

## Environmental Impact Assessment

### Screening according to Schedule III of S.L. 549.46

<b>PA Reference no.:</b>	PA/00578/24
<b>Project Title:</b>	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.
<b>Location:</b>	St. Joseph Yard, Triq l-Imqabba, Mqabba.
<b>PA Reference no.:</b>	PA/04375/23
<b>Project Title:</b>	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.
<b>Location:</b>	Zahra Group, Triq l-Imqabba, Triq tas-Sejba and, Triq Tas-Sejba, Sqaq Nru.2, Mqabba.
<b>PA Reference no.:</b>	PA/00363/24
<b>Project Title:</b>	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.
<b>Location:</b>	Ex-quarry, Tax-Xaghri L-Imqalleb, Mqabba
<b>Screening date:</b>	6 May 2026

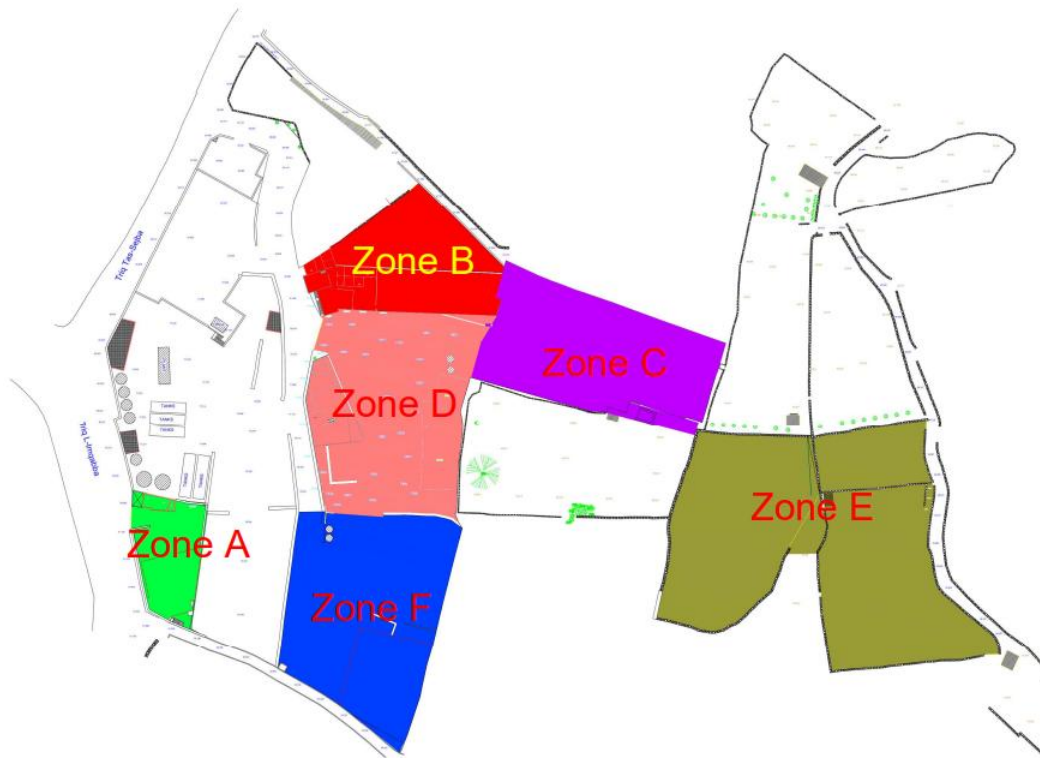
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## I. BACKGROUND

