



Project Description Statement for
Industrial & Storage Units and Office
Facilities, Quarry Ex. SM22, Mqabba

As per ERA requirements for PA/04511/24


Report



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PART OF  **AIS** GROUP

 AIS Environment Ltd,
AIS House, 18, St. John Street,
Fgura, FGR 1447

 +356 21803374
 www.aisenvironment.com
 info@ais.com.mt

VAT No: MT 1457-1625
Reg No: C18445



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TABLE OF CONTENTS

1	Introduction.....	6
1.1	Scheme Location.....	6
1.2	Project Overview	8
1.3	Scheme Justification.....	8
1.3.1	Aim.....	8
1.3.2	Relevant Policy	8
2	Scheme Site and Surrounding Area.....	18
2.1	Land Use.....	18
2.1.1	Scheme Footprint	18
2.1.2	Surrounding Area	18
2.2	Geology and Geomorphology.....	22
2.3	Soil.....	22
2.4	Hydrology	23
2.5	Ecology.....	25
2.6	Cultural Heritage.....	25
2.7	Services Available.....	25
2.7.1	Energy and Water	25
2.7.2	Sewage.....	25
2.7.3	Surface Water Run-Off and Storm Water Drainage.....	25
3	The Scheme.....	26
3.1	Size, Scale and Design.....	26
3.2	Construction Phase	31
3.2.1	Number of Employees.....	31
3.2.2	Phasing	31
3.2.3	Raw Materials.....	31
3.2.4	Machinery.....	31
3.2.5	Energy	32
3.2.6	Waste	32
3.2.7	Access	32
3.2.8	Parking Arrangements.....	33
3.3	Operational Phase	33
3.3.1	Number of Employees.....	33
3.3.2	Raw Materials.....	33
3.3.3	Machinery.....	33

3.3.4	Waste	33
3.3.5	Access	33
3.3.6	Parking Arrangements.....	33
4	Environmental Impacts and Mitigation Measures.....	34

LIST OF FIGURES

FIGURE 1: LOCATION OF MQABBA WITHIN THE MALTESE ISLANDS (SOURCE: GOOGLE EARTH).....	7
Figure 2: Mqabba in relation to the international airport (Source: Google Earth)	7
Figure 3: Proposed scheme site and immediate surroundings.....	8
Figure 4: South Malta general policy strategy (Source: SMLP, 2006).....	11
Figure 5: Mqabba environmental constraints, red X indicates approximate Scheme location (Source: SMLP, 2006).....	12
Figure 6: Ground water resources and protection zones, red X indicates approximate Scheme location (Source: SMLP, 2006).....	13
Figure 7: Quarries within the South Malta region, red X indicates approximate Scheme location (Source: SMLP, 2006).....	14
Figure 8: Landscape character areas, red X indicates approximate Scheme location (Source: SMLP, 2006)	15
Figure 9: Current condition of the Scheme site.....	18
Figure 10: Small agricultural field located to the north of the site (28 th April 2026).....	19
Figure 11: Agricultural fields in the mid-ground with open area of land behind (4 th February 2022).....	19
Figure 12: Neighbouring solar farm, boarding Triq is-Siggiewi (Source: Google Earth, 2026).....	20
Figure 13: Land use in a 100m buffer zone around the proposed Scheme site.....	21
Figure 14: Geological map of the Scheme site and surrounding area	22
Figure 15: Soil map of the proposed Scheme site and surrounding area	23
Figure 16: Maltese groundwater bodies, red X indicates approximate Scheme location (Source: MEPA, 2011).....	24
Figure 17: Conceptual model of the Malta Mean Sea Level Aquifer (Source: ERA, 2015) ¹	24
Figure 18: Proposed block plan, ground level	27
Figure 19: Proposed block plan, roof level.....	28
Figure 20: Existing and proposed section XX.....	29
Figure 21: Existing and proposed sections YY and ZZ.....	30
Figure 22: Road access to the site; purple: Triq is Siggiewi (main road), red: unnamed roads (basemap source: Google Earth, 2025).....	32

LIST OF TABLES

Table 1: Policies of the GCLP which are relevant to the proposed Scheme	9
Table 2: Objectives of the SPED (2015) relevant to the proposed Scheme.....	16
Table 3: Construction phases of the proposed Scheme	31
Table 4: Approximate quantities of raw materials required for the construction phase of the proposed Scheme	31
Table 5: Construction machinery required for the Scheme.....	31
Table 6: Potential impacts and their mitigation measures.....	35

1 INTRODUCTION

Ms Sandra Axiak o.b.o BIP Ltd. has filed a development permit application (PA/04511/24) for the “*Proposed construction of Class 5B Industrial units and Class 6A Storage units including construction of ancillary office facilities. (Site is currently being backfilled – backfilling is covered by EP/0107/20)*” at quarry no. Ex SM22, Mqabba.

BIP Ltd. (hence forth referred to as the “Applicant”) has commissioned AIS Environment Ltd to prepare a Project Description Statement (PDS) to pre-validate the impacts expected from this proposed development (henceforth referred to as the “Scheme”).

The ERA requested a detailed PDS report to provide the necessary information for screening in line with the Environmental Impact Assessment (EIA) process. The report aims to describe the Scheme, the site of the development, its surroundings, and proposed activities. It also includes an indication of the predicted main environmental impacts. Through the PDS, ERA will be able to establish whether the planning application requires an EIA or not.

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 located in Mqabba, a small town in the southern region of Malta, as illustrated Figure 1 and in greater detail in Figure 2 and Figure 3. The northern and eastern edges of the town border the international airport. In contrast, rural countryside surrounds the southern edge of Mqabba. This locality is characterised by a traditional Maltese village layout with a large parish church at the heart of the town.



FIGURE 1: LOCATION OF MQABBA WITHIN THE MALTESE ISLANDS (SOURCE: GOOGLE EARTH)

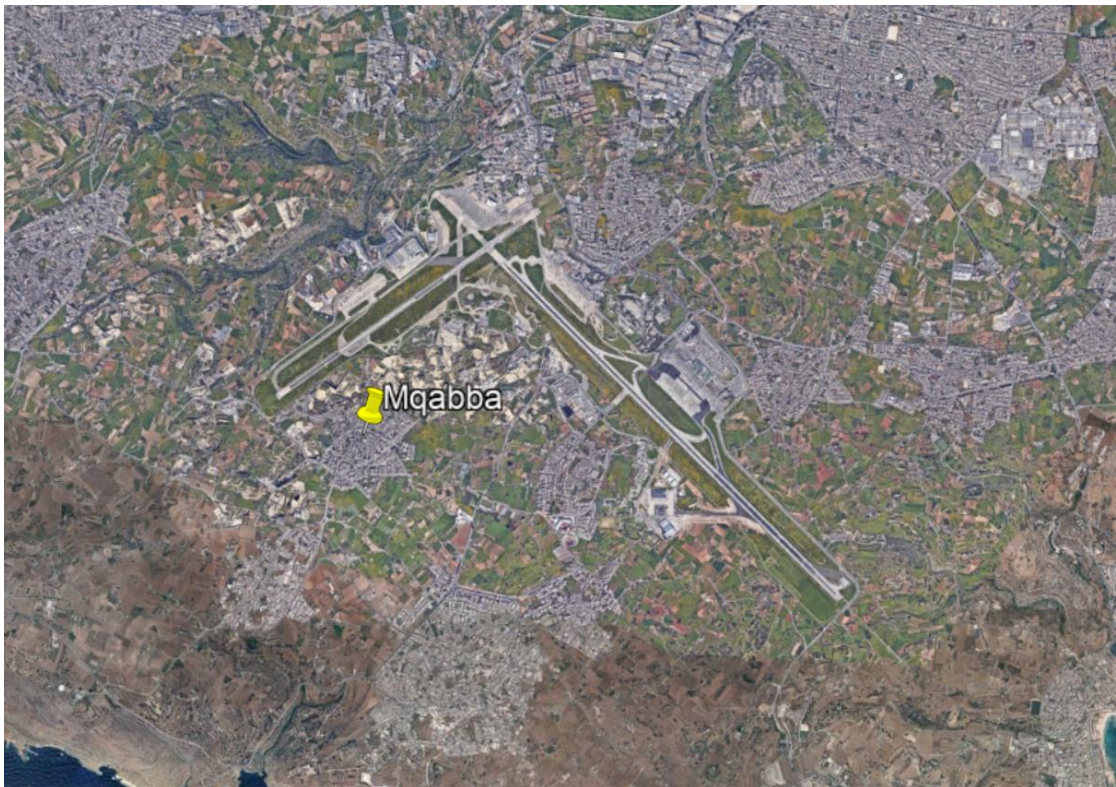


FIGURE 2: MQABBA IN RELATION TO THE INTERNATIONAL AIRPORT (Source: Google Earth)

