Project Description Statement (PDS)

1. Project Details

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.

2. Applicant / Developer

Anthony Sammut - ID 043669M

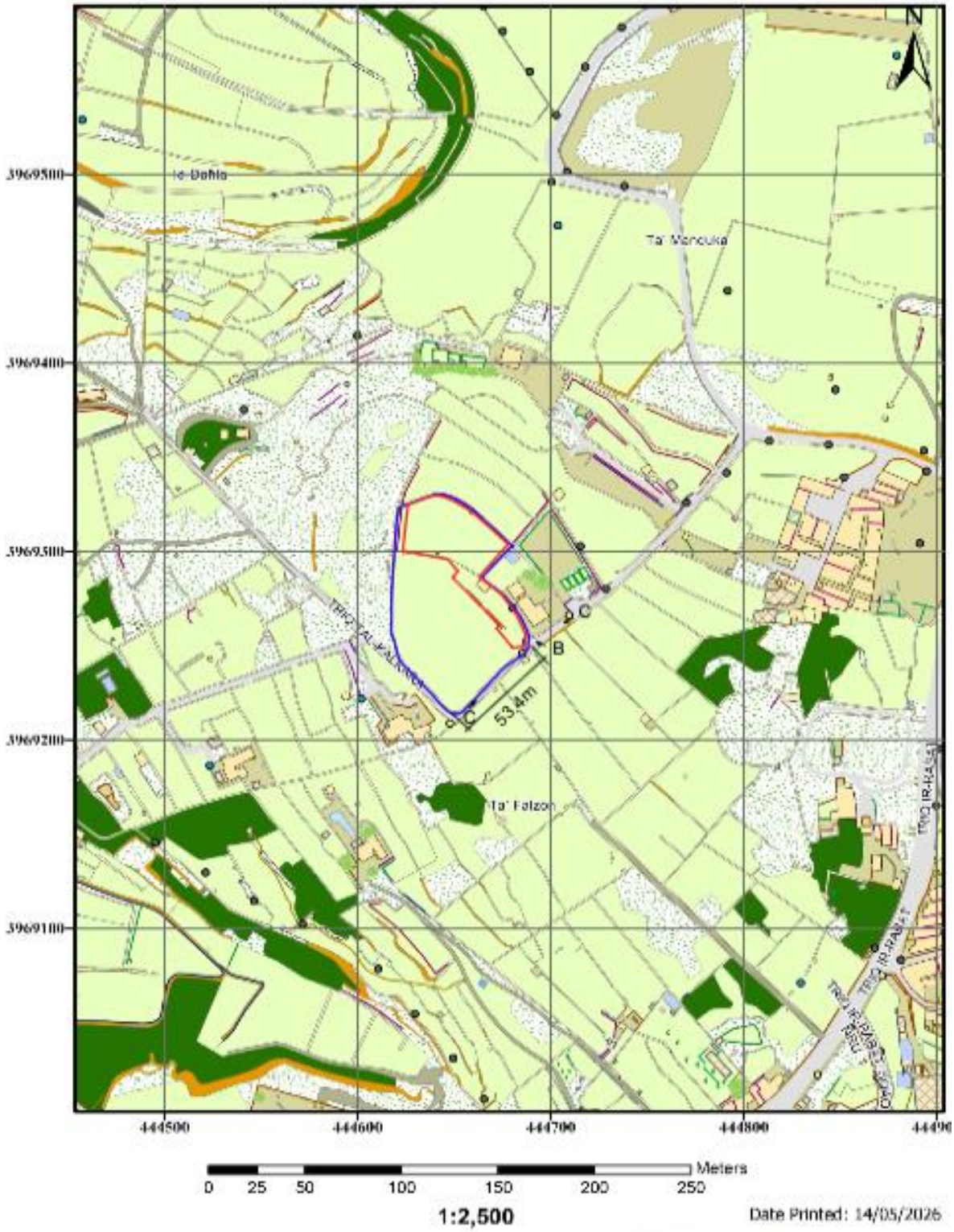
3. Site Description

The site address is Ta' Netta, Triq Tal-Kalkara, Dingli.

A

B

C


N
3969500
3969400
3969300
3969200
3969100
Il-Dahla
Ta' Mercuka
B
C
53.4m
Ta' Falzon
444500
444600
444700
444800
Meters
0
25
50
100
150
200
250
1:2,500
Date Printed: 14/05/2026
PLANNING AUTHORITY

Site Plan

4. Description of the Proposed Development

The proposed development entails the development of a small scale open air natural snail farm following the Short Cycle Method. The main product shall be the Maltese 'Bebbux' Cornu aspersum species (formerly known as *Helix Aspersa Muller).*

An extension to a rural structure is being requested partly for sanctioning and partly to construct.

5. Construction Phase

The limited construction in brick and mortar is located toward the front of the site and adjacent to existing structures.

The 'Bebbux' is to be naturally bred in low lying net cages and no heavy construction is planned on this phase of the project.

6. Operational Phase

The adopted method of snail farming for the proposed activity is the open air natural snail farm following the Short Cycle Metyhod.

Open-air natural snail farming using the Short Cycle Method is based on rearing snails outdoors in conditions that closely replicate their natural habitat, while optimizing growth cycles for efficiency. In this system, snails, Cornu aspersum, are raised directly on soil plots enclosed by perimeter fencing and protective nets. The environment is planted with selected vegetation that serves both as food and shelter, maintaining humidity and protecting snails from excessive sun and predators. The "short cycle" aspect refers to managing reproduction and growth within a single season, selecting fast-growing individuals and controlling breeding to achieve market size more quickly than traditional multi-year cycles.

This method involves minimal artificial intervention. Snails feed primarily on natural vegetation supplemented with organic feed, and environmental conditions such as moisture are maintained through irrigation rather than full climate control. The system emphasizes ecological balance, soil health, and low input costs.

7. Alternatives Considered

There are three common methods of breeding land snails and these are primarily:

1: Free range cultivation in open fields – preferred farming option.

2: Farming in warehouses.

3: Controlled cultivation in green houses using the curtain method.

Warehouse farming (indoor intensive systems) relies on fully controlled environments with artificial lighting, temperature, and humidity regulation. While this allows year-round production and precise control over growth conditions, it requires significant capital investment, higher energy consumption, and continuous technical management. Snails are typically raised in dense populations, which can increase disease risk and require stricter hygiene protocols.

Greenhouse cultivation using the curtain method represents a semi-controlled approach. Snails are raised in protected structures with vertical or hanging surfaces ("curtains") to maximize space. Although this increases productivity per square meter and offers some environmental control, it still involves higher setup and maintenance costs than open-air systems and depends on artificial feeding and monitoring.

8. Environmental Setting

The proposal involves the setting up of demountable net cages circa 1 m high in which snails are bred. Once the cycle is complete the nets are dismantled and remounted in different positions within the same field. It is pertinent to note that the proposed site consists of a fierld that is bordered by a 1.2m high rubble wall and that the proposed nets shall be about 1m high i.e. lower than the perimeter walls and so do not have a negative visual impact considering that the said field does not have an outlook on a public road.

9. Potential Environmental Impacts and Mitigation Measures

The land outlined in blue on the site plan is held by the applicant.

The area outlined in red will be reserved solely to snail farming.

The remainder of the area shall be retained for agricultural purposes (growing of crops for human consumption).

The following chapter shall focus mainly on the area proposed for snail farming.

A. Land Use and Landscape

Potential impacts

- Change in agricultural land use through installation of perimeter fencing, netting, irrigation systems, and shelters.
- Visual impact from shade structures, storage facilities, and service buildings.

Mitigation

- Locate the farm on existing agricultural land.
- Minimise permanent structures.
- Maintain existing rubble walls and field boundaries.
- Screen infrastructure with native vegetation where appropriate.

B. Biodiversity

Potential impacts

- Removal of habitat used by reptiles, birds, and invertebrates.
- Risk of introducing non-native snail species or genetically different strains.
- Competition with native terrestrial molluscs if farmed snails escape.
- Attraction of predators such as rats, hedgehogs, birds, and lizards.

Mitigation

- Species already present in Malta are to be farmed.
- Prevent escape using effective perimeter barriers.
- Avoid pesticide use.
- Retain natural habitat around the site.
- Undertake ecological monitoring if required.

C. Soil

Potential impacts

- Soil compaction from vehicles.
- Localised erosion.
- Nutrient enrichment from snail faeces.
- Accumulation of organic waste.

Mitigation

- Maintain vegetation cover.

- Rotate grazing/feeding areas where applicable.
- Compost organic waste properly.
- Avoid excessive stocking densities.

D. Water Resources

Potential impacts

- Increased irrigation demand.
- Nutrient-rich runoff entering nearby valleys.
- Possible contamination from cleaning agents or disinfectants.

Mitigation

- Install drip irrigation.
- Harvest rainwater where feasible.
- Prevent runoff leaving the site.
- Use biodegradable cleaning products.

E. Waste Generation

Potential wastes

- Dead snails.
- Empty shells.
- Feed bags.
- Plastic netting.
- Packaging materials.
- Organic vegetation waste.
- Other domestic waste
- Liquid waste

Mitigation

- Separate recyclable waste.
- Compost vegetation.
- Dispose of animal by-products in accordance with applicable regulations.
- Minimise plastic use.
- Recyclable waste is collected from site every Thursday by Wasteserve services.
- All organic waste is turned into compost on site and used to fertilize the field.
- The property is connected to the main sewer and ‘domestic type’ soiled water is therefore disposed of through the main sewer.

F. Odour – (Normally very low).

Potential sources include:

- Decomposing dead snails.
- Stored organic waste.
- Wet feed.

Mitigation

Good housekeeping generally prevents nuisance.

G. Noise

Potential impacts

- Temporary noise generated during construction
- Very little operational noise.
- Occasional vehicle movements.

Overall impact is generally negligible.

H. Artificial lighting

- No need for night light is required for snail farming, hence no external lighting will be provided in the area reserved for snail farming.
- Any night lighting to be provided shall be very limited and located in specific positions around the building, mainly above access locations and shall consists solely of sensor operated down lighters.

Overall impact is generally negligible.

I. Air Quality

Potential impacts include:

- Temporary Airborne dust particles during construction
- Vehicle emissions.

- Minor odours from organic waste.