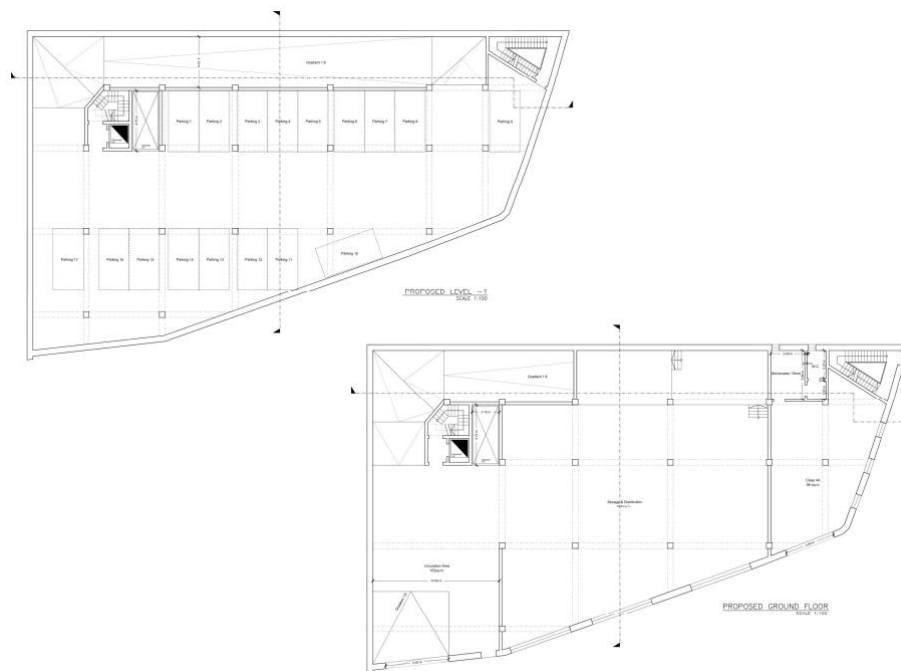
### 1. Outline of Proposal

1.1 The proposal consists of three main developments (Figure 1):

- Zone A (PA/00578/24) – The demolition of existing garages and stores to excavate and construct three levels of basement parking, warehouses and an office (Figure 2);
- Zones B & D (PA/04375/23) – The demolition of existing garages, stock bays and an office block, the excavation of the site in the garages area, and the construction of basement parking, ground floor garages and overlying offices (Figure 3-4); and
- Zone E (PA/00363/24) – Sanctioning of the removal of fill and a connecting tunnel, along with a further 10m extraction of the quarry, with the backfilling of said quarry following extraction (Figure 5).



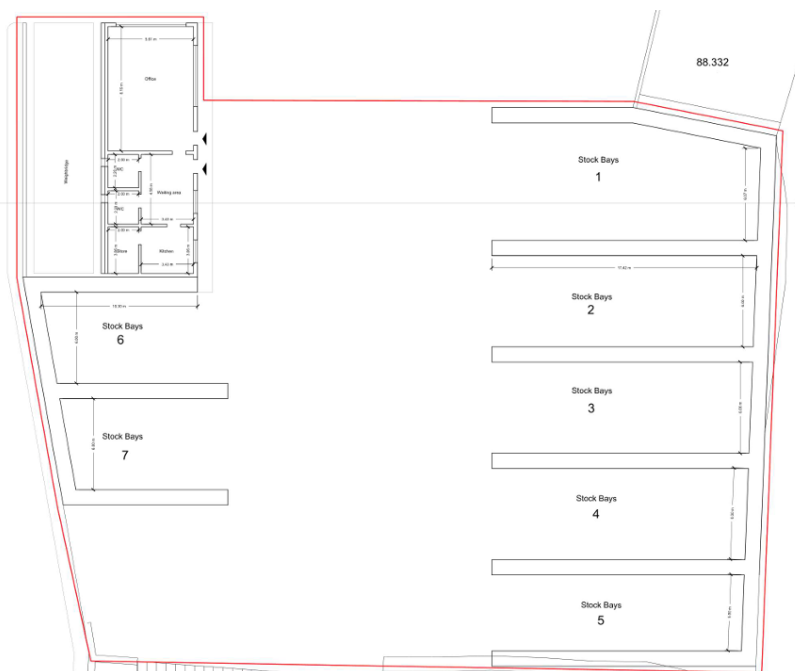
**Figure 1:** Block plan of the proposed development split into Zones (Source: PDS February 2026).