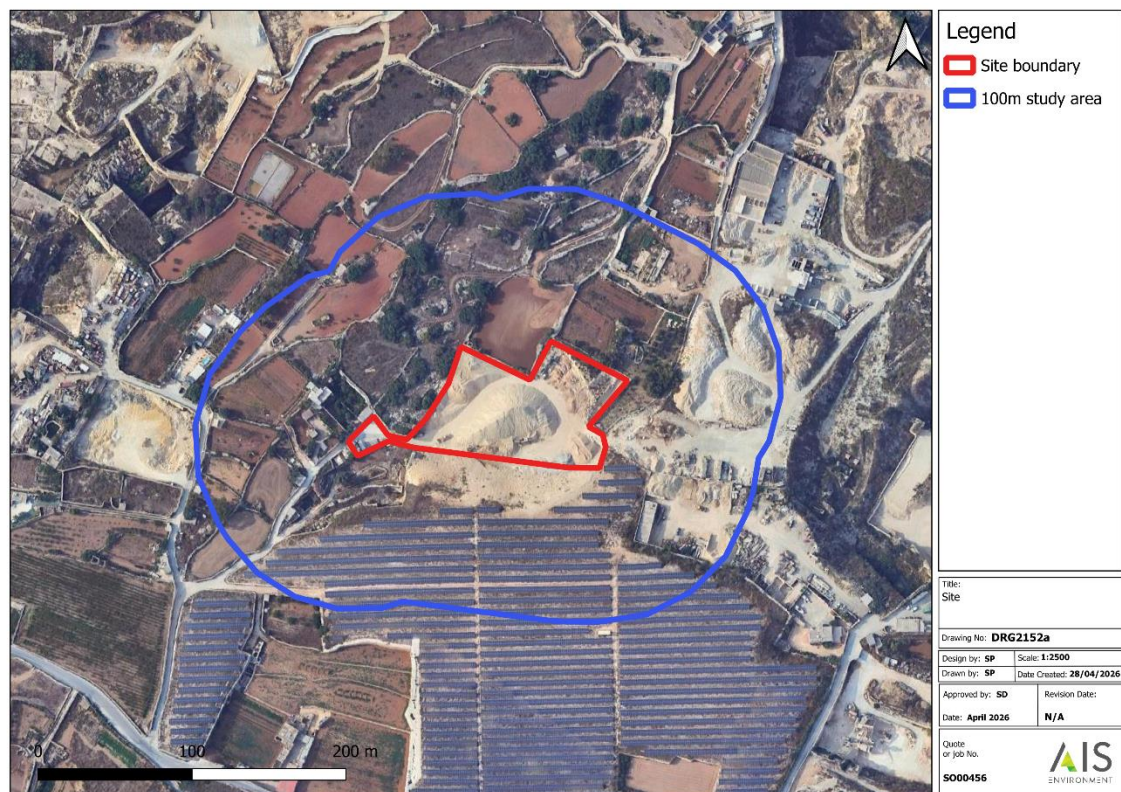


FIGURE 3: PROPOSED SCHEME SITE AND IMMEDIATE SURROUNDINGS

1.2 PROJECT OVERVIEW

The Scheme relates to the final stage of the rehabilitation of disused quarry Ex-SM22. The quarry is currently in the process of being backfilled (as permitted by EP/0107/20). Once, the backfilling of the quarry is complete, this proposal seeks to construct a small industrial complex composed of industrial and storage units.

Refer to Section 3.1 for further detail.

1.3 SCHEME JUSTIFICATION

1.3.1 Aim

The Scheme is proposing new industrial land use compatible with the existing activities taking place in the neighbourhood following the backfilling of the ex-SM22 quarry. The construction of a small industrial complex aims to provide much needed and improved warehousing facilities for third-party retail and transportation logistics companies.

1.3.2 Relevant Policy

1.3.2.1 SOUTH MALTA LOCAL PLAN (2006)

The Scheme site falls within the region covered by the SOUTH MALTA LOCAL PLAN (SMLP, 2006). The SMLP sets out a range of criteria and development goals for the region as a whole (Figure 4). The one most pertinent to the proposed Scheme is “*Identify appropriate uses for disused restored quarries*”.

Policies of the SMLP which are most relevant to the proposed development are summarised in Table 1.

TABLE 1: POLICIES OF THE GCLP WHICH ARE RELEVANT TO THE PROPOSED SCHEME

POLICY CODE	POLICY NAME	DESCRIPTION AND RELEVANCE	FIGURE No.
SMCO 08	Water and Aquifer Protection Zone	<p>Permitted developments in such areas are limited to protect the integrity of the natural water resources.</p> <p>Development within a water protection zone will only be permitted if it adheres to a number of strict criteria. The criteria which are most relevant to the Proposed Scheme are that the development must have adequately sized waste storage areas and it must be connected to the public sewer or have a sealed cesspool (septic tanks are prohibited).</p> <p>Aquifer protection zones have an additional set of criteria to be followed to ensure that the integrity of the aquifer is not jeopardised. This higher level of protection safeguards the public water extraction points.</p> <p>The Scheme site falls within both the water and aquifer protection zones.</p>	<p>Figure 5</p> <p>Figure 6</p>
SMMW 01	Quarrying and buffer areas between quarrying site, protected areas and residential areas	<p>Further extension to quarrying activities will not be permitted within 100m of residential areas, the airport perimeter, scheduled areas or other protected zones.</p> <p>Sections of disused quarries which fall in these areas must be restored and rehabilitated back to an appropriate use. Rehabilitation of quarries outside of these areas must be guided by Policy SMIA 11.</p> <p>The site lies within one of the identified quarrying areas.</p>	<p>Figure 5</p> <p>Figure 7</p>
SMIA 11	Softstone quarries in Mqabba,	<p>Rehabilitation of disused quarries will be viewed favourably. The developer will need to submit a detailed rehabilitation plan which</p>	<p>Figure 5</p> <p>Figure 7</p>

POLICY CODE	POLICY NAME	DESCRIPTION AND RELEVANCE	FIGURE No.
	Siggiewi, Qrendi and Kirkop	<p>will cover a range of factors including an environmental impact assessment as well as details of phasing, final levels and landscaping.</p> <p>In accordance with Policy SMIA 11, after uses which should be considered include:</p> <ul style="list-style-type: none"> • Agriculture • Formal and informal local recreational facilities, including sports facilities (if located less than 250m away from residential areas and the airport) • Large scale sports facilities (if located at least 250m away from residential areas and the airport) <p>Developments which pose a risk to the operation of the airport will not be permitted.</p> <p>Since the Scheme is a disused quarry, it is covered by this policy. It lies ca. 400m from the perimeter of the airport.</p>	
N/A	Landscape Character Area	The quarry lies within a defined area of landscape character: M40 Mqabba quarry area.	Figure 8

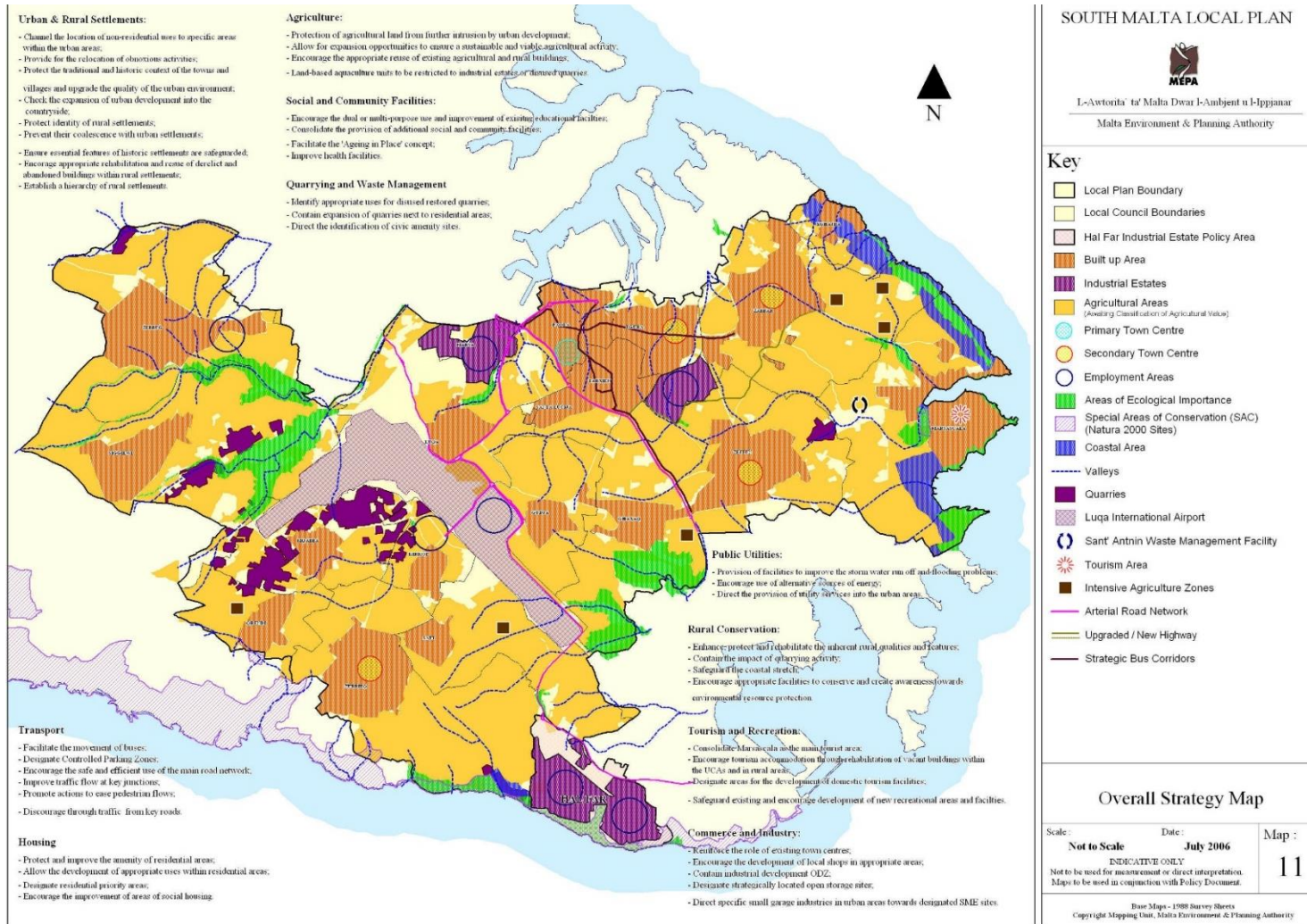


FIGURE 4: SOUTH MALTA GENERAL POLICY STRATEGY (SOURCE: SMLP, 2006)

