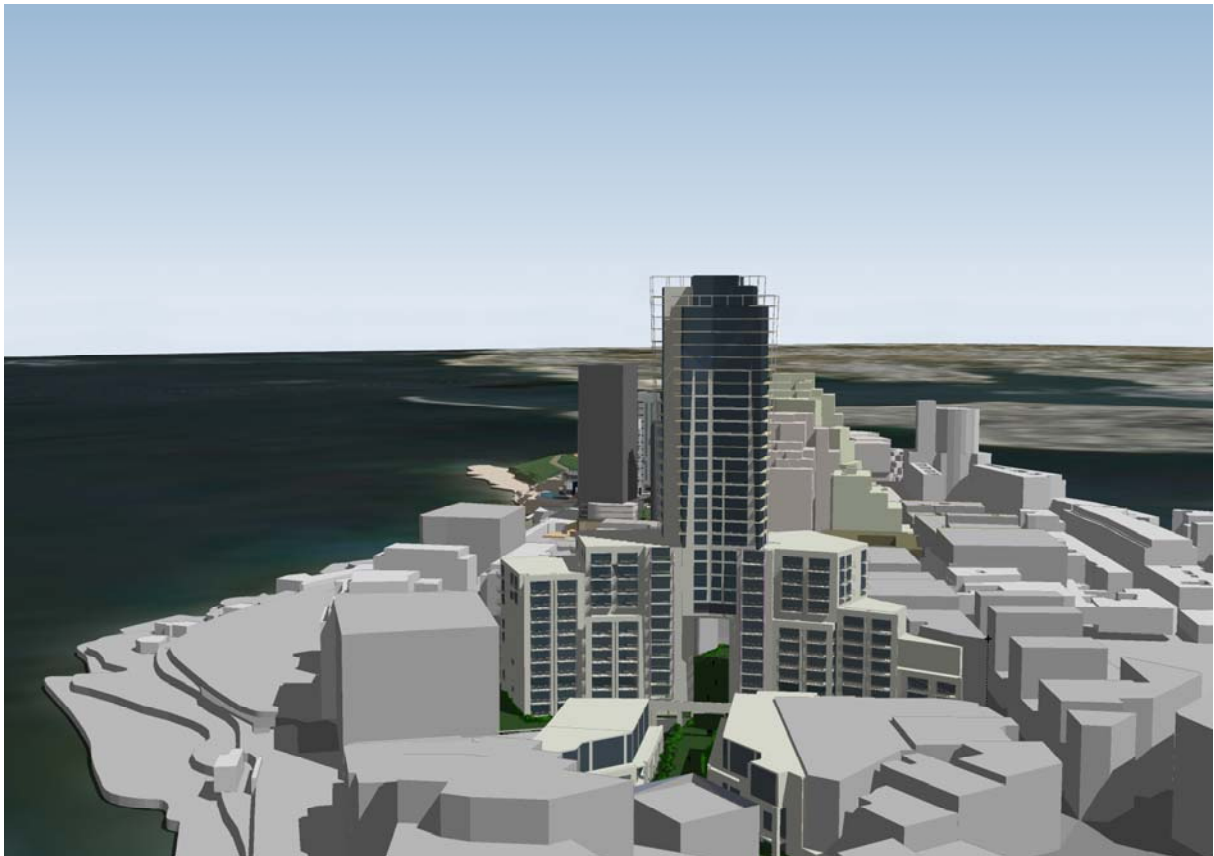


PA 01191/05
SLIEMA TOWNSQUARE

ENVIRONMENTAL PLANNING STATEMENT

Studju Dwar l-Impatt Ambjentali



NON TECHNICAL SUMMARY

Sunt Mhux Tekniku tad-Dikjarazzjoni Dwar l-Impatt Ambjentali

adi
ASSOCIATES
ENVIRONMENTAL
CONSULTANTS

**PA 01191/05
Sliema Townsquare
Sliema**

Environmental Planning Statement

**Prepared for the Applicant
by
Adi Associates
Environmental Consultants Ltd**

June 2007

This report has been prepared by Adi Associates Environmental Consultants Ltd with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporating our Standard Terms and Conditions and taking account of the resources devoted to it by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