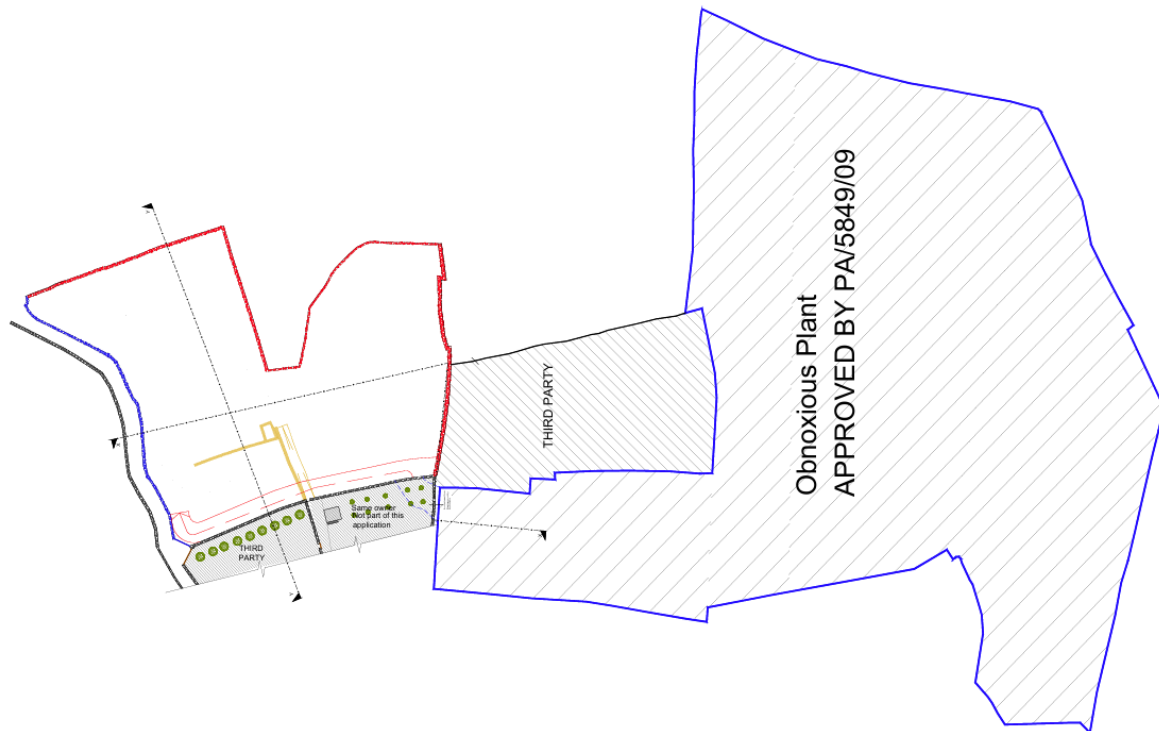
**Figure 2:** Block plan of the proposed development for Zone A (Source: PDS February 2026).



**Figure 3:** Block plan of the proposed development for Zone B (*Source:* PDS February 2026).



**Figure 4:** Block plan of the proposed development for Zone D (*Source:* PDS February 2026).



**Figure 5:** Block plan of the proposed development for Zone E (Source: PDS February 2026).

## 2. Site context

2.1 The quarry site is located in an area to the southeast of Siggiewi known as 'Ta' Kandja', and is bound by Triq l-Imqabba to the north and Ta' Kandja Pumping Station to the west. The site is surrounded by several agricultural fields and quarries, with the Malta International Airport to the east (Figures 6-7).