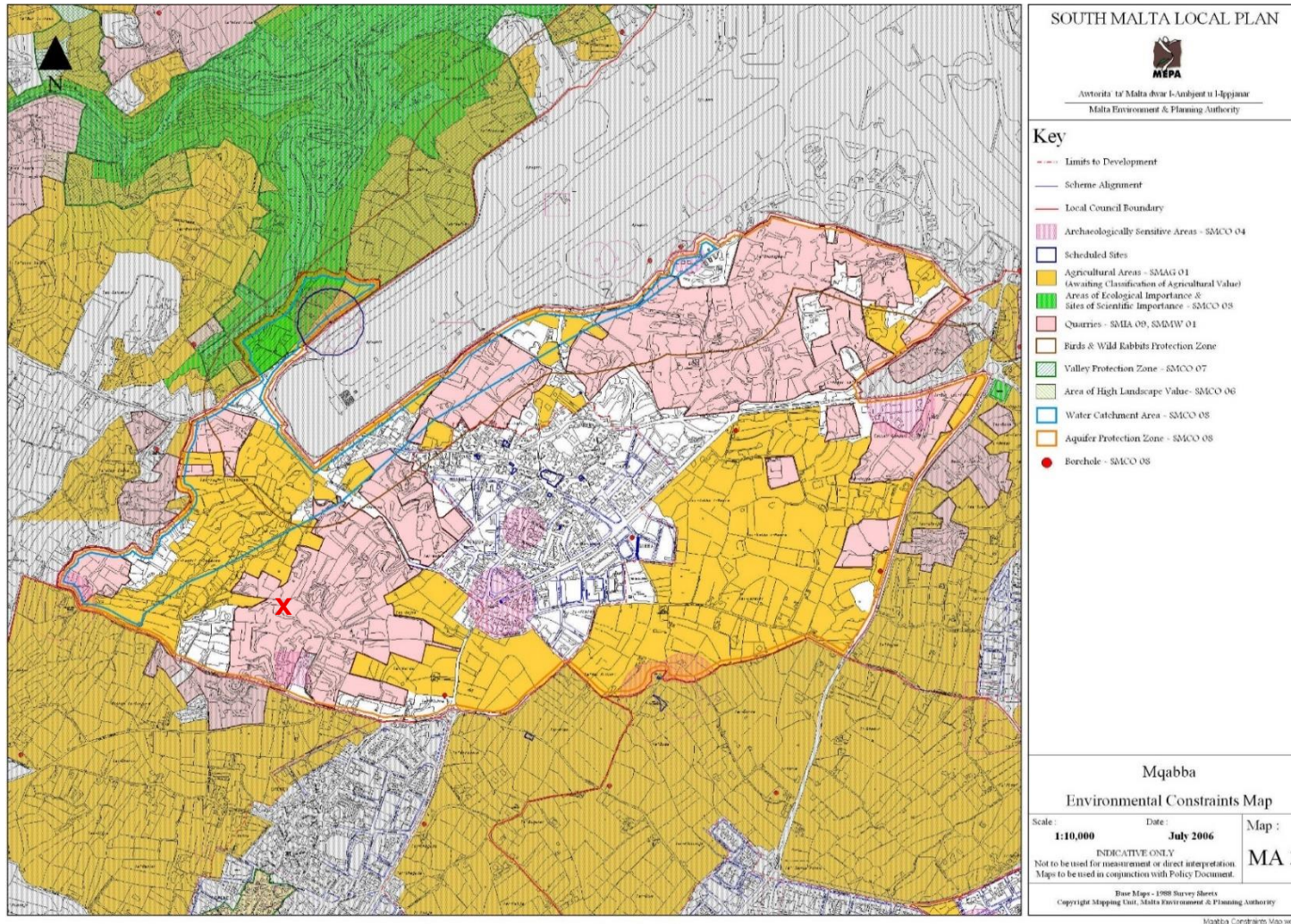


FIGURE 5: MQABBA ENVIRONMENTAL CONSTRAINTS, RED X INDICATES APPROXIMATE SCHEME LOCATION (SOURCE: SMLP, 2006)

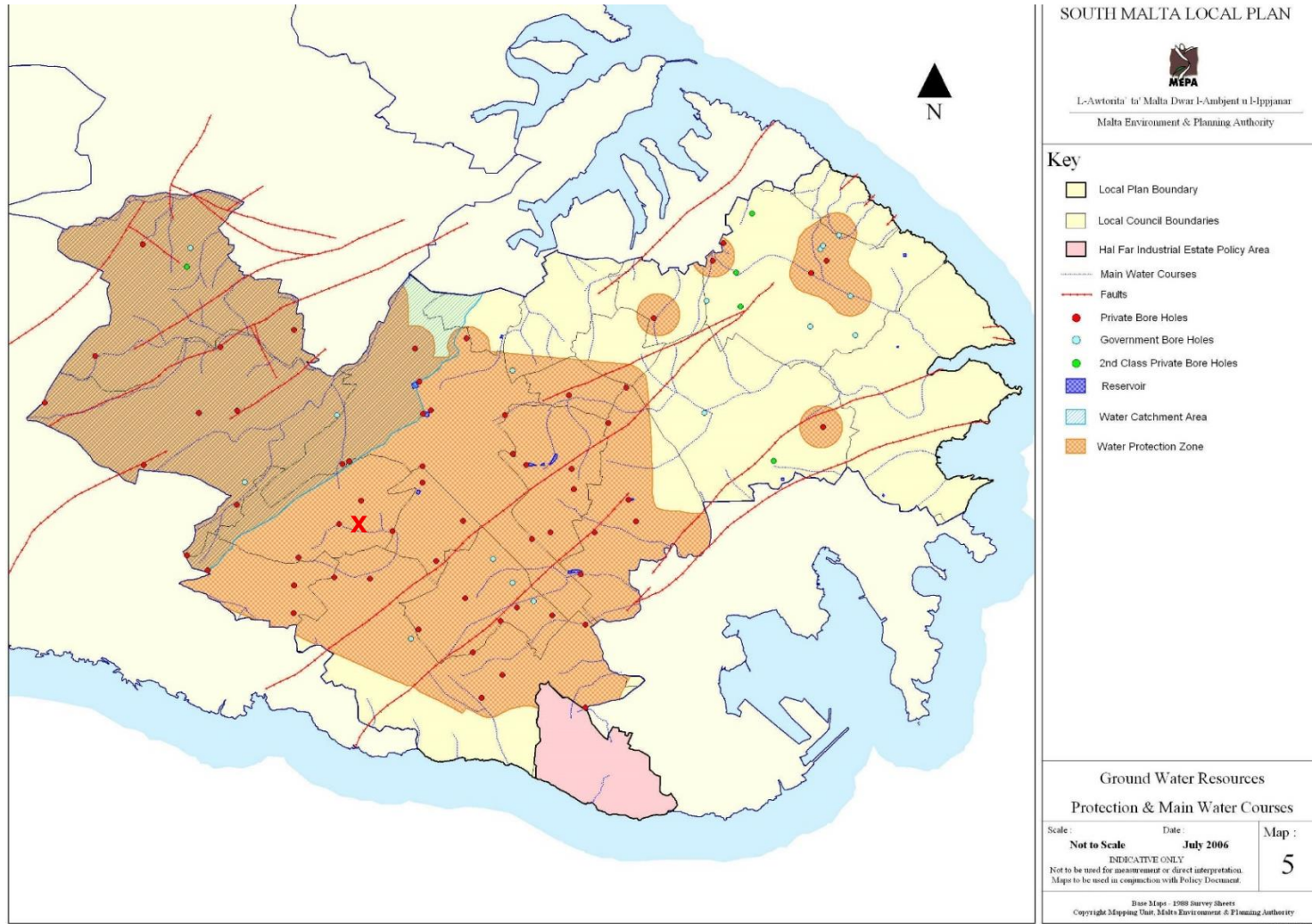


FIGURE 6: GROUND WATER RESOURCES AND PROTECTION ZONES, RED X INDICATES APPROXIMATE SCHEME LOCATION (SOURCE: SMLP, 2006)

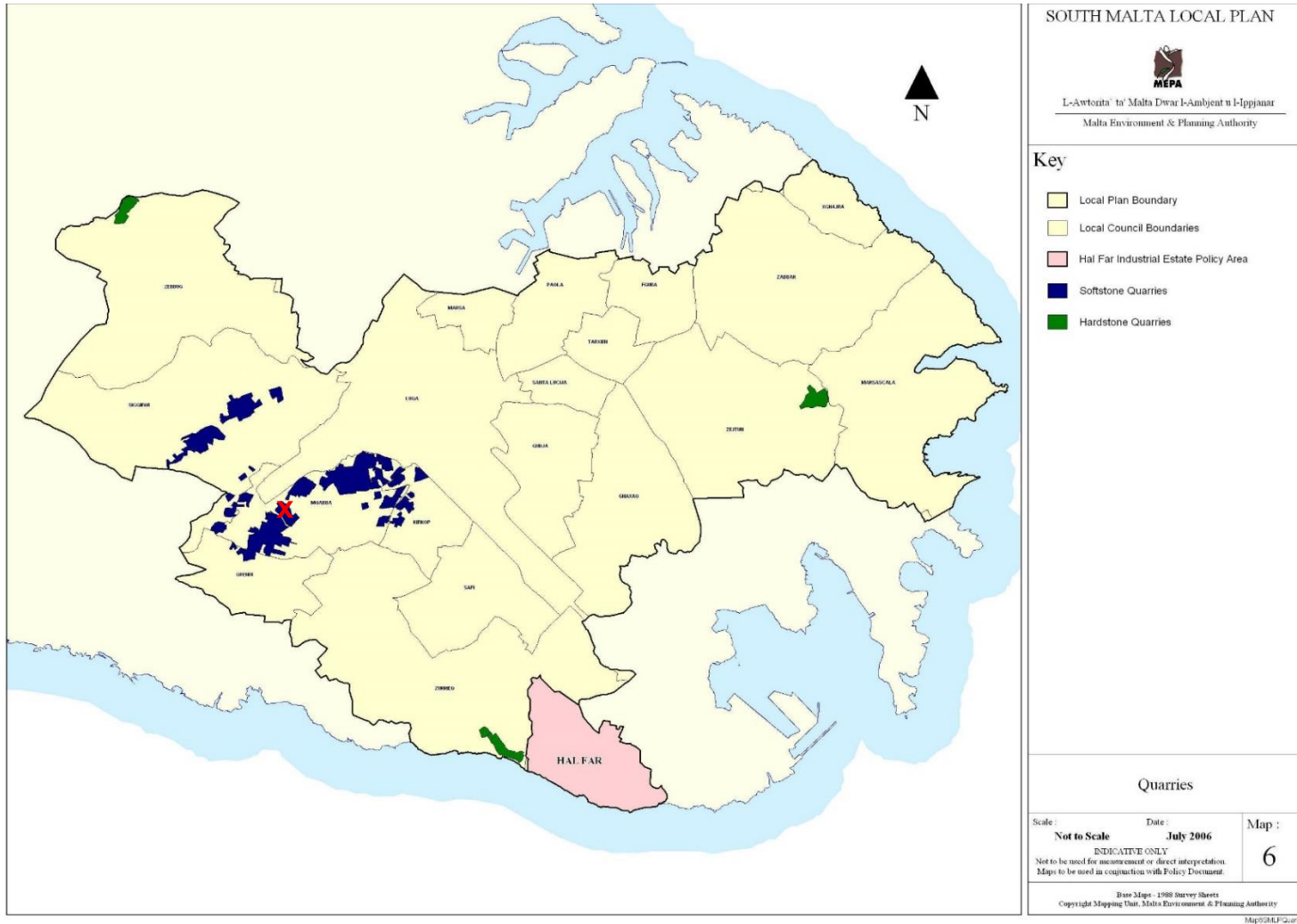


FIGURE 7: QUARRIES WITHIN THE SOUTH MALTA REGION, RED X INDICATES APPROXIMATE SCHEME LOCATION (SOURCE: SMLP, 2006)