Adi Associates Environmental Consultants Ltd
2nd Floor, BSL Centre
B'kara Road
San Gwann SGN 08

Tel / Fax: 2137 8172 – 21378177 - 21378180
Email: info@adi-associates.com
Web: <http://www.adi-associates.com>

adi
ASSOCIATES
ENVIRONMENTAL
CONSULTANTS

INTRODUCTION

1. This Environmental Planning Statement (EPS) has been prepared on behalf of Townsquare Sliema Ltd, to support planning application PA 01191/05 for the redevelopment of the former Union Club site in Sliema into a high rise residential and office complex with shopping / food and beverage / leisure facilities and parking.
2. Planning application PA 01191/05 was validated by the Malta Environment & Planning Authority (MEPA) on 21st March 2005.
3. MEPA determined that the Application required an EPS on the basis of Schedule I Category II (Sections 3.1.2.1 and 3.1.2.2 (ii)) of the EIA Regulations 2001¹, which deals with the “urban development projects.”
4. Hereafter, in this EPS, the proposed multi-storey complex is referred to as ‘the Scheme’.

Purpose of the EPS

5. The purpose of this EPS is to present the findings of the Environmental Impact Assessment (EIA). This is a process of ensuring that the likely significant environmental impacts of the proposals are assessed in a systematic way. EIA also ensures that the significance of these impacts, and the scope for reducing them, is clearly understood by both the public and MEPA before a decision is made on whether or not the project should proceed.

BACKGROUND TO THE SCHEME

6. The Application Site comprises the Villa Drago and former Union Club sites in Tigné, Sliema. The former Union Club site was cleared of buildings in 2004. Villa Drago has remained empty since it was vacated by the Libyan Government following expiry of the temporary emphyteusis in 2000. Villa Drago and the grounds in which the building stands are scheduled as Grade I under Section 46 of the Development Planning Act 1992.
7. Outline Development Permission under PA 00118/98 *To demolish existing building and construct a mixed development which includes:- (a) Premises for the Union Club (b) Shopping mall (c) Commercial areas and residential unit. (d) Underground parking and service facilities*, was approved on 3rd August 1999.
8. Demolition of the former Union Club buildings on the Application Site was approved on 7th October 2003 vide PA 06117/02. Demolition was undertaken in 2004.
9. A Waste Management Plan for the excavation of the Union Club part of the Application Site down to foundation level was submitted under PA 02997/04. This application is still pending.

¹ It is noted that these regulations have now been superseded by Legal Notice 114 of 2007

-
10. Permission was granted (vide PA 00470/00) for *Refurbishment and change of use of Villa Drago for retail purposes and construct two floors of retail and two floors of offices in the inner area of the plot*. The argument at the time was that since the development was at the rear of the Villa and a) it did not impair its setting / change its appearance, b) the development allowed for the building's continued active use, and c) the building will be refurbished, then the proposal would be supported, even though it was scheduled Grade I.
 11. A Project Description Statement for the Scheme was submitted to MEPA in January 2007. The project comprises 242 apartments, 8,200m² of retail / F&B and ancillary uses, 5,700m² of office space, and 800 car parking spaces. This is the Scheme that is considered in this EPS.

TERMS OF REFERENCE

12. The Terms of Reference (ToR) for the EIA were prepared by MEPA in consultation with relevant Government Departments. The final version was given to the Architect on 20th March 2007
13. The ToR for the EPS were formulated following a scoping exercise undertaken by MEPA to identify the issues to be considered in the EIA. The ToR focus on those impacts of the proposal that MEPA consider to be significant and therefore requiring further assessment, avoiding the examination of all potential environmental impacts. They also set out the various components of the EIA.