2.2 Policy Map MA 3 of the South Malta Local Plan designates the upper part of the site for quarries as per Policy SMIA 09, while the lower part of the quarry is designated as Agricultural Areas as per Policy SMAG 01.

2.3 The following environmental designations are relevant to the location of the project:

- Partially within the 300m Groundwater Safeguard Zone; and
- Partially within a Bird Sanctuary, 'L-Ajruport ta' Hal-Luqa', scheduled under Legal Notice 144 of 1993. The Bird Sanctuary is only a nominal environmental constraint and is actually related to the establishment of a no-shooting zone for the purpose of airport safety rather than environmental protection.





**Figure 6:** Close-up Aerial ortho-photo showing the site extents of the proposal (*Source: PA Geoserver, 2024*).



**Figure 7:** Aerial ortho-photo showing the site extents of the (*Source: PA Geoserver, 2024*)

### 3. Case History

The sites have been previously subject to the following relevant Planning Applications and Enforcement Notices:

- PA/06992/23 – To sanction the reconstruction of pre-1967 and pre-1978 structures and the reconstruction of a rubble wall. This application also includes the sanctioning of a pre-1994 structure, a timber canopy between the pre-1967 and pre-1978 structures, hard landscaping, a gate and a ramp. – Suspended;

- PA/04199/22 – To construct a boundary wall overlooking the construction plant approved by PA/05849/09, as an extension to the boundary wall approved by PA/08121/20. – Approved;
- PA/08121/20 – To reconstruct an existing dilapidated rubble wall. – Suspended;
- PA/05849/09 – To sanction the building of an electrical substation, garages, offices, stock bays, burner rooms, a brick plant, a concrete batching plant, a predalle manufacturing area, and the relocation of bituminous storage tanks, chimney height and other alterations from approved PA 3563/97 (To convert an existing disused quarry into a Bitmac Mixing Plant). – Approved;
- PA/02403/01 – To sanction the building of an electrical substation, garages, stock bays and the relocation of bituminous storage tanks and other alterations as indicated in red on the attached plans. – Withdrawn;
- PA/03563/97 – To convert an existing disused quarry into a bitmac mixing plant. – Approved;
- EC/00026/25 – Brick plant and various warehouses/garages in quarry without permit. – Case closed, permission to sanction illegality;
- EC/00415/99 – Not following conditions in approved permit. – Case closed, Enforcement Notice withdrawn;
- EC/01032/98 – Installation of batching plant without permit. – Case closed, permission to sanction illegality;
- EC/01137/95 – Building works without permit. – Case closed, Enforcement Notice withdrawn; and
- EC/00204/94 – Extension to an existing quarry without permit. – Case closed, Enforcement Notice withdrawn.

## **4. Screening Criteria**

### **4.1 EIA Screening**

*(citations refer to S.L. 549.46, except where otherwise specified):*

The proposed development falls within the scope of the Environmental Impact Assessment Regulations (S.L. 549.46), notably in terms of the following Category II criteria in Schedule I:

- Section 9.0.2.3: Restoration and after-use of existing or disused quarries or mines, other than for restoration of the site back to its pristine state.

Therefore, the proposal was screened in terms of the EIA Regulations.

## **5 Documents used for screening**

- Project Description Statement (PDS), which was referred directly to ERA on 28<sup>th</sup> July 2025, with a revised version on 4 May 2026.

