

The Executive Chairperson
Planning Authority
St. Francis Ravelin
Floriana

Date: 04/09/2026

Dear Sir,

Planning Ref.: PA/03666/26

Description Proposal: To sanction replacement structure in lieu of greenhouse approved by PA/01625/18 and change of use to snail farm. To replace existing above ground reservoir structure covered by PA/01625/18 to small Class 4B retail outlet. Sanctioning of extension, porch and canopy to existing approved pre-1967 and covered by PA/07168/17 old rural structure and rehabilitation into residence. Extension of same structure at ground floor and at first floor. To sanction variations in landscape works as approved by PA/01625/18 and PA/07168/17.

Location: Ta' Netta, Triq Tal-Kalkara, Dingli

Reference is made to the Project Description Statement (PDS) submitted for the above application, which the ERA received directly via email on 17th July 2026.

The PDS was reviewed, and the proposed development was screened in terms of the Environmental Impact Assessment Regulations (S.L. 549.46) and the Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44).

The proposal involves the development of a small-scale open-air snail farm at an existing agricultural site in Dingli along with residential and retail elements.

1. Environmental Impact Assessment Regulations (S.L. 549.46)

The proposal falls within the scope of Schedule I of the Environmental Impact Assessment Regulations (S.L. 549.46), notably Category II Section 8.1.2.9 (ii) – *Any establishment rearing: (i) exotic animals (e.g. emus, ostriches, kangaroos, or crocodiles), whether for consumption or otherwise; or (ii) other animals (e.g. snails, insects or frogs) that can create an ecological imbalance or other impacts if they escape into the wild.* Therefore, the proposal was screened in terms of the EIA Regulations. Screening (Annex I) concluded that the proposed development does not require an EIA in accordance with Regulation 15 of S.L. 549.46.

2. Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44)

The proposal is not expected to have any significant impacts on the integrity of the habitats, species and the Natura 2000 sites as a whole. No further assessment in terms of the Flora, Fauna and Natural Habitats Regulations, 2006 (S.L. 549.44) is considered necessary.

3. Recommendation

ERA does not object to the proposal from an environmental point of view. The conditions annexed with this document (Annex II) are to be included as part of the development permit.

Yours sincerely,

Daryl Saliba
Environment Protection Officer
f/Director Regulatory Affairs

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.