Operational impacts are usually insignificant.

J. Traffic

Potential impacts:

- Temporary Increased traffic generated by heavy machinery during construction
- Delivery of feed.
- Collection of harvested snails.
- Staff vehicles.

Traffic generation is generally low compared with intensive livestock farming.

K. Biosecurity

Potential concerns:

- Spread of snail diseases.
- Escape of farmed snails.
- Introduction of parasites.

Mitigation includes:

- Quarantine new stock.
- Maintain enclosure integrity.
- Regular health inspections.
- Clean equipment between batches.

L. Climate Change

Potential impacts:

- Electricity use for pumps and lighting.
- Water consumption.
- Transport emissions.

Positive aspects:

- Snail farming generally has a much lower greenhouse gas footprint than beef, pork, or sheep production.

M. Cumulative Impacts

If multiple farms occur in the same locality:

- Increased groundwater abstraction.
- Greater risk of escaped snails establishing locally.
- Increased traffic.
- Landscape changes.

11. Landscaping

A landscape scheme is being implemented on site and a considerable number of local tree species have been already planted and are being very well looked after. These comprises of the following:

▪ Olea Europea - Olive tree	79 in number
▪ Pinus pinea - Pine tees	12 in number
▪ Cupressus semprevirens – Cypress	35 in number
▪ Eucalyptus camaldulensis – Eucalyptus	2 in number
▪ Citrus lemon – Lemon tree	1 in number
▪ Prunus dulcis – Almond tree	7 in number
▪ Laurus nobilis – Bay leaf	1 in number
▪ Ceratonia siliqua – Carob tree	1 in number
▪ Araucaria heterophylla - Auricaria	1 in number
▪ Morgus nigra – Mulberry tree	3 in number
▪ Ficus carica	1 in number
▪ Quercus ilex – Holm oak	6 in number
▪ Rhamnus alaternus – Mediterranean buckthorn	6 in number
▪ Cercis silquastrum – Judas tree	6 in number

Nota Bene:

The existing landscape scheme shall remain unaffected by the proposed development. No interventions on trees are being proposed.

12. Plans, Drawings and Supporting Documentation

See Attachments at end of document.

13. Project Phasing

The project is to be implemented in three phases:

Phase 1 – The putting up of nets and timber pellets to encourage snail production.

Phase 2 – The development of a small structure in lieu of the existing above ground reservoir and a small extension to the existing structures. This entails the only physical development on site. It is pertinent to note that during construction the restricted area around the construction sites shall be enclosed by netting and appropriate hoardings to contain dust and construction noise.

Phase 3 – Mounting in place of already permitted and procured wind pump.

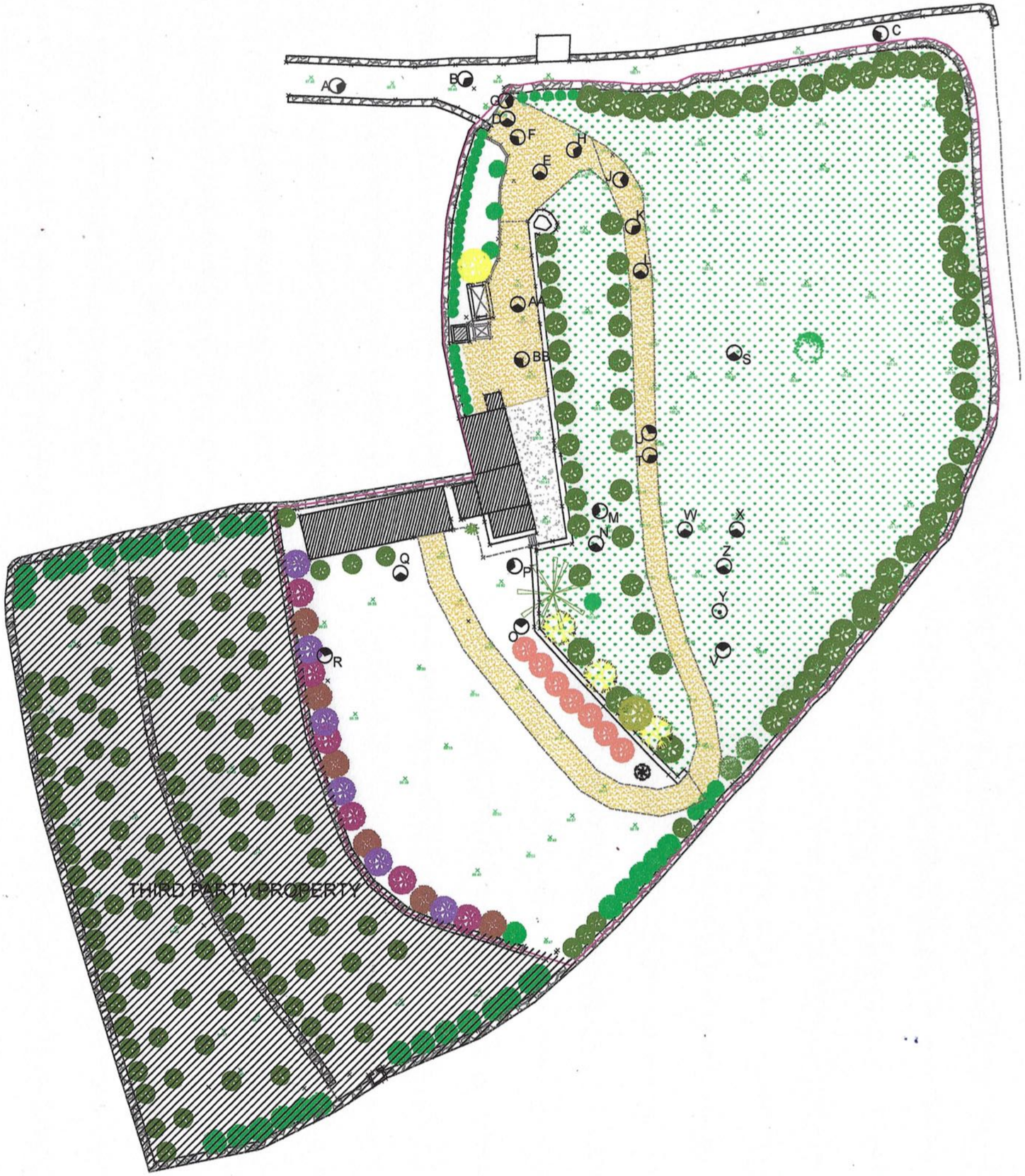
14. Declaration

I, the undersigned, hereby declare that the information contained in this Project Description Statement (PDS), including all accompanying plans, drawings and supporting documentation, is true, accurate and complete to the best of my knowledge and belief.

I understand that the information provided in this PDS will be used by the Environmental Resources Authority (ERA) for the purpose of screening the proposed development and determining whether further environmental assessment is required under the applicable environmental legislation.

I undertake to notify the Environmental Resources Authority of any material changes to the proposed development or to any information contained in this Project Description Statement that may arise prior to the determination of the screening process.

Anthony Sammut



- Olea europea - Olive
- Pinus pinea - Pine Tree
- Cupressus sempervirens - Cypress
- Eucalyptus camaldulensis - Eucalyptus
- Citrus lemon - Lemon Tree
- Prunus dulcis - Almond Tree
- Laurus nobilis - Bay leaf
- Ceratonia siliqua - Carob Tree
- Araucaria heterophylla - Auricaria
- Morus nigra - Mulberry Tree
- Ficus Carica - Fig Tree
- Quercus ilex - Holm Oak
- Rhamnus alaternus - Mediterranean Buckthorn
- Cercis siliquastrum - Judas Tree

To Construct | Site Boundary | Rubble Walls Proposed | Beaten Earth | Agricultural Land (1385 sqm)

0 5 10 15 20 25 30
Scale 1:500

CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: peritkarm.farrugia@gmail.com
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

Drawing Title: Proposed Block Plan

Site: Ta Netta, Triq tal-Kalkara, Dingli

Scale	Date	Drawing number	Page Number
1:500	11 May 2026	07825	3

A

B

C

D

E

F

G

H

J

K

L

M

N

O

P

Q

R

Experimenting with Snail Farming:

S

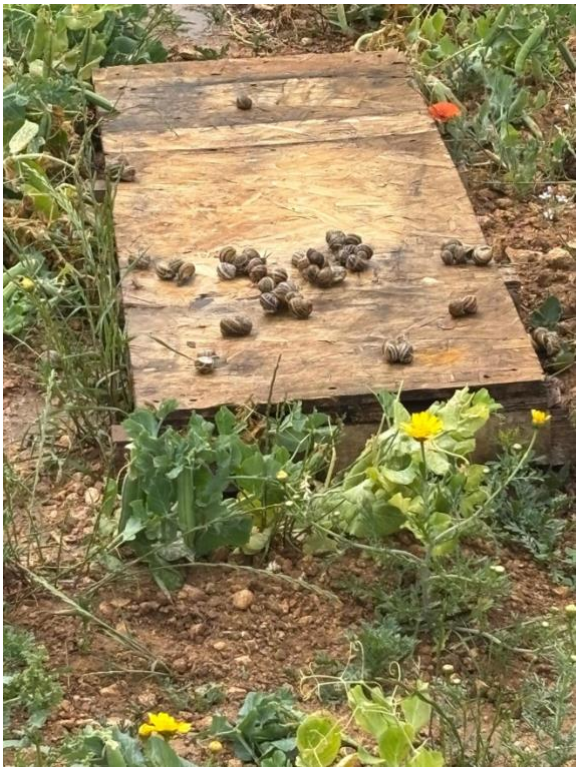
T

U

V

W

X

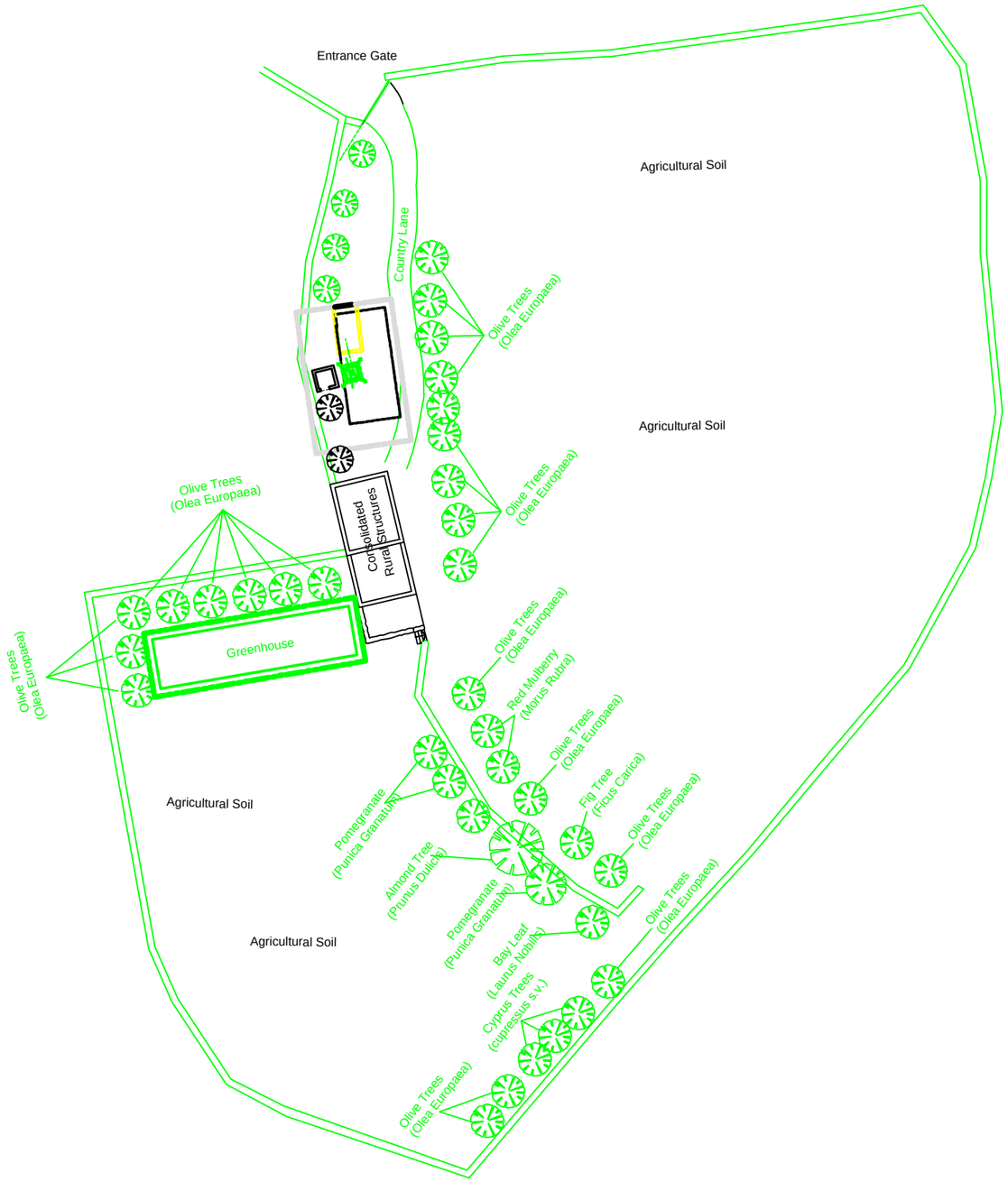


Y

Z

AA

BB



Permitted never constructed

To Remove

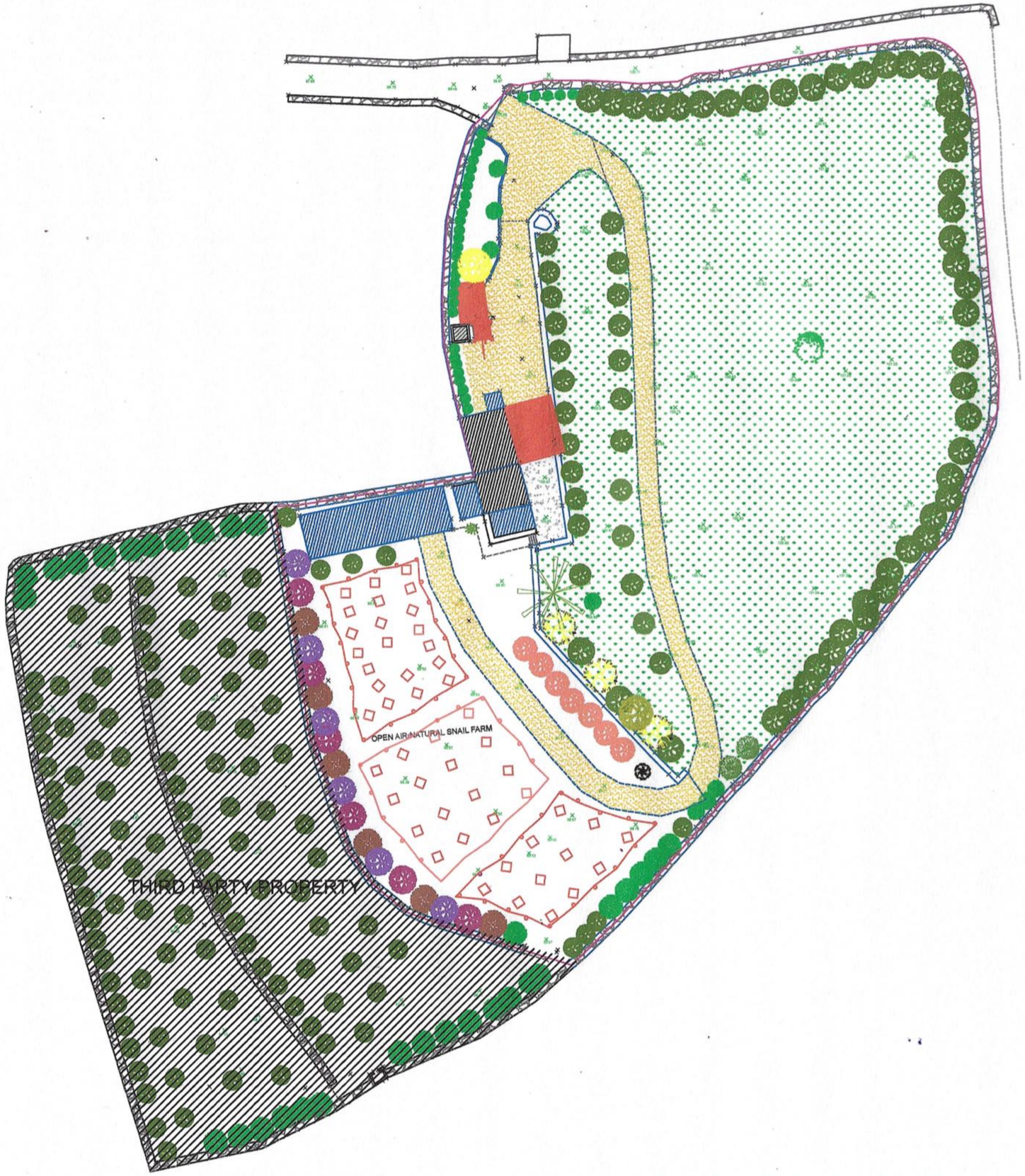
0 5 10 15 20 25 30

Scale 1:500

CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: peritkarm.farrugia@gmail.com
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

Drawing Title	Proposed Block Plan
Site:	Ta Netta, Triq tal-Kalkara, Dingli
Scale	1:500
Date	11 May 2026
Drawing number	07825
Page Number	3



- Olea europea - Olive
- Pinus pinea - Pine Tree
- Cupressus sempervirens - Cypress
- Eucalyptus camaldulensis - Eucalyptus
- Citrus lemon - Lemon Tree
- Prunus dulcis - Almond Tree
- Laurus nobilis - Bay leaf
- Ceratonia siliqua - Carob Tree
- Araucaria heterophylla - Auricaria
- Morus nigra - Mulberry Tree
- Ficus Carica - Fig Tree
- Quercus ilex - Holm Oak
- Rhamnus alaternus - Mediterranean Buckthorn
- Cercis siliquastrum - Judas Tree

To Sanction
To Construct
Site Boundary
Beaten Earth
Rubble Walls
Agricultural Land (1385 sqm)

0 5 10 15 20 25 30
Scale 1:500

CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: peritkarm.farrugia@gmail.com
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

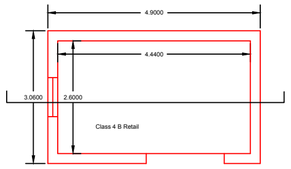
Drawing Title: Proposed Block Plan

Site: Ta Netta, Triq tal-Kalkara, Dingli

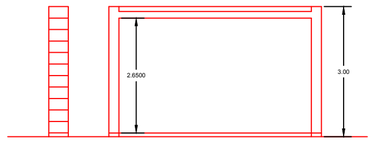
Scale	Date	Drawing number	Page Number
1:500	11 May 2026	07825	3

Proposed Class 4B Retail

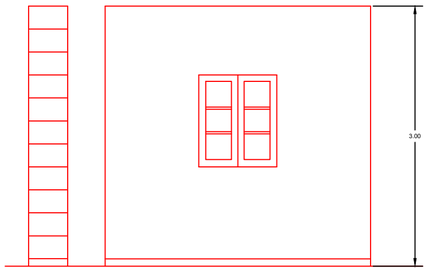
Materials:
Weathered Stone
Painted Timber Apertures