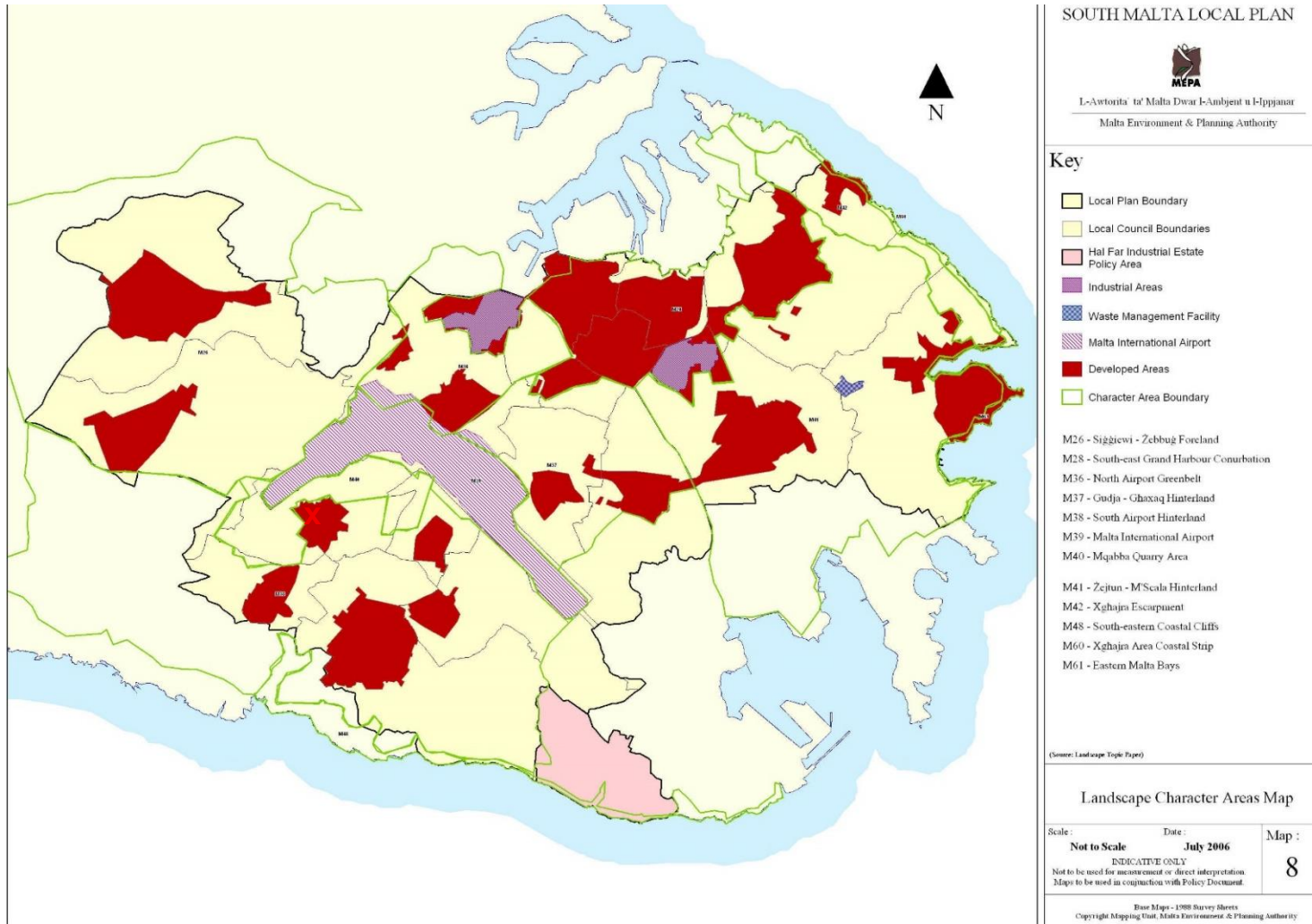


FIGURE 8: LANDSCAPE CHARACTER AREAS, RED X INDICATES APPROXIMATE SCHEME LOCATION (SOURCE: SMLP, 2006)

1.3.2.2 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. Table 2 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	<i>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.....socio-economic development should ensure that rural areas are not exploited by uses which are not legitimate or necessary.</i>
Environment Thematic Objective 7	<i>To promote the efficient use of resources including local stone, water and soil, and manage waste in a manner that safeguards natural processes, and minimises impacts on cultural heritage, landscape and human health by..... identifying appropriate after uses for disused quarries particularly the development of solar farms as a support to Energy policy.....protecting natural hydro-morphological and hydrological processes.....controlling the location of development to prevent soil sealing and erosion.</i>
Rural Area Rural Objective 1	<i>To facilitate sustainable rural development and the diversification of activities within the Rural Area to sustain agriculture and safeguard its distinctiveness by.....controlling the cumulative effect of rural development.</i>
Rural Area Rural Objective 3	<i>To guide development which is either justified to be located in the Rural Area in approved Government policies, plans or programmes, or is incompatible with urban uses and where alternatives are not possible, to the Rural Area away from protected areas and areas of high landscape sensitivity, preferably on Areas of Containment, previously developed land or existing buildings while ensuring the improvement of the quality of the rural environment by.....controlling the cumulative effect of such development.....requiring compensation measures to enhance the rural environment.</i>

OBJECTIVE	DESCRIPTION
Rural Area Rural Objective 4	<i>To protect and enhance the positive qualities of the landscape and the traditional components of the rural landscape by.....promoting integrated countryside management.....identifying and classifying a hierarchy of landscapes to guide the control of location and design of development within the landscape.</i>

1.3.2.3 National Strategy for the Environment for 2050 (2020)

The NATIONAL STRATEGY FOR THE ENVIRONMENT FOR 2050: WELLBEING FIRST: A VISION FOR MALTA (2020) aims to provide a framework for all plans, policies and programmes in order to ensure that the natural environment is protected and managed sustainably. The main objectives of the strategy, to be achieved within one generation (i.e. 30 years), are as follows:

- Ensuring a better and sustainable quality of life
- Providing clear and long-term direction for our environment
- Setting out national environmental targets
- Addressing environmental challenges Malta is facing
- Integrating and synergising efforts of all policies and stakeholders who directly or indirectly influence the state of our environment.

The Strategy identifies ten key themes and challenges that may hinder environmentally compatible developments for each. Those which relate to the proposed Scheme include:

- **Safeguarding environmental quality: environment and wellbeing**
 - Limited planning for environmental noise, and integrating solutions in land-use and transport planning.
- **Sustainable use of resources: land and coast**
 - Limited integration of land-use into coordinated decision making and policy development to maximise land-use efficiency.
 - Need to rationalise development in the countryside.
- **Sustainable use of resources: geology and minerals**
 - *Need to implement the continued restoration of quarries, not limited to the quarry's afterlife.*

2 SCHEME SITE AND SURROUNDING AREA

2.1 LAND USE

Figure 13 maps the land uses within the proposed Scheme site and in the surrounding 100m study area.

2.1.1 Scheme Footprint

The Scheme site comprises of a former soft stone quarry. The Applicant is in the final stages of backfilling the void with inert construction and demolition waste, as permitted under EP/0107/20. The majority of the ex-quarry is being brought up to the same level as the area located to the North of the site.



FIGURE 9: CURRENT CONDITION OF THE SCHEME SITE

2.1.2 Surrounding Area

Since the Scheme site is located in the countryside, the majority of the surrounding land uses are rural in nature. The land to the north and east is predominately agricultural. Traditional Maltese rubble walls demarcate the individual parcels of agricultural land. To the northwest lies an open area, which does not appear to be utilised for a specific purpose at the time of writing of this report. A large solar farm occupies the southern extent of the study area.

The other land use identified in the study area is of an industrial nature. Due to accessibility restrictions and poor resolution satellite images, it was not possible to determine the precise activities taking place in the neighbouring industrial premises.



FIGURE 10: SMALL AGRICULTURAL FIELD LOCATED TO THE NORTH OF THE SITE (28TH APRIL 2026)



FIGURE 11: AGRICULTURAL FIELDS IN THE MID-GROUND WITH OPEN AREA OF LAND BEHIND (4TH FEBRUARY 2022)