METHOD STATEMENTS

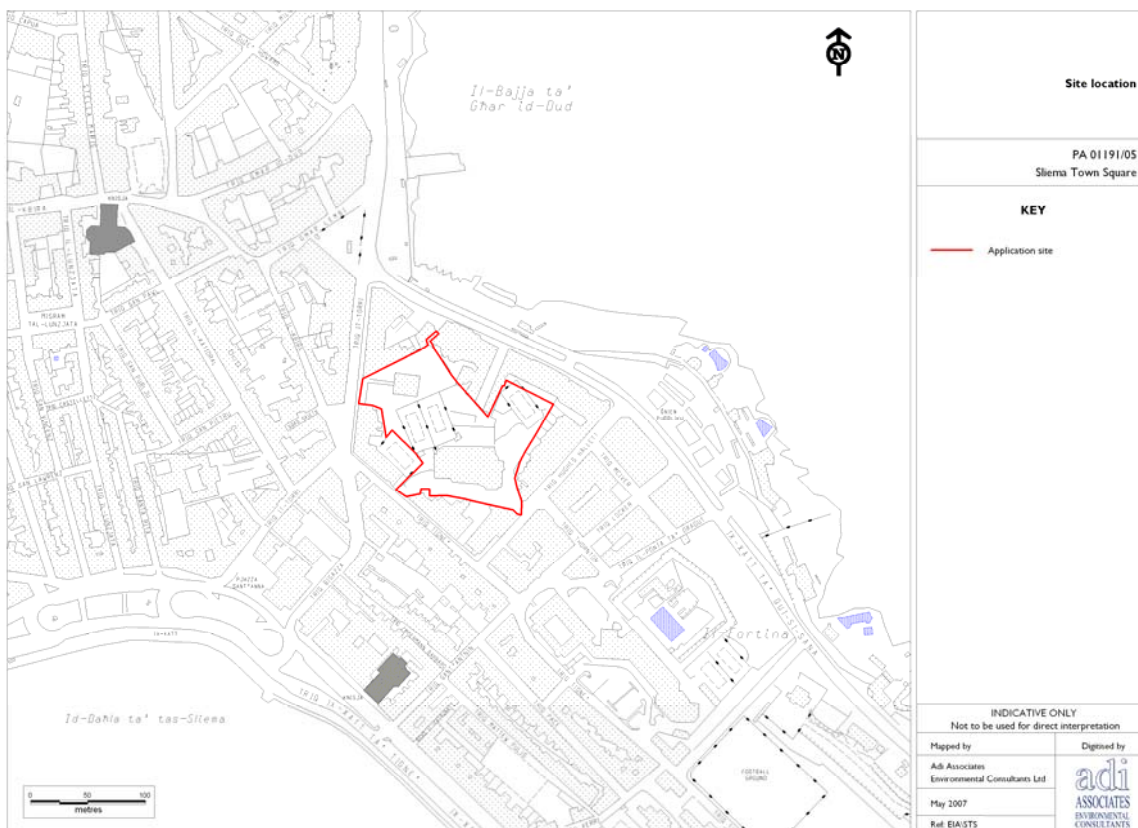
14. As required by the EIA Regulations, the Consultants who prepared this EPS were approved by MEPA.
15. Method Statements that outlined the baseline survey work to be carried out, the methods used to assess the predicted impacts of the Scheme, and the means by which their significance would be determined were prepared for noise, geo-environment, landscape, and the social studies.
16. MEPA found all of the Method Statements to be acceptable, and they were then used as the basis for carrying out the EIA.

EIA APPROACH

17. Good practice advises that EIA should be treated as an iterative process, rather than a one-off, post-design environmental appraisal. In this way, the findings from the EIA can be fed into the design process, leading to the production of a more environmentally sensitive project. This approach was adopted for this EIA.
18. Baseline surveys for the specialist EIA topics were undertaken by the Consultants, based on the Area of Influence agreed with MEPA for each topic area.