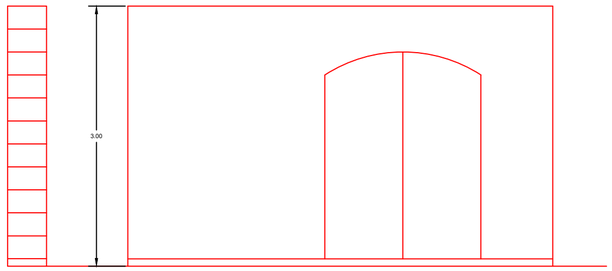
Plan
Scale 1:100



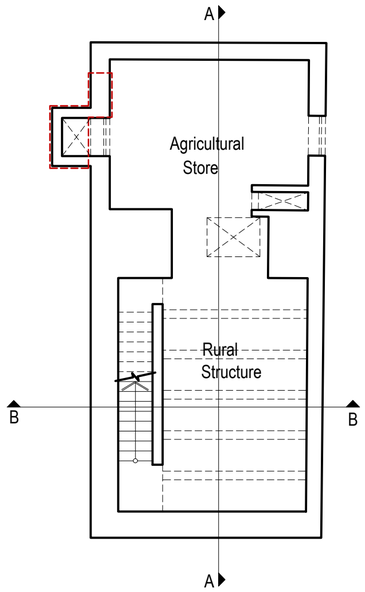
Section
Scale 1:100



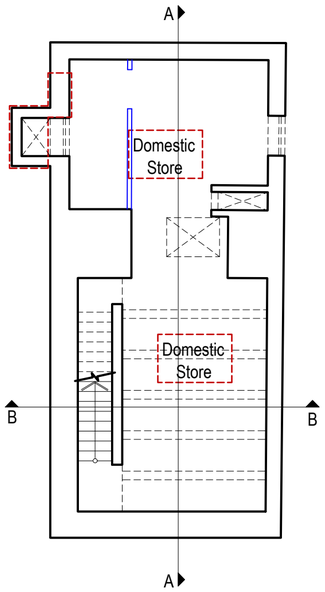
Side Elevation
Scale 1:50



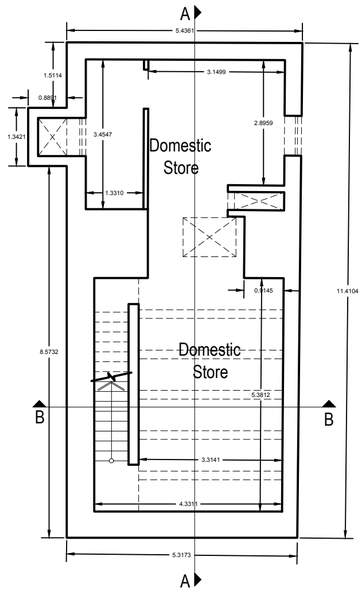
Front Elevation
Scale 1:50



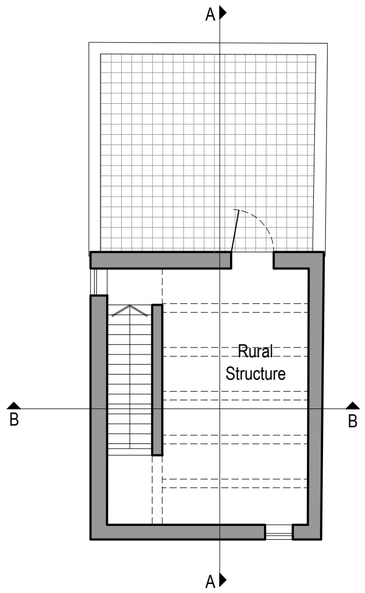
Basement As Approved
PA/07168/17



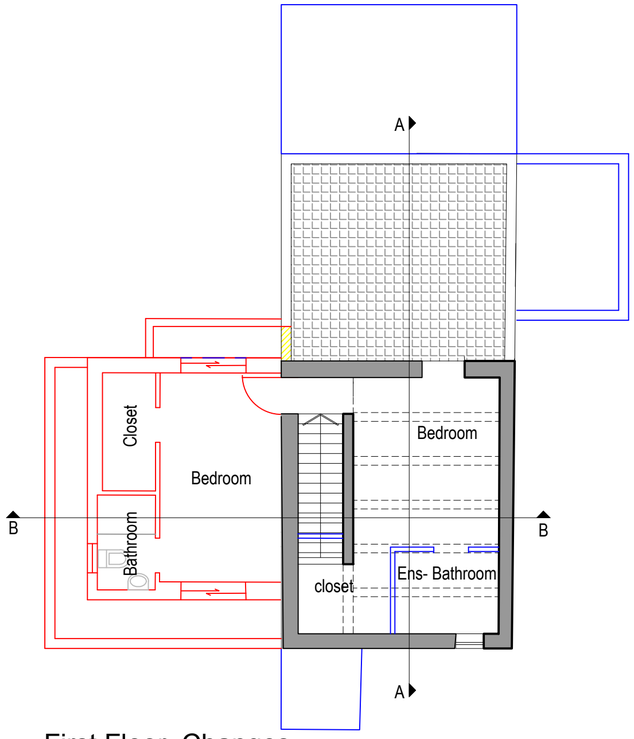
Basement - Changes



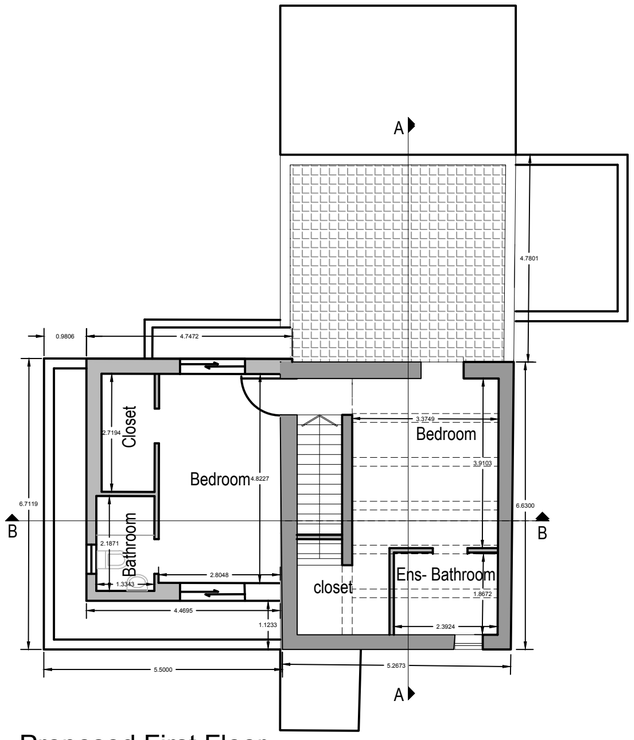
Proposed Basement



First Floor As Approved
PA/07168/17



First Floor Changes



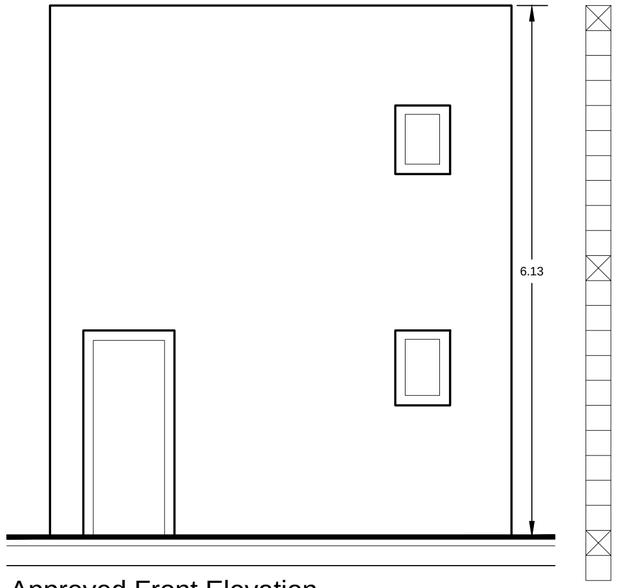
Proposed First Floor

1 0 1 2 3 4 5 10
Scale: 1:100

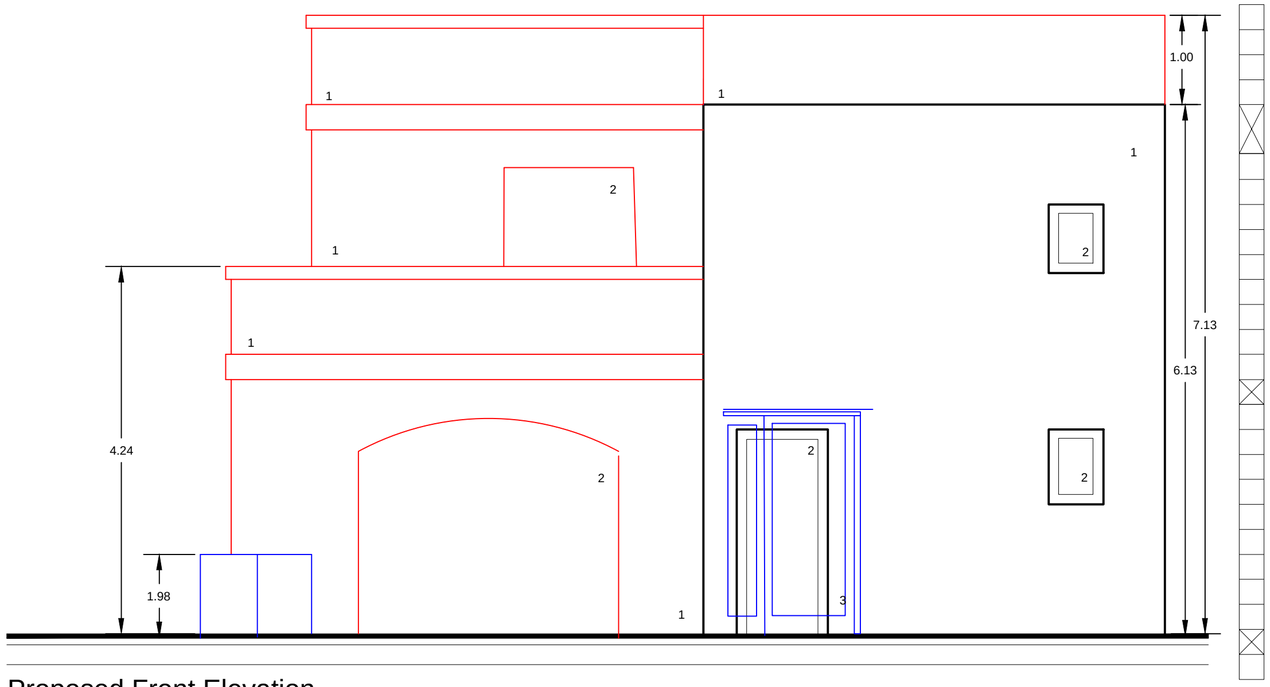
CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

Drawing Title: To Sanction As Built			
Site: Ta' Netta, Triq Tal-Kalkara, Dingli			
Scale: 1:100	Date: 11 May 2026	Drawing number: 07825	Page Number: 4