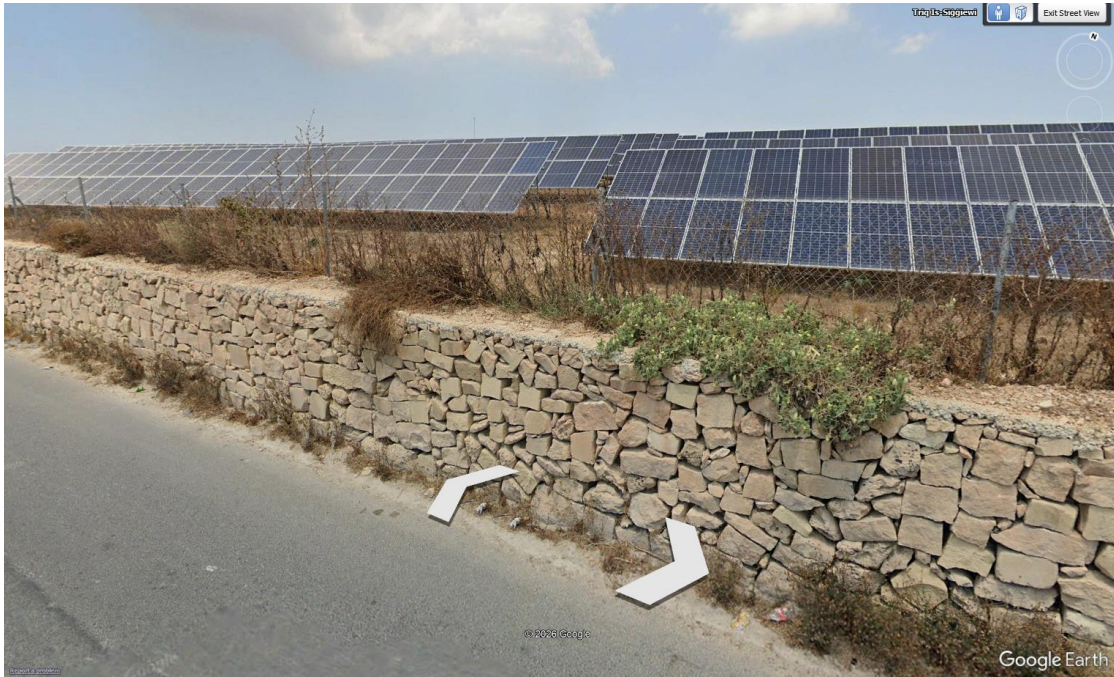


FIGURE 12: NEIGHBOURING SOLAR FARM, BOARDING TRIQ IS-SIGGIWI (SOURCE: GOOGLE EARTH, 2026)

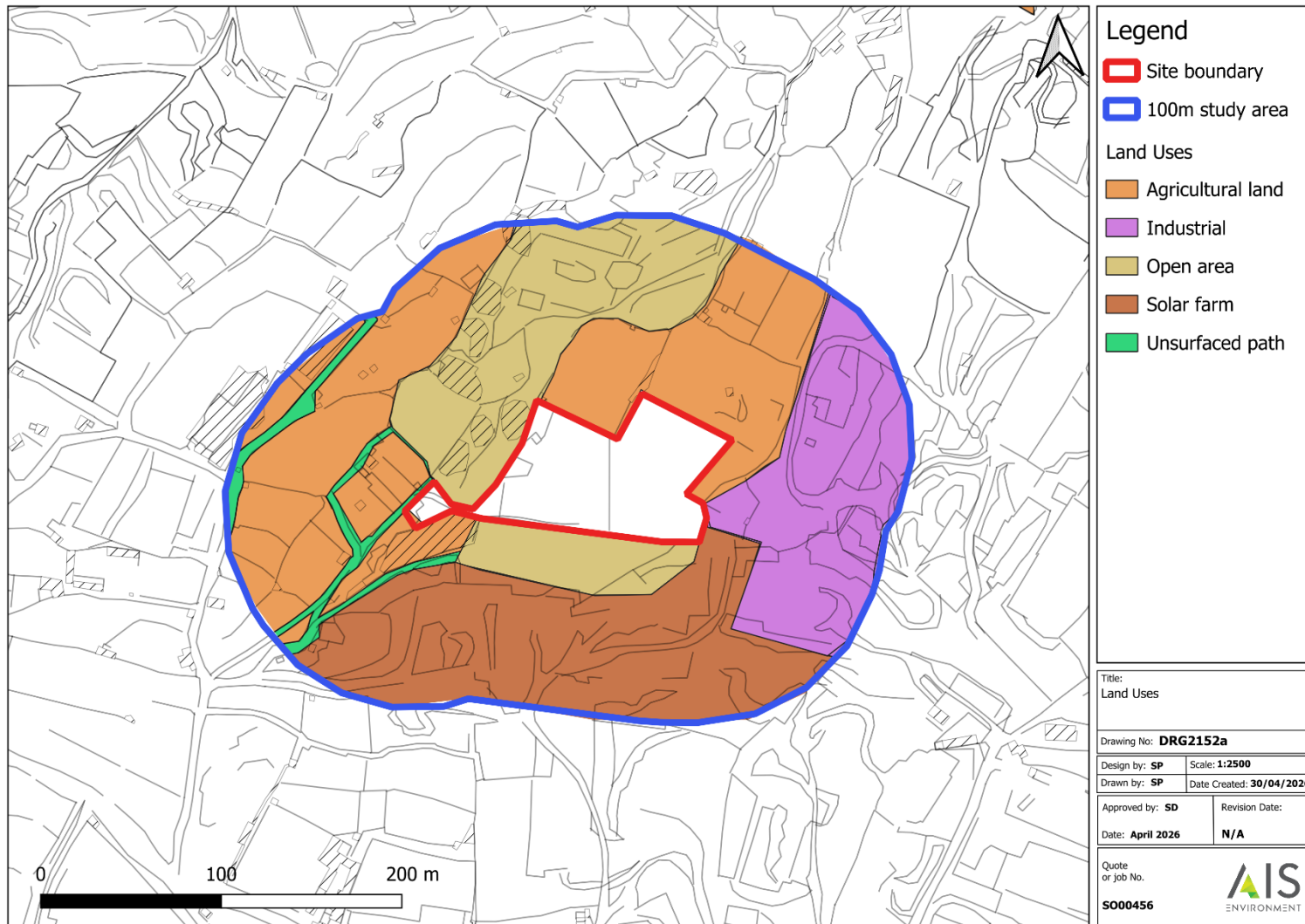


FIGURE 13: LAND USE IN A 100M BUFFER ZONE AROUND THE PROPOSED SCHEME SITE

2.2 GEOLOGY AND GEOMORPHOLOGY

The Scheme site and surrounding 100m lie on Lower Globigerina Limestone, as illustrated in Figure 14. Globigerina Limestone is the second oldest rock formation within the Maltese Islands, being formed during the Aquitanian to Langhian stages of the Miocene epoch. The formation is composed of three members: Lower, Middle and Upper Globigerina Limestone. The former is the oldest, whilst the latter is the youngest member. Two distinctive phosphate conglomerate beds separate the three members. The lower member is pale yellow in colour and massively bedded. It is characterised by globigerinid biomicrites.

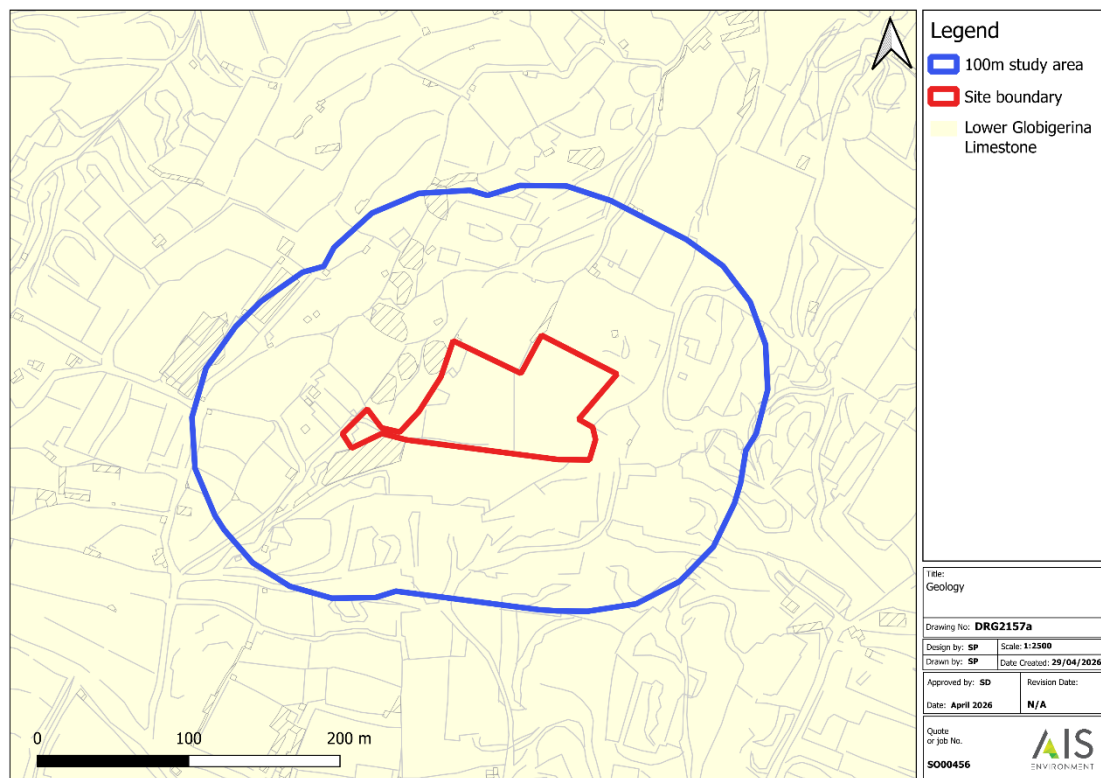


FIGURE 14: GEOLOGICAL MAP OF THE SCHEME SITE AND SURROUNDING AREA

2.3 SOIL

Tad-Dawl Soil Complex covers the majority of the Scheme site and study area (refer to Figure 15). This soil forms part of the group of soils termed soil complexes in the Lang classification system (1960).

A strip of Tas-Sigra soil runs through the west and northern-western section of the study area. Tas-Sigra is classified as a Terra Soil in the Lang (1960) classification. These soils typically form on Upper and Lower Coralline Limestone rock formations, with well-developed A/Bw/C profiles. Terra soils have the highest organic content of the Maltese soils, although still rather low.

The northern tip of the AoI has a small patch of San Biagio series soil. Lang (1960) classifies the soil as a Xerorendzina soil. These soils form primarily on Globigerina Limestone and develop A/C profiles. They are typically grey in colour and loose and powdery when dry.