19. A detailed assessment of the Scheme’s impact on the features present on site was undertaken and any potential environmental benefits of the Scheme identified.

Figure 1: Location Map



SIGNIFICANCE OF IMPACTS

20. Assessment of the significance of impacts arising from the Scheme is a key stage in the EIA process. It is this judgement that is key in informing the decision-making process. Environmental significance involves assessing the amount of change to the environment perceived to be acceptable to the community.
21. The following criteria have been used to assess the significance of an impact:
- Type of impact (adverse/beneficial);
 - Extent and magnitude of impact;
 - Duration of impact (short term/long term);
 - Reversibility of impact;
 - Sensitivity of receptor; and
 - Comparison with legal requirements, policies and standards.
22. Using these criteria, the significance of the impacts arising from the Scheme has been categorised throughout the EPS, as follows:
- Not significant;
 - Minor significance;
 - Major significance.
23. Definitions of the meaning of the ‘significance categories’ above in relation to each topic area are included in the individual topic chapters. However, in general terms, if an impact is **not significant** it is environmentally acceptable; **minor significance** reflects the fact that the impact is manageable; and **major significance** relates to the fact that the impact is environmentally damaging and requires redesign or mitigation measures to minimise the impact.
24. The EPS contains an assessment of the significance of predicted impacts and, following the proposed mitigation measures, the significance of any residual impacts. A residual impact is any remaining impact that would exist following proposed mitigation measures.
25. Specialists in the subject area have assessed the following topics:
- Waste management;
 - Utilities;
 - Geo-environmental;
 - Cultural heritage;
 - Emissions to air;
 - Noise and vibration;
 - Wind;
 - Shadow;
 - Visual amenity; and
 - Social impacts.

-
26. The *Structure Plan for the Maltese Islands* and the *North Harbours Local Plan* are the key planning policy documents covering the Application Site. They are supported by the *Waste Management Subject Plan* and the *Minerals Subject Plan*, which provide additional specific guidance in respect of waste management and recycling of excavation materials. The *Draft Planning Policy on the Use and Application of the Floor Area Ratio* is also relevant because it provides guidance for tall buildings.
27. Together these policy documents provide the principal means for judging the merits of the planning application. As such, the relevant policies in the Plans should be taken into account in reaching a decision. These include Structure Plan Policies SET 1, SET 6, SET 7, BEN 1, BEN 2, BEN 3, BEN 4, BEN 12, BEN 17, HOU 1, COM 5, AHF 4, MIN 19, TRA 2, TRA 3, TRA 4, TEM 1, TEM 4, UCO 7, RCO 1, PUT 8, and PUT 13. North Harbours Local Plan Policies NHSJ 15, NHSE 01 – 10, NHRE01-NHRE03, Minerals Subject Plan Policies HS3-8 and DC1-22, and Waste Management Subject Plan policies SWM2, SWM3, SWM7, and SWM10 are also relevant to the Scheme.
28. The EPS demonstrates that the Scheme as currently envisaged is congruent with most of these policies.

SIGNIFICANT ENVIRONMENTAL IMPACTS

29. The predicted impacts of the Scheme on the environment have been assessed on a topic-by-topic basis, in accordance with the Terms of Reference. Particular attention is focussed on the predicted principal impacts and how these would, if possible, be mitigated.
30. The principal impacts arising from the Scheme relate to:
- Mineral waste: The excavations will result in the production of significant amounts of waste rock;
 - Cultural heritage: The restoration of Villa Drago and its gardens, which is beneficial;
 - Air Quality: The excavation is likely to cause an increase in dust levels in the surrounding area; emissions from the traffic associated with the Scheme are likely to exacerbate the already exceeded air quality thresholds;
 - Noise: Noise from the excavation may give rise to widespread complaints;
 - Vibration: In the absence of structural data pertaining to the surrounding buildings the impacts on the structural integrity of them is uncertain. Vibrations are also likely to present a nuisance to people in the area;
 - Wind: Provided the ameliorations recommended