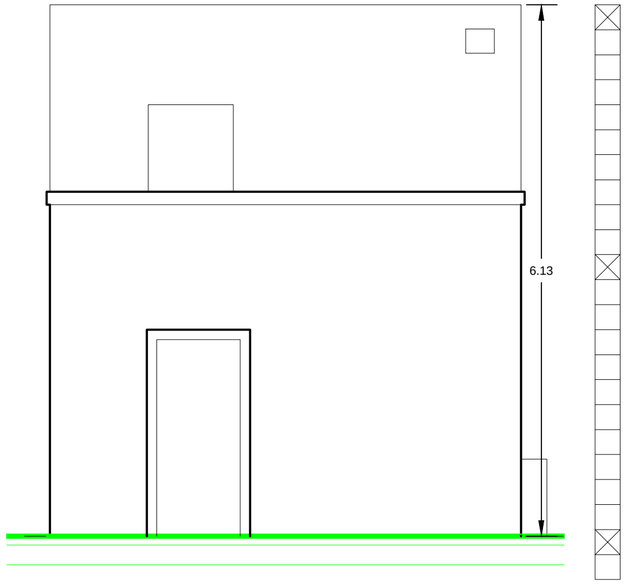


Approved Front Elevation
PA/07168/17

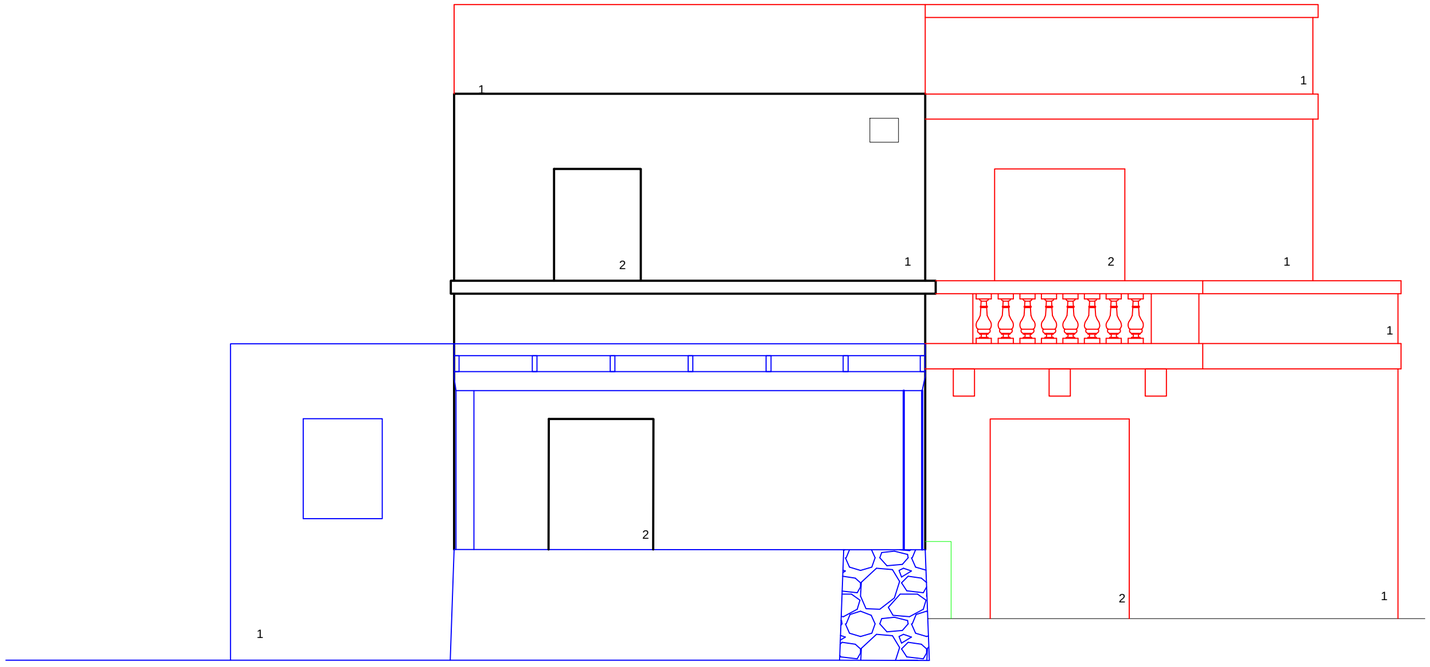


Proposed Front Elevation

Materials
1 Franka Stone
2 Painted Timber
3 White Aluminium



Approved Back Elevation
PA/07168/17



Proposed Back Elevation

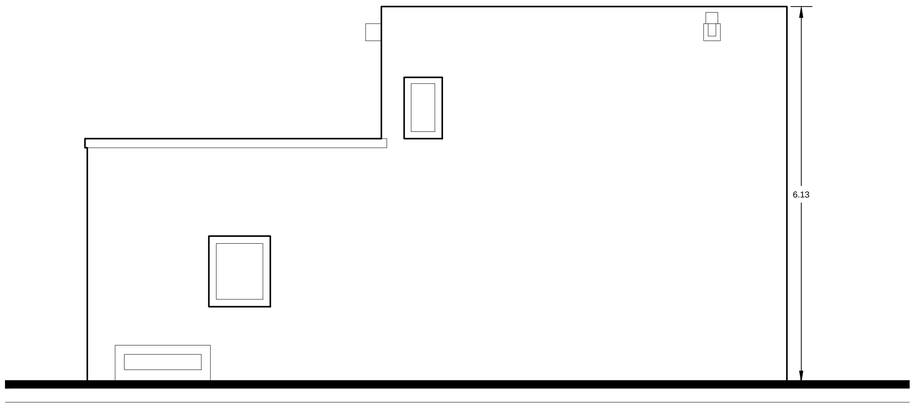
CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

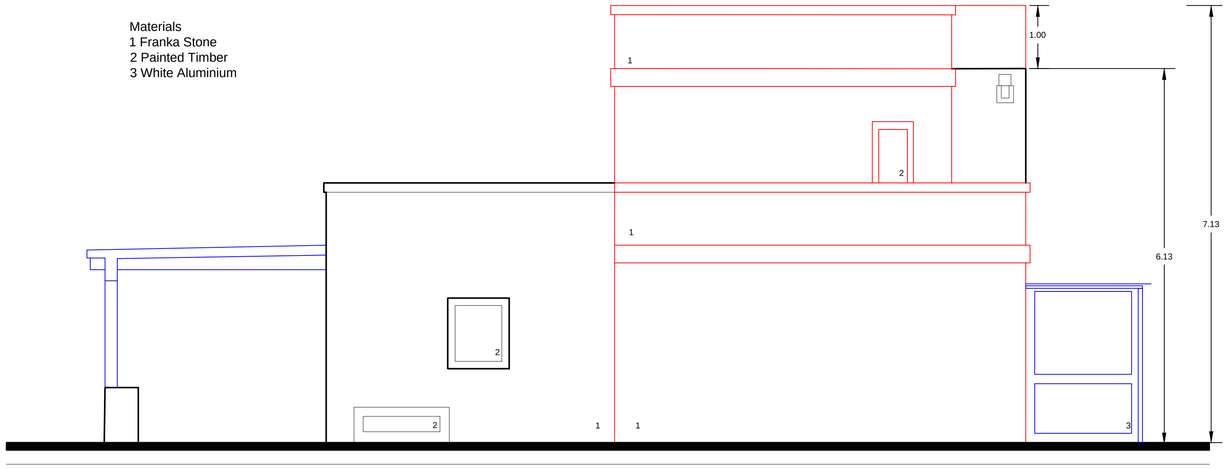
Drawing Title: To Sanction As Built

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

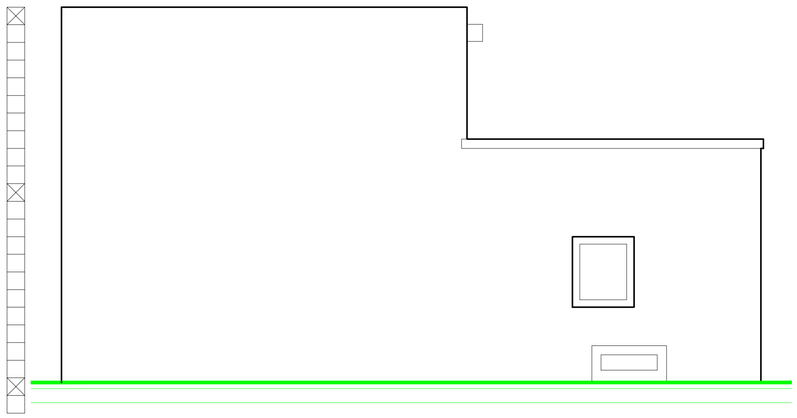
Scale	Date	Drawing number	Page Number
1:50	11 May 2026	07825	7



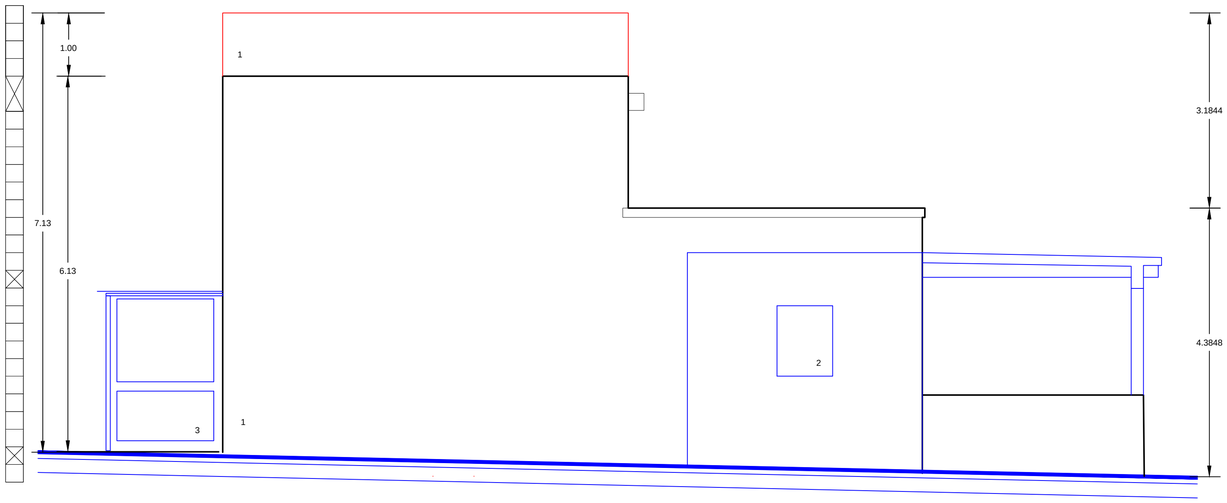
Approved Side Elevation
PA/07168/17



Proposed Side Elevation



Approved Side Elevation
PA/07168/17



Proposed Side Elevation

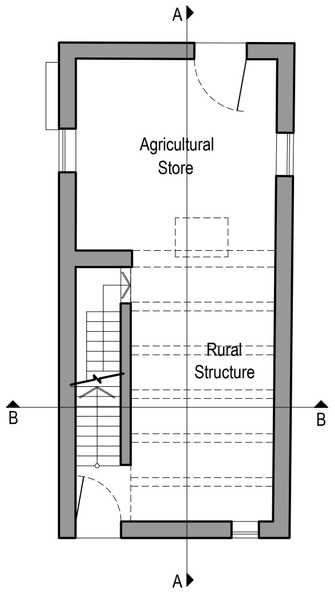
CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