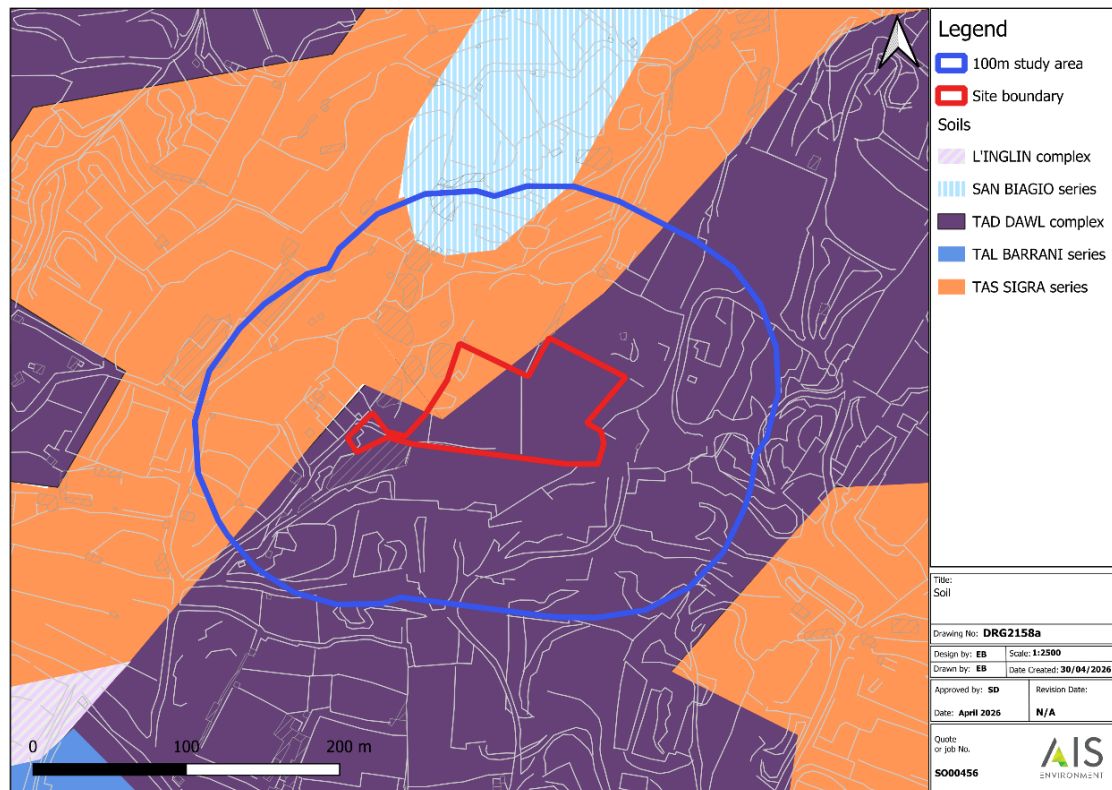


FIGURE 15: SOIL MAP OF THE PROPOSED SCHEME SITE AND SURROUNDING AREA

2.4 HYDROLOGY

The Scheme site overlies the Malta Mean Sea Level Aquifer (MSLA, MT0001), as indicated in Figure 16. The MSLA is the largest aquifer of the Maltese Islands with an area of 216.6km².¹ The presence of such an aquifer is a direct result of the geology of the Maltese Islands. The majority of the lithological layers are highly porous which allows rainwater to percolate through to form a ghyben-herzberg system. The faulted and fractured formations allow the fresh water to surpass the areas in which impermeable rock layers have formed. Once the freshwater comes into contact with the salt water, it forms a freshwater lens above the more saline and subsequently denser seawater.

¹ ERA. (2015). The 2nd Water Catchment Management Plan for the Malta Water Catchment District 2015 - 2021. Valletta, Malta

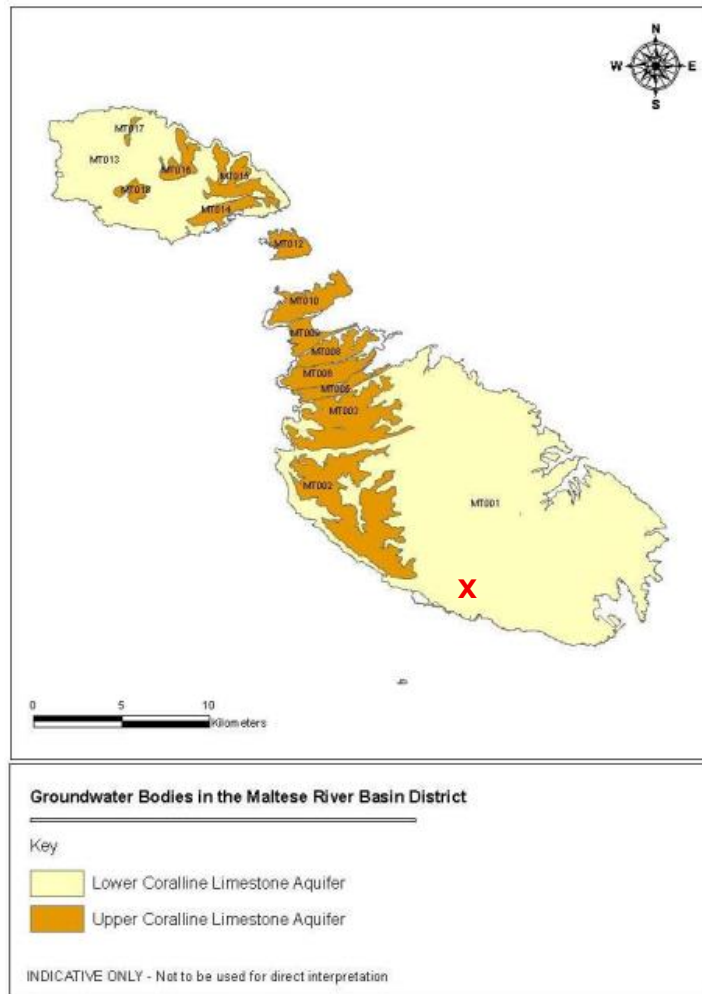


FIGURE 16: MALTESE GROUNDWATER BODIES, RED X INDICATES APPROXIMATE SCHEME LOCATION (SOURCE: MEPA, 2011)²

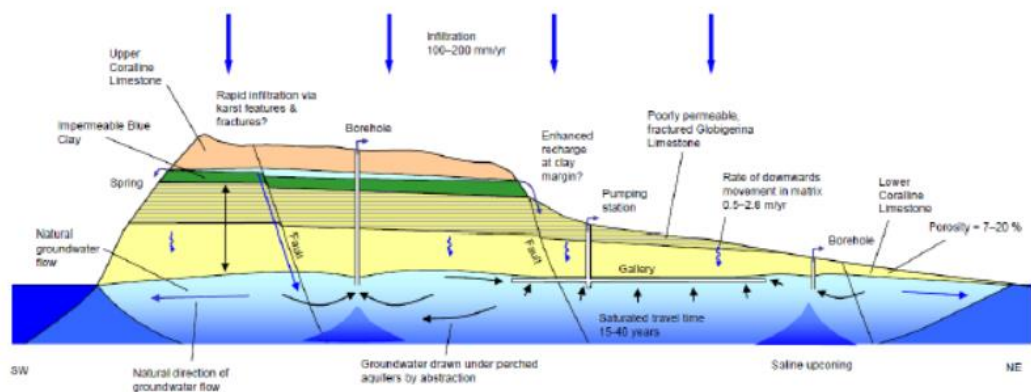


FIGURE 17: CONCEPTUAL MODEL OF THE MALTA MEAN SEA LEVEL AQUIFER (SOURCE: ERA, 2015)¹

² MEPA (2011). The Water Catchment Management Plan for the Maltese Islands.

2.5 ECOLOGY

There are no internationally or nationally protected ecological areas within the study area. Since the quarry is in the final stages of being backfilled, there are also no plants within the site itself.

2.6 CULTURAL HERITAGE

The status of the cultural heritage features within the 100m buffer zone was researched on the PA map server website. The desktop study revealed that there are no Scheduled buildings or features within the close proximity of the Scheme site.

However, traditional Maltese rubble walls surround a proportion of the site boundary and are abundant in the nearby vicinity. Rubble walls are covered by local legislation RUBBLE WALLS AND RURAL STRUCTURES (CONSERVATION AND MANAGEMENT REGULATIONS) OF 1998 (S.L.552.01). The legislation stipulates that works on rubble walls cannot be carried out without permission from competent authority. If rubble walls are accidentally damaged, the legislation also outlines the standards/conditions to be fulfilled during the repair works.

2.7 SERVICES AVAILABLE

2.7.1 Energy and Water

The Scheme site is not currently connected to the mains electricity or water network. At the present time, there is a temporary electrical supply on site which has been utilised for the backfilling activities. Subject to approval, this supply shall be made permanent following the completion of the proposed project. The proposal also includes the installation of solar panels on all of the units. The Applicant will liaise both Enemalta and Water Services Corporation to apply for the necessary connections.

2.7.2 Sewage

The site is not currently connected to the sewer system. The Applicant is intending to install a cesspit; specific details of which are not available at this time.

2.7.3 Surface Water Run-Off and Storm Water Drainage

The Applicant has incorporated a rainwater harvesting system into the proposed development. All rainwater shall be channelled into a dedicated reservoir, the exact size of which is yet to be determined. The collected rainwater shall be used predominately for washing and cleaning purposes.

3 THE SCHEME

3.1 SIZE, SCALE AND DESIGN

The project entails the final stage of the rehabilitation of a disused quarry, formerly known as SM22. The site covers an area of ca. 7,960m². The Scheme proposes to construct a small industrial complex to be used by third-parties.

A row of thirteen Class 5B industrial units will be developed along the northern portion of the site, with sizes ranging from 112 m² to 203 m². On the southern side, eleven Class 6A storage units are also proposed. They shall be similar in size, with floor areas ranging between 141 m² and 162 m². Each industrial and storage unit will include its own toilet facilities, ensuring they are fully self-contained. Solar panels shall also be installed on the roofs of all of the units.

