- As Constructed; To Sanction
- Approved but not constructed; To Sanction

Drawing
Proposed Level 0

Scale 1:200 @ A1 | Job No 22051 | Dwg No 03 | Date 18.12.2024

Architect
Henry Attard

Drawn By: M.A | Checked By: H.A

Project
Proposed new parking area and offices

Client
Zahra Ltd

Site
Mqabba Plant

2, Triq iz-Znuber,
Attard, ATD 2800
Malta

T (+356) 21422617
M (+356) 99423098
E info@tps.com.mt
W www.tps.com.mt

Architects & Civil Engineers