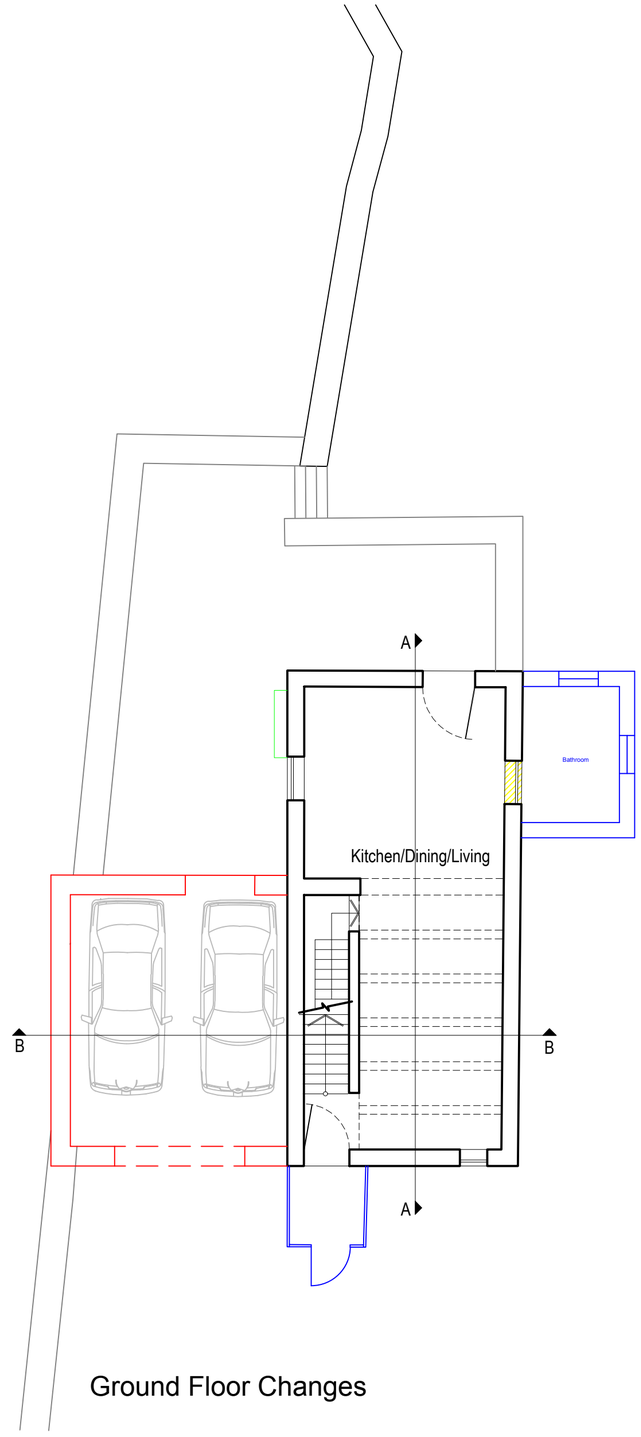
Drawing Title: To Sanction As Built

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

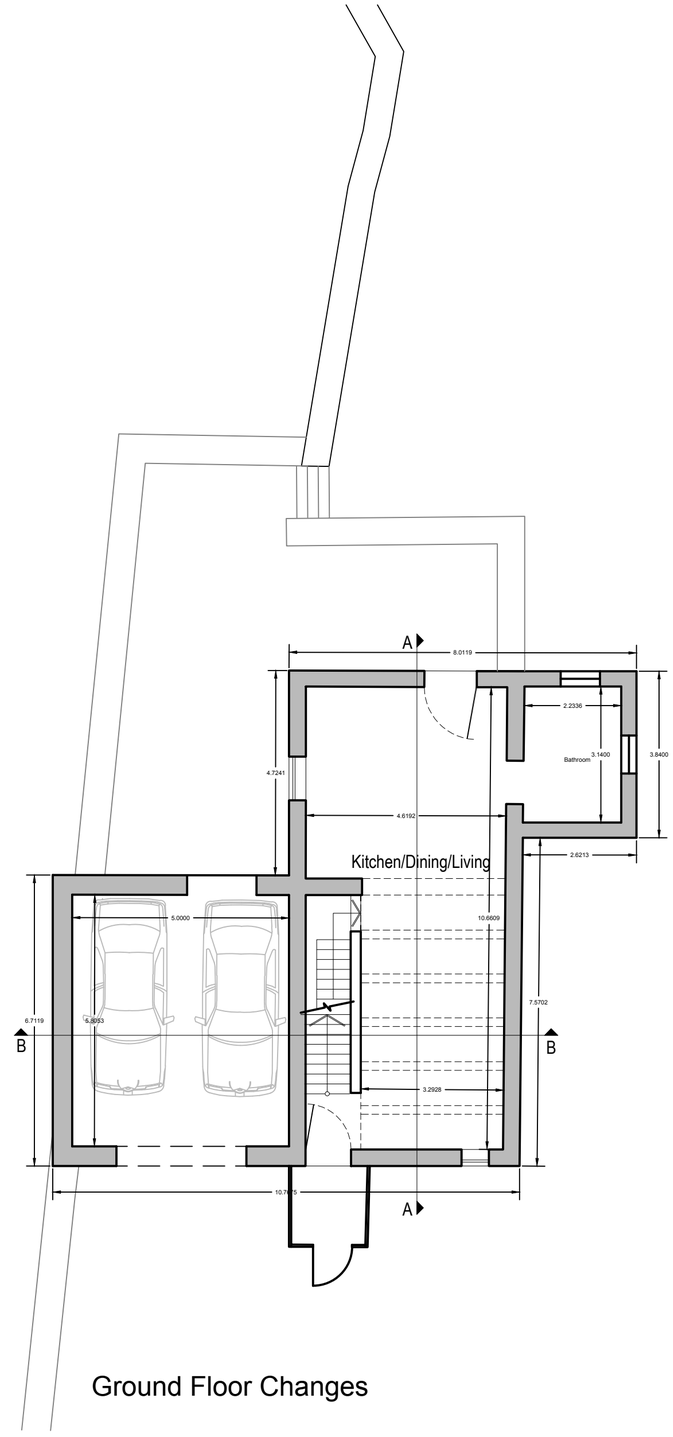
Scale	Date	Drawing number	Page Number
1:50	11 May 2026	07825	8



Ground Floor As Approved
PA/07168/17



Ground Floor Changes



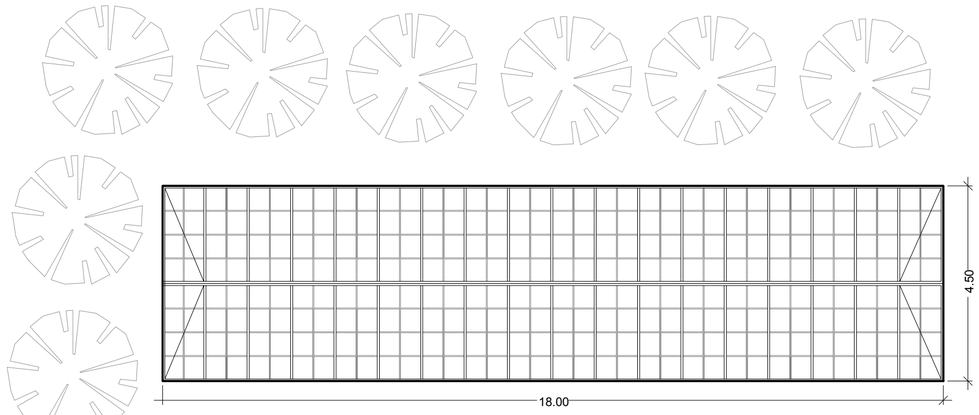
Ground Floor Changes

1 0 1 2 3 4 5 10
Scale: 1:100

CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

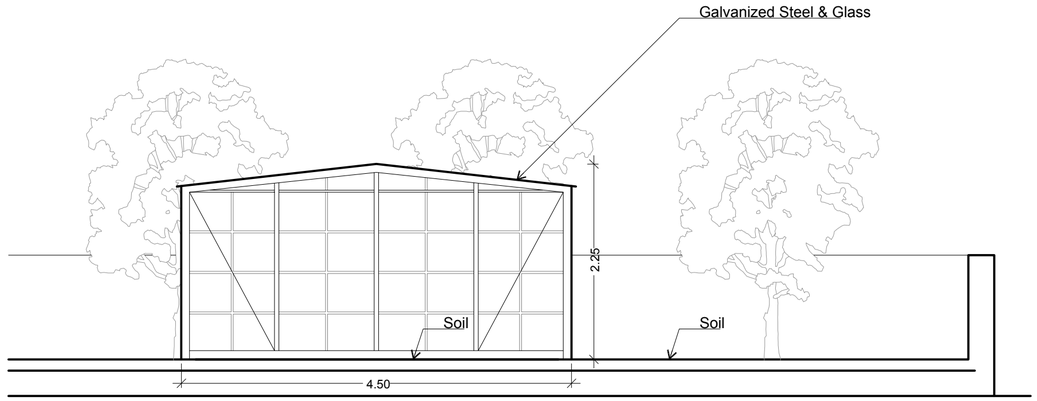
Client: Toni Sammut

Drawing Title: To Sanction As Built			
Site: Ta' Netta, Triq Tal-Kalkara, Dingli			
Scale: 1:100	Date: 11 May 2026	Drawing number: 07825	Page Number: 5