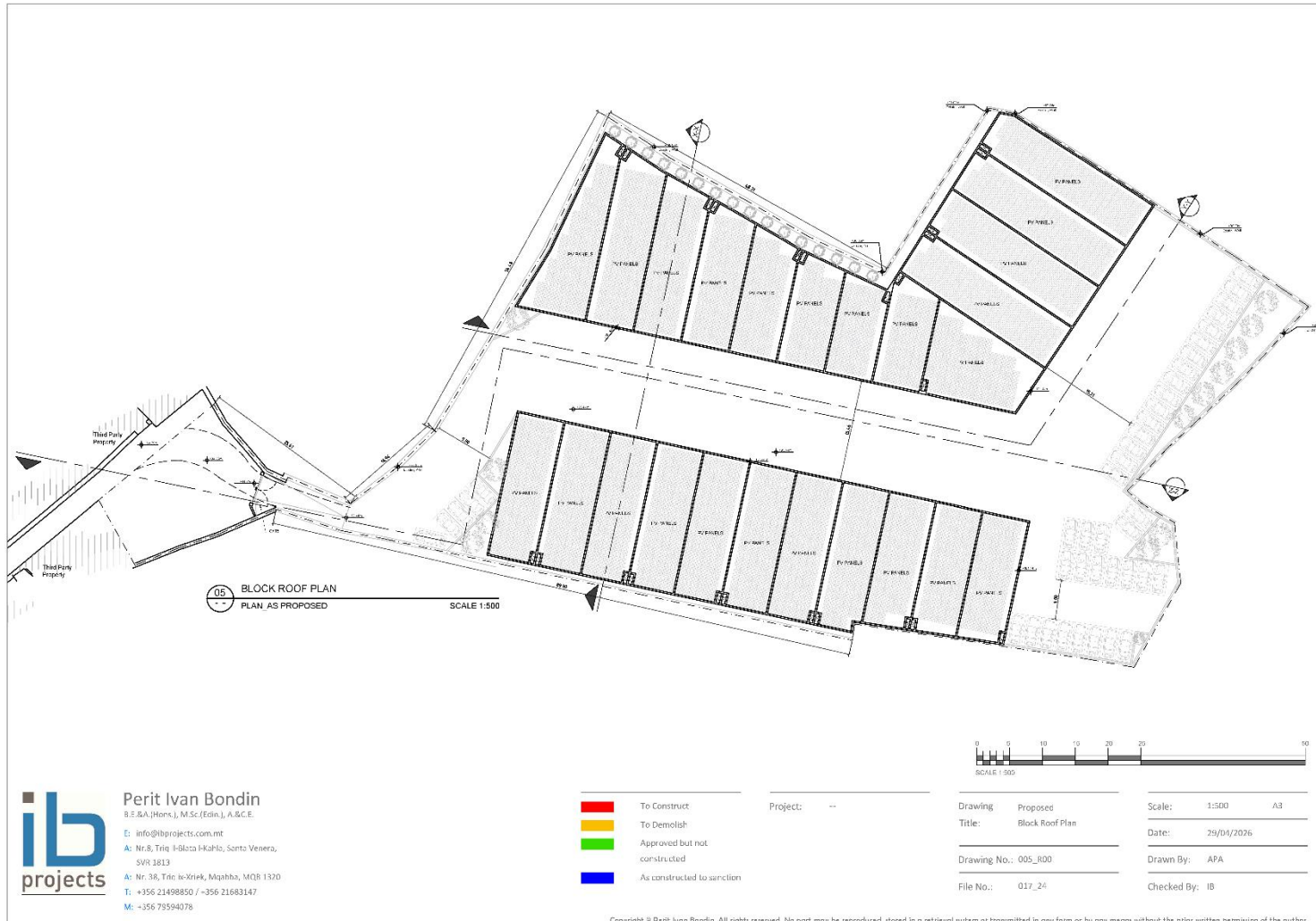
The development will provide a total of 41 car parking spaces, with the majority situated on the eastern side of the site. These spaces are intended to offer convenient access for employees. Adequate clearance has been maintained between the two building rows to facilitate the easy movement of lorries and trucks, supporting efficient traffic circulation throughout the site.

An element of soft landscaping has also been included within the Scheme. A total of 38 Olive trees (*Olea europaea*) will be planted around the northern, eastern and western edges of the site. This will help shield the built structures so that the Scheme does not present an eyesore in contrast to the predominately rural setting.

Site plans of the proposed Scheme are presented in Figure 18 to Figure 21.



FIGURE 18: PROPOSED BLOCK PLAN, GROUND LEVEL



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FIGURE 19: PROPOSED BLOCK PLAN, ROOF LEVEL

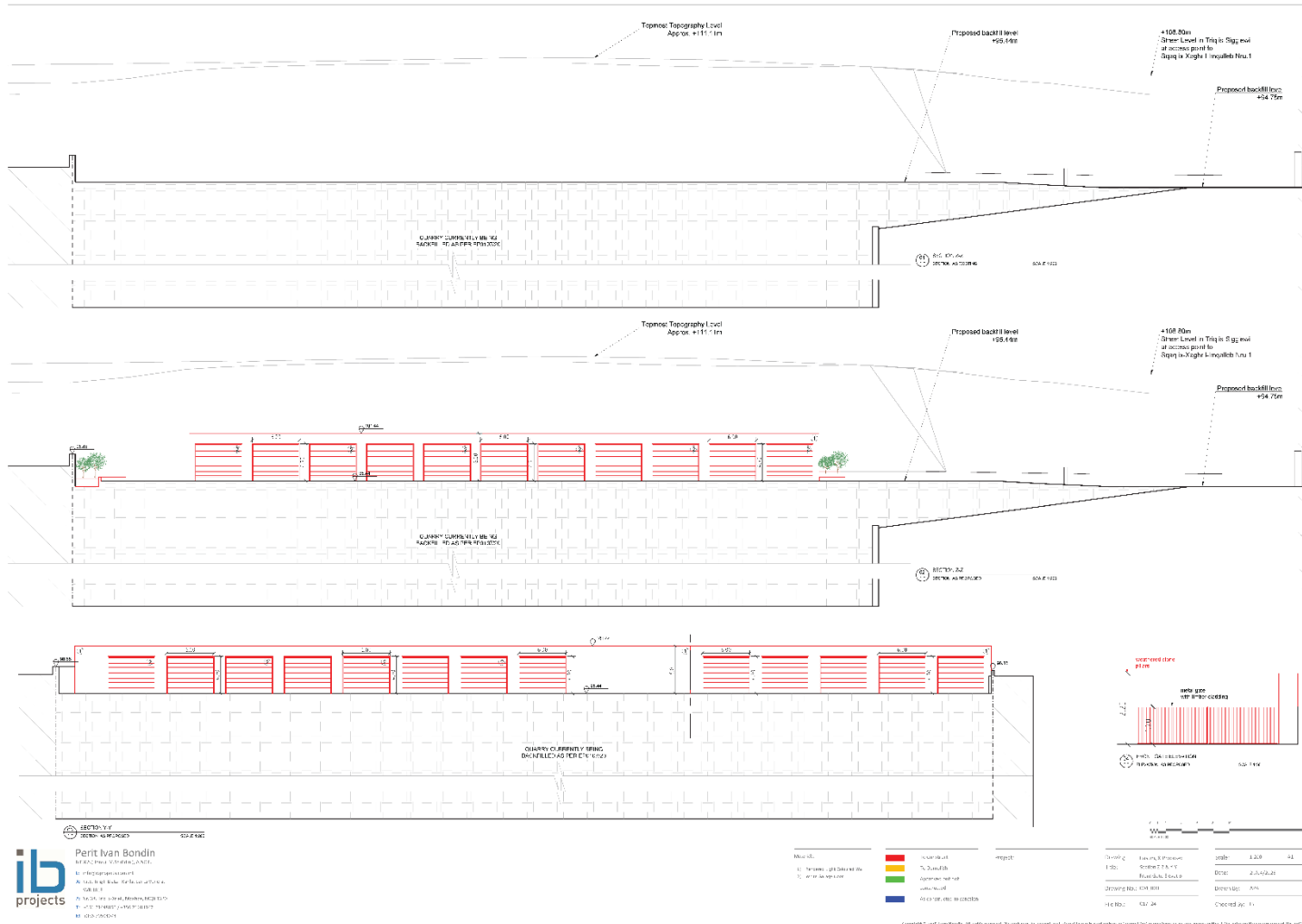


FIGURE 21: EXISTING AND PROPOSED SECTIONS YY AND ZZ

3.2 CONSTRUCTION PHASE

3.2.1 Number of Employees

There shall be no more than 20 workers on site at any one time during the construction phase.

3.2.2 Phasing

The construction of the proposed Scheme is expected to take 18 months to complete. It shall be divided into three phases, as detailed in Table 3. If/once the development is approved, the Applicant intends to commence works promptly.

TABLE 3: CONSTRUCTION PHASES OF THE PROPOSED SCHEME

PHASE	DURATION
Foundations	3 months
Main construction	12 months
Finishing	3 months

3.2.3 Raw Materials

The construction will require a variety of raw materials. The foundation slab shall be composed of concrete, whereas the overlying garages shall be made of lighter-weight materials. A list of the main materials and approximate quantities is provided in Table 4.

TABLE 4: APPROXIMATE QUANTITIES OF RAW MATERIALS REQUIRED FOR THE CONSTRUCTION PHASE OF THE PROPOSED SCHEME

MATERIAL	APPROXIMATE QUANTITY
Concrete	8,723 m ³
Concrete precast planks	4,081 m ²
Concrete blocks	3,632 m ²
Steel	62,230 kg
Roof screed	4,081 m ²
Roof membrane	4,081 m ²

3.2.4 Machinery

The construction of the proposed development will require a range of machinery, as listed in Table 5.

TABLE 5: CONSTRUCTION MACHINERY REQUIRED FOR THE SCHEME

MACHINERY	QUANTITY
Cranes	2
Excavator	3
Ready-mix truck	3

MACHINERY	QUANTITY
Tipper trucks	6

3.2.5 Energy

Electricity for the construction works shall be supplied from the mains electricity grid via a temporary Enemalta connection. This temporary connection is already in place and has been utilised throughout the backfilling activities.

3.2.6 Waste

The waste generated from the construction works will be minimal. Waste generation is expected to be limited to the packaging from the raw materials, material offcuts and domestic waste from the workers on site.

The Contractor shall ensure that all waste 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.

3.2.7 Access

The employees and construction vehicles shall access the Scheme site along the existing road network. The site is connected to a main road, Triq is-Siggiewi, via a series of small unnamed roads (refer to Figure 22).



FIGURE 22: ROAD ACCESS TO THE SITE; PURPLE: TRIQ IS SIGGIEWI (MAIN ROAD), RED: UNNAMED ROADS (BASEMAP SOURCE: GOOGLE EARTH, 2025)

3.2.8 Parking Arrangements

All construction and personal vehicles shall be parked within the confines of the site throughout the duration of the construction phase.