## **II. ASSESSMENT OF PROPOSAL**

### **6. Assessment of Impacts and Ancillary Considerations**

#### **Land and Resource use**

- 6.1 The proposed development covers three interrelated planning applications (PA/04375/23, PA/00363/24 and PA/00578/24), which cover four zones within the site in question. Zone A involves the demolition and excavation of garages for parking, warehouses and an office; Zones B and D involve the demolition of existing buildings for the construction of parking, garages and offices; and Zone E involves primarily the further 10m extraction of the quarry, recycling and backfilling.
- 6.2 The proposed uses for Zones A, B and D are in line with the existing uses on site, given that the development mainly intensifies the already existing uses. The proposal will be contained within the existing *obnoxious plant* that already operates a concrete and asphalt batching plant. In this regard, no significant impact is envisaged from a land use perspective.
- 6.3 The further extraction of the rear quarry (Zone E) for another 10m, along with its rehabilitation, is not considered significant from a land use perspective, noting the scale and location of the quarry. The proposal for restoration through infilling/backfilling of the quarry void is beneficial as long as the void is completely infilled and respects the surrounding topography. Proper restoration of the site through complete infilling is essential to reduce the visual impact of the quarry void. In this regard, a restoration method statement is being requested to address this, along with the filling up of the access tunnel (Section 8 - this is a reserved matter and is to be submitted to ERA prior to the commencement of restoration works).
- 6.4 In terms of waste generation, minimal waste will be generated during both construction and operation. No significant impacts are expected as long as efforts are undertaken to maximise the reuse of such material (on- or off-site) and all waste is managed in accordance with the Waste Regulations (S.L. 549.63).
- 6.5 The extraction of material within the existing *obnoxious plant* to level the site along with the quarry is noted; however, it must be ensured that a minimum depth level of 5m (buffer) of Globigerina Limestone remains above the Lower Coralline Limestone following the extraction of Globigerina Limestone. In this regard, upon reaching 77m above mean sea level, ERA is to be notified, and a geological core is to be undertaken within the area of the *obnoxious plant* to identify the remaining depth level of the Globigerina Limestone layer. The exact position of the geological core is to be agreed with ERA. Depending upon the results of said core, the applicant is to rediscuss the proposal with ERA to ensure that the maximum amount of Globigerina Limestone is extracted without compromising the buffer referred to above (i.e. 5m of Globigerina Limestone). This is a reserved matter.

#### **Air Quality and Noise**

- 6.6 Impacts on air quality are primarily related to dust from vehicular traffic travelling to and from the site during operation, loading and tipping operations, as well as the handling and movement of stockpiles. Considering the nature and location of the proposal, no significant impacts are expected in relation to air quality.



6.7 To this effect, the mitigation measures proposed in the PDS, such as the use of water sprays/sprinkling equipment and containment measures, particularly during the dry summer months, are to be adhered to minimise and prevent dust pollution at source.

6.8 The likely noise impacts during the proposed works are not envisaged to be significant given the nature and location of the proposal. Noise-related impacts generated from operational equipment and trucks during the construction phase will be short-term and can be minimised at source in line with the Environmental Management Construction Site Regulations (S.L. 552.09).

## **7. Permitting Requirements**

The site is currently partially covered by Environmental Permit Application EP 1087/23, which is still pending. Should the respective development applications be determined favourably, EP 1087/23 is to be modified (<https://eris.eraportal.org.mt/>) to include any operations (and any related site extensions) requiring an Environmental Permit under S.L.549.172.

Additionally, should the respective development applications be determined favourably, an extraction licence shall be obtained, as per S.L.549.172.

## **8. Further Information (Reserved Matter)**

- Restoration Method Statement (RMS), addressing the restoration and rehabilitation of the site and the reinstatement of the original characteristics of the area (including landform, topography, habitats/ecology and natural/cultural features) in a manner that complements the surrounding environment. The RMS shall describe the existing site conditions and the proposed restoration interventions and works for each phase of the restoration process. It shall also include a programme of restoration works, the proposed project management arrangements, and measures to mitigate potential environmental impacts. An environmental monitoring and reporting programme shall be provided to ensure the proper implementation of the restoration measures, together with a contingency plan to address any accidental damage or unforeseen risks to the natural environment; and
- Geological core within the obnoxious plant upon reaching 77m above mean sea level throughout the levelling of the site.

## **III. ERA CONCLUSION AND RECOMMENDED WAY FORWARD**

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

### ***Screening Disclaimer***

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