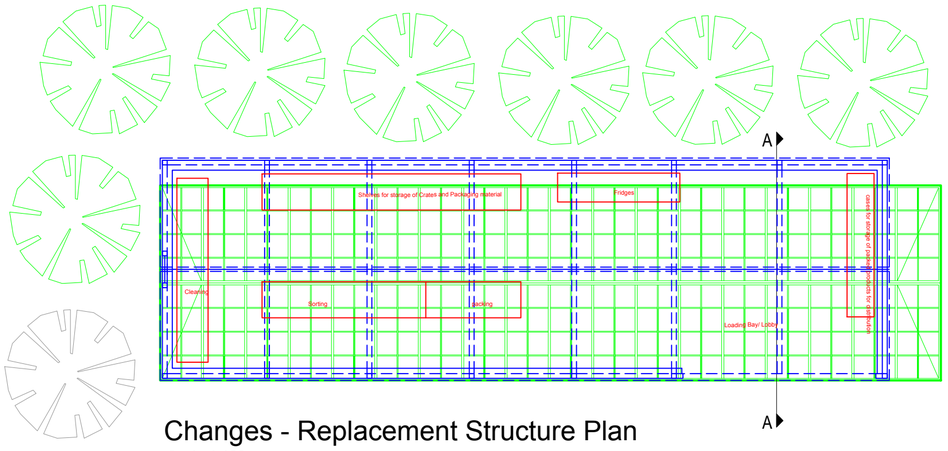


Greenhouse Plan As Approved in PA/01625/18

Scale 1:100

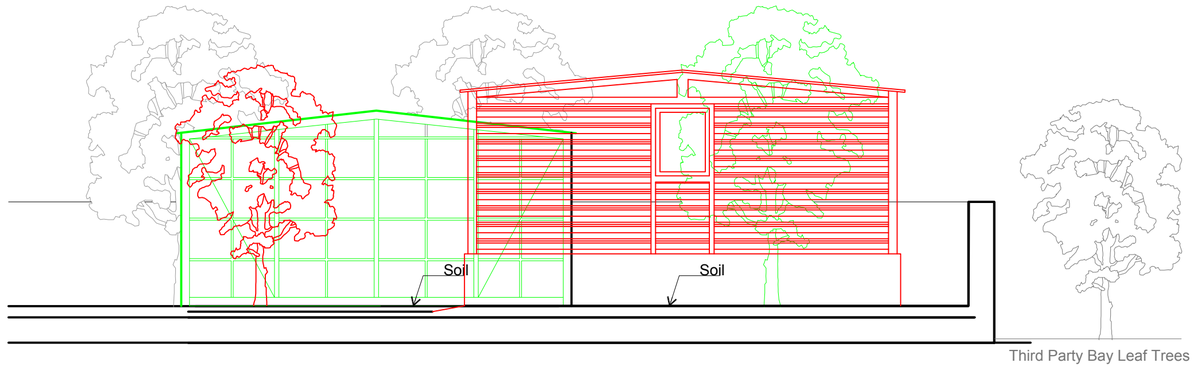


Greenhouse End Elevation As Approved in PA/01625/18

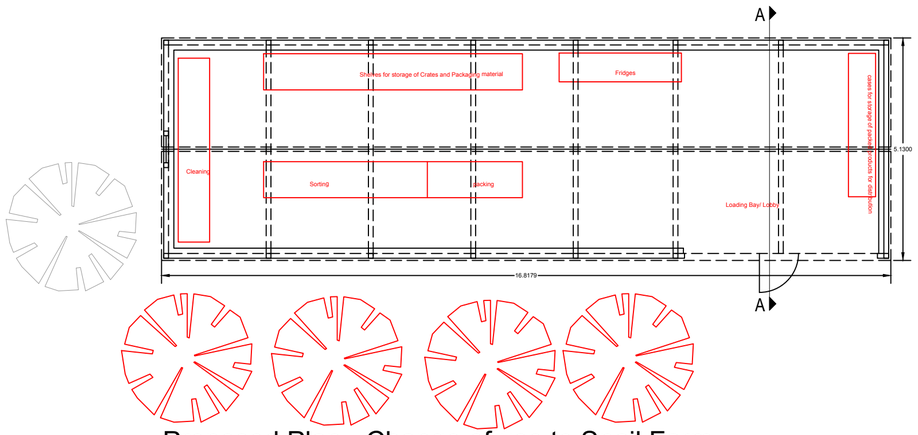


Changes - Replacement Structure Plan

Scale 1:100

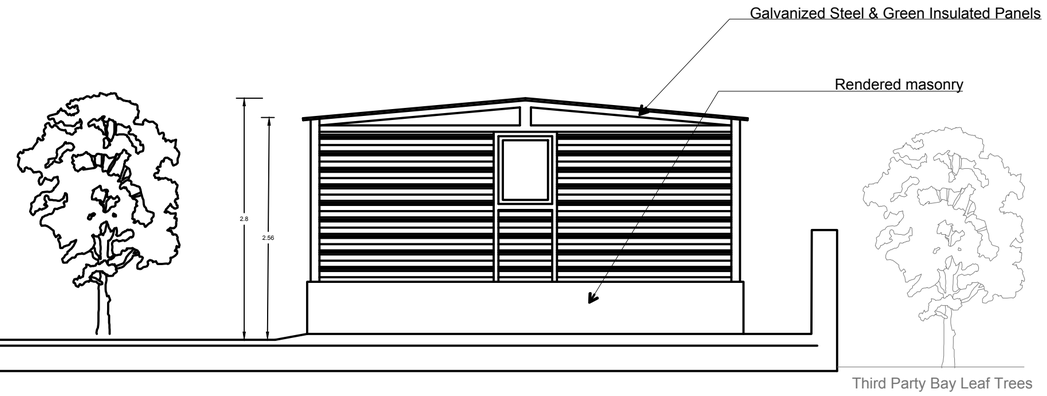


End Elevation Changes

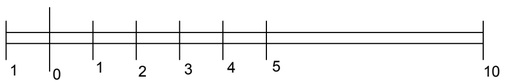


Proposed Plan - Change of use to Snail Farm

Scale 1:100



Proposed End Elevation

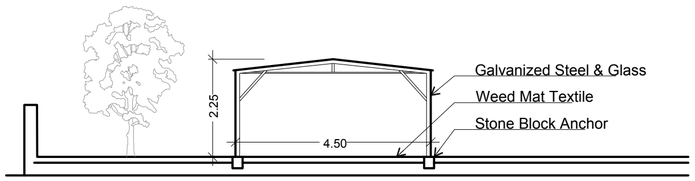


Scale: 1:100

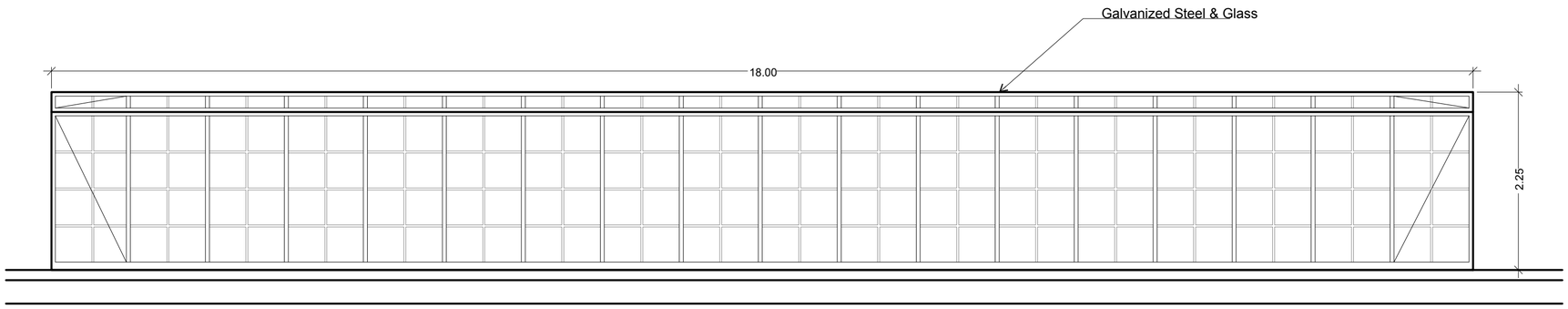
CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

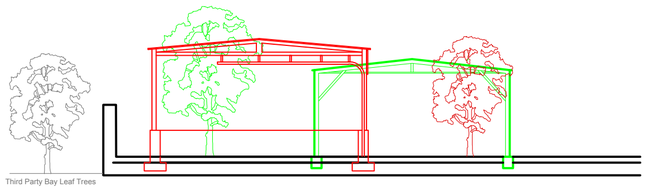
Drawing Title			
To Sanction As Built			
Site			
Ta' Netta, Triq Tal-Kalkara, Dingli			
Scale	Date	Drawing number	Page Number
1:100	11 May 2026	07825	9



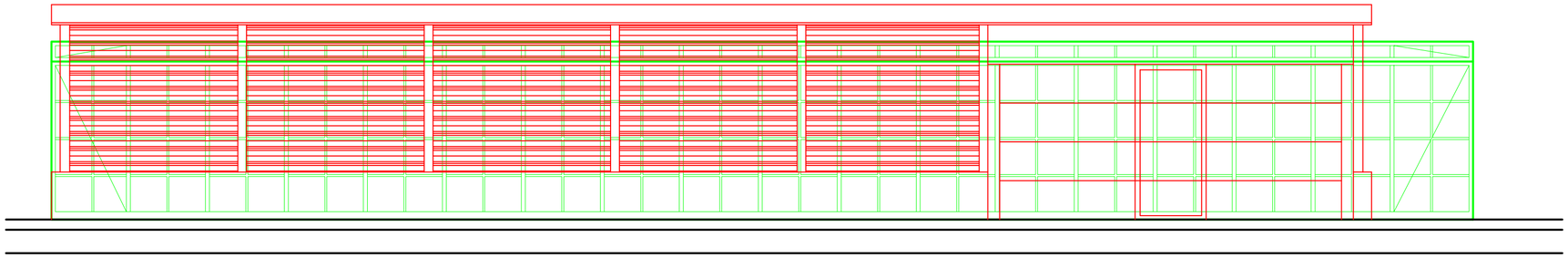
Greenhouse Section As Approved PA/01625/18