3.3 OPERATIONAL PHASE

3.3.1 Number of Employees

During the operation of the proposed industrial complex, there will be between 40 to 50 personnel on site at any one time.

3.3.2 Raw Materials

The raw materials which will be required during the operational phase of the Scheme will depend on the tenants of the garages. Since the tenants are currently unknown, it is not possible to provide a list of raw materials at this time.

3.3.3 Machinery

The machinery to be used during the operational phase will depend on the eventual tenants of the garages. As these tenants have not yet been confirmed, a detailed list of equipment cannot be provided at this stage.

3.3.3.1 Energy

The Applicant does not currently have enough information to predict the electrical demands of the proposed Scheme since once again it shall depend on the tenants within the complex. However, since the tenants shall be limited to light industrial activities, the energy demand is not expected to be excessive.

3.3.4 Waste

Since the tenants of the garages have not yet been selected, it is not possible to provide a comprehensive list of waste streams which shall be generated during the operational phase. The only certainty, is that the personnel on site will generate domestic waste.

Despite the lack of specific details, the Applicant is committed to ensure that all waste generated on site will be handled in line with the relevant local legislation. This will involve the onsite separation, correct storage and use of ERA licenses waste carrier vehicles to transport the waste off site. The Applicant shall ensure that the tenants are trained in the correct handling, storage and recycling/disposal procedures. In order to keep waste generation to a minimum, the Applicant shall also instil the Three R Principle (reduce, reuse and recycle) for all tenants.

3.3.5 Access

The employees and commercial vehicles shall access the Scheme site along the existing road network, the same as during the construction phase. Refer back to Section 3.2.7.

3.3.6 Parking Arrangements

All machinery and employee vehicles will be parked within the confines of the site.

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 Scheme relates to the final rehabilitation phase of a disused quarry (ex SM22). It involves the construction of a small industrial complex composed of industrial and storage units. Olive trees shall be planted around part of the site boundary as soft landscaping.

The potential impacts of the Scheme and their respective mitigation measures are listed in Table 6. The impact of the proposed Scheme has been assessed in relation to the restoration of the quarry back to its original condition as described in local plans and the current on-going backfilling activities.

TABLE 6: POTENTIAL IMPACTS AND THEIR MITIGATION MEASURES

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
Land Use	<p>Moderate Adverse</p> <p>The proposed Scheme will result in the site being converted to an industrial area of low-intensity activities. Such activities are not compatible with the rural landscape in which the site is located; however, there are some other third-party industrial activities close by.</p>	<p>The Applicant should consider partial rehabilitation of the site or other neglected areas in the vicinity, in line with the relevant policy guidelines.</p>
Agriculture	<p>Minor Adverse</p> <p>The dust generated during the construction phase may settle in the nearby agricultural fields and on the leaves of surrounding vegetation, interfering with their ability to photosynthesize. The impact is considered to be minor due to the limited construction activities.</p>	<p>The ENVIRONMENTAL MANAGEMENT CONSTRUCTION SITE REGULATIONS of 2007 (S.L. 435.79) should be enforced and implemented throughout the construction phase to keep the level of dust generation to a minimum. Specific practices include the covering of all stockpiles of loose materials and dampening the internal road surface if they become dry and dusty.</p>
	<p>Minor Adverse</p> <p>Although the tenants of the industrial and storage units have not yet been determined, it is highly unlikely that the onsite activities will affect the surrounding agricultural activities. However, the fact that the site is to be used to industrial purposes, rather than restoring it to its original condition is considered an adverse impact.</p>	<p>The Applicant must ensure that the activities on site do not pose a threat to the surrounding agricultural activities. If such threats are identified e.g. dust generation, appropriate mitigation measures should be implemented immediately.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
<p>Archaeology and Cultural Assets</p>	<p>Minor Adverse There are a few traditional rubble walls in close proximity to the site. Rubble walls are protected under local legislation. These walls will be at higher risk of accidental damage during the construction phase. However, since the likelihood of such damage occurring is low, the impact is classified as minor adverse.</p>	<p>Should any of the walls be accidentally damaged, the Contractor shall repair them in accordance with RUBBLE WALLS AND RURAL STRUCTURES (CONSERVATION AND MANAGEMENT REGULATIONS) OF 1998 (S.L.552.01).</p>
<p>Geology, Geomorphology, Palaeontology, Hydrology, Hydrogeology</p>	<p>Minor Adverse The proposed Scheme is not expected to result in changes in the sites or surrounding areas geology, geomorphology or palaeontology. However, the sealing of the site floor area with an impermeable layer of concrete will affect the recharge of the underlying aquifer. The concrete will prevent the rainwater from being able to percolate through the rock into the underlying aquifer. If the site were to be restored to its original condition, this impact would not arise. However, since the area of the site is very small in relation to the size of the MMSL aquifer, the severity of the impact is classified as minor.</p>	<p>The Applicant has already incorporated a rain water harvesting systems to ensure as much rainwater as possible can be harvested and reused.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	<p>Minor Adverse Although not confirmed, the proposed industrial activities may involve the handling/storage of oil, fuel and chemicals on site. This puts the underlying aquifer at risk from pollution. If a leak or spill was to occur and left untreated, the harmful liquid could percolate down the rock and into the groundwater body. If the site was restored to a natural area, this impact is less likely to develop.</p> <p>Since the Applicant will lay an impermeable concrete floor across the whole area of the site, the likelihood of such an event occurring is minimal. Therefore, the adverse impact can be considered as minor.</p>	<p>In addition to the impermeable concrete floor, the Applicant should ensure there are emergency spill kits on site at all times. This will enable any accidental spills or leaks to be cleaned immediately.</p>
Landscape and Visual Impact	<p>Minor Adverse During the construction phase, the construction machinery will temporarily reduce the landscape and visual amenity of the area.</p>	<p>The machinery should be parked within the site boundary when not in use.</p>
	<p>Minor Adverse The proposed industrial and storage units will stand out from the otherwise predominately rural landscape (solar farm excluded). However, the design has limited them to 1 story and does include the plantation of Olive Trees around most of the site boundary; both of these design features</p>	<p>The materials used for the structures should be selected to ensure that they complement the surrounding area.</p> <p>The Scheme site could alternatively be restored to complement its rural surroundings.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	<p>reduce the visual intrusion of the Scheme. In addition, the inclusion of solar panels on the roofs compliments the neighbouring large solar farm. It is also important to note that site is ca. 7.4m below the level of the main access road (Triq is-Siggiewi). Therefore, the proposed development will not be visible from Triq is-Siggiewi. Taking all of the aforementioned factors into account, the significance of the impact is considered to be minor.</p>	
<p>Air Quality</p>	<p>Minor Adverse During the construction phase, an increased level of dust generation is predicted, compared to if no activities were taking place on site. This will temporarily reduce the air quality of the surrounding area. The impact is only considered to be minor since the activities are not likely to be particularly dust generating and will be temporary in nature. Furthermore, the dust levels will be substantially lower than during the current backfilling activities.</p>	<p>The ENVIRONMENTAL MANAGEMENT CONSTRUCTION SITE REGULATIONS of 2007 (S.L. 435.79) should be enforced and implemented throughout the construction phase to minimise the dispersal of dust into the surrounding environment. For example, all stockpiles should be kept covered by a heavy-duty sheet when not in use.</p>
	<p>Negligible Although the tenants of the industrial and storage units have not yet been determined, it is likely that the operation of machinery and vehicles on site will not result in substantial emissions to the air. Since the air emissions will</p>	<p>The Applicant needs to be committed to implementing a range of mitigation to keep air pollutants to a minimum; predominately regular servicing of machinery and vehicles.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	be significantly lower compared to the current backfilling activities, the impact is classified as negligible.	
Noise	<p>Minor Adverse During the construction phase of the Scheme, additional noise will be generated which may disturb the local farmers.</p>	<p>The ENVIRONMENTAL MANAGEMENT CONSTRUCTION SITE REGULATIONS of 2007 (S.L. 435.79) should be implemented to minimise the disturbance to locals. Specific measures include restricting working hours to daylight hours and switching off machinery when not in use.</p>
	<p>Minor Adverse The operational phase of the Scheme will result in some noise emissions from the site. Although the proposed activities are not confirmed, they are not expected to be very noisy. This being said, they will still increase the ambient noise levels of the area. Taking both of these factors into account, the impact can be considered to be of minor significance.</p>	<p>All machinery and vehicles should be fitted with noise suppression equipment and turned off when not in use to keep noise levels as low as possible.</p>
Waste Management	<p>Minor Adverse The estimated quantities of waste during the construction phase are not expected to be significant. In addition, the waste will be predominately of a domestic nature.</p>	<p>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.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
		<p>Where possible any waste material should be re-used on site to limit the volumes of waste that needs to be disposed of.</p>
	<p>Minor Adverse Although the tenants of the industrial and storage units have not yet been determined, due to the small size of the units, it is not expected that large quantities of waste shall be generated. Therefore, the impact is expected to be of minor significance.</p>	<p>The 3 Rs (Reduce, Reuse and Recycle) will apply to all recyclable material.</p> <p>Unrecyclable waste will be disposed of accordingly in authorised landfills or waste disposal facilities.</p>
Social Impacts	<p>Minor Adverse During the construction phase of the project the typical disturbances associated with construction sites may cause a nuisance to local farmers. The biggest inconveniences are expected to relate to noise.</p>	<p>The ENVIRONMENTAL MANAGEMENT CONSTRUCTION SITE REGULATIONS OF 2007 (S.L. 435.79) should be implemented to minimise the disturbance to local residents and farmers.</p> <p>The Applicant should also regularly consult the local council and farmers to identify and rectify any causes of concern.</p>
	<p>Minor Adverse When comparing the proposed development to the natural restoration of the quarry, it is evident that the latter will result in adverse social effects. However, the proposed activities are low intensity. The envisioned impacts shall be limited to vehicles visiting the site and minor background noise during working hours. Both of these nuisances will be significantly less when compared to the current</p>	<p>The operational hours of the facility should be restricted to standard working hours to minimise the nuisances caused to the local farmers and residents.</p>

FEATURE POTENTIALLY IMPACTED	DESCRIPTION OF POTENTIAL IMPACT	MITIGATION MEASURES
	disturbances linked to the on-going backfilling activities on site. In light of this, the impact is considered to be minor.	