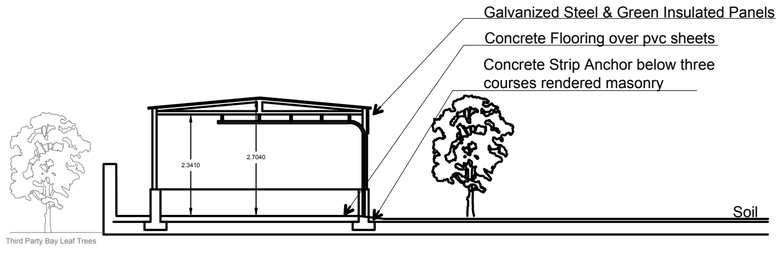
Greenhouse Side Elevation As Approved PA/01625/18



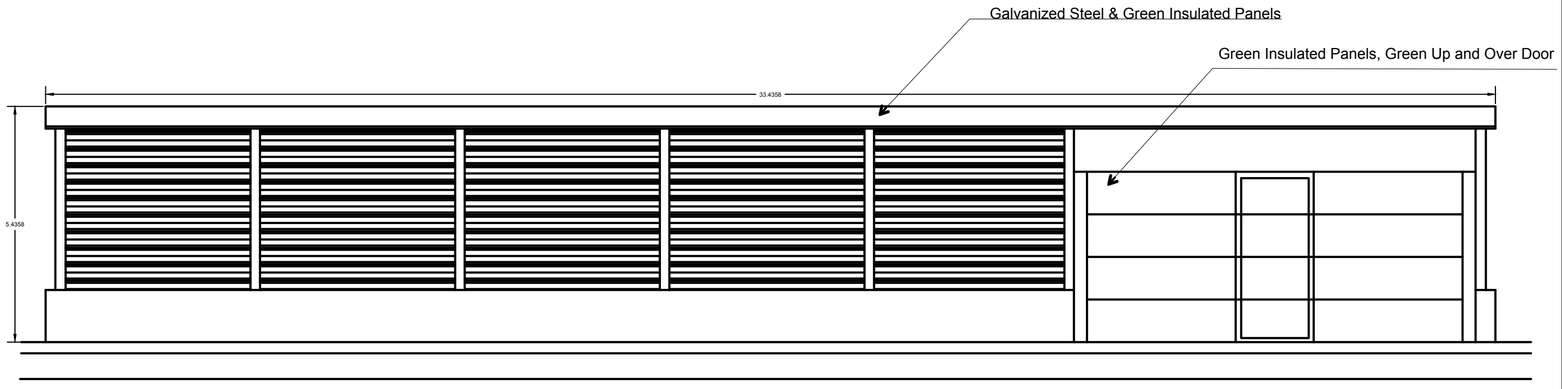
Section Changes



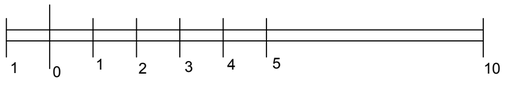
Side Elevation Changes



Proposed Section



Proposed Side Elevation



Scale: 1:100

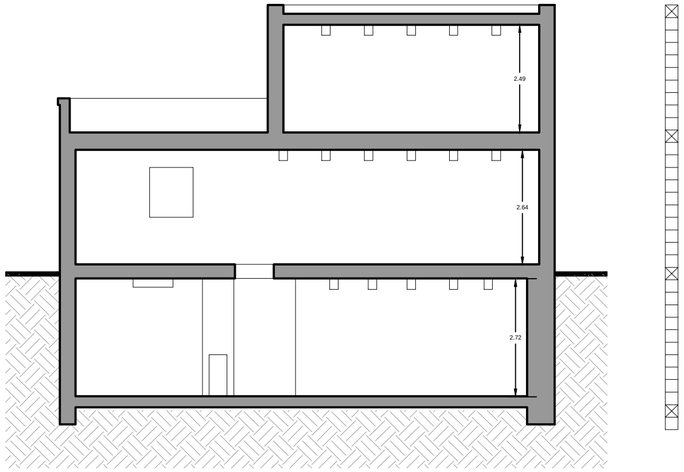
CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

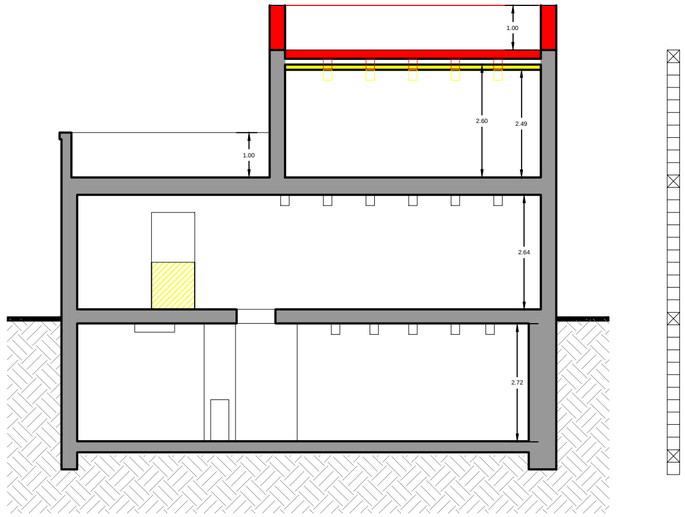
Drawing Title: To Sanction As Built

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

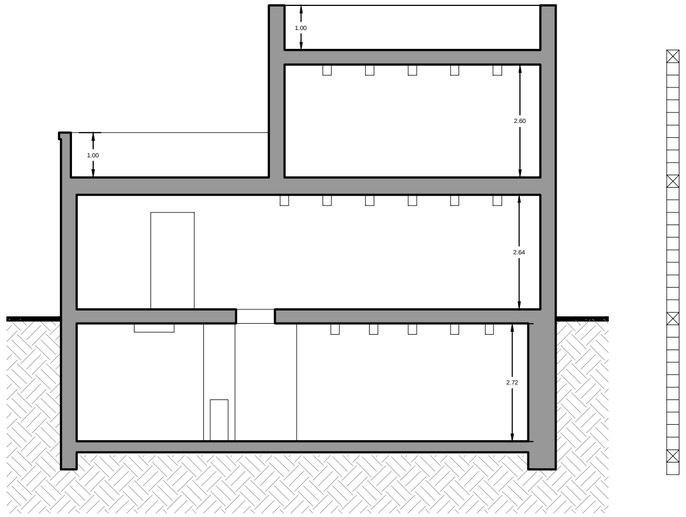
Scale	Date	Drawing number	Page Number
1:100	11 May 2026	07825	10



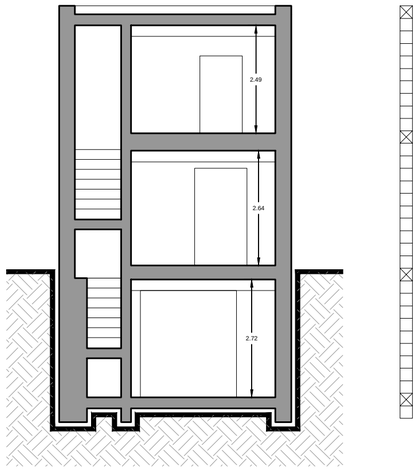
Section AA
PA/07168/17



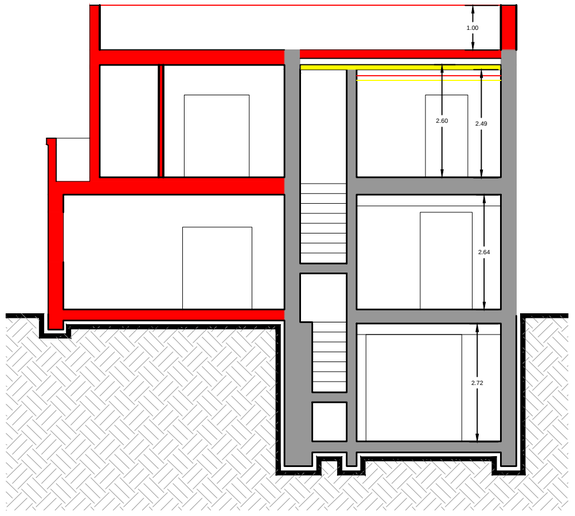
Section AA - Changes



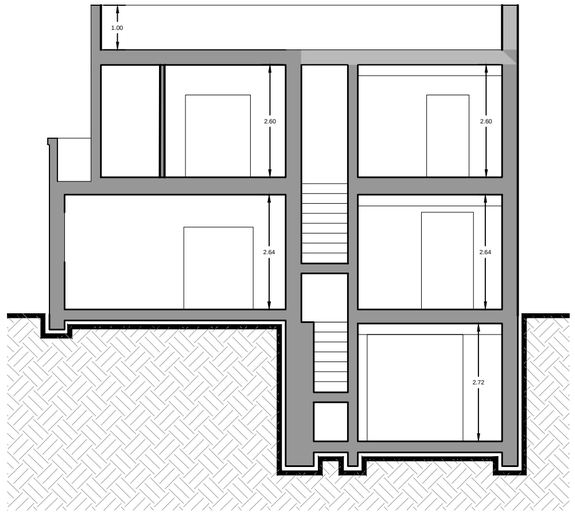
Proposed Section AA



Section BB
PA/07168/17



Section BB - Changes



Proposed Section BB

1 0 1 2 3 4 5 10

Scale: 1:100

CARMEL FARRUGIA B.E. & A. (HONS), A.& C.E.
Architect & Civil Engineer
36, Victory Street, Rabat
email: karmfarrugia@onvol.net
Tel/Fax: 21457002 Mob 99848771

Client: Toni Sammut

Drawing Title			
To Sanction As Built			
Site			
Ta' Netta, Triq Tal-Kalkara, Dingli			
Scale	Date	Drawing number	Page Number
1:100	11 May 2026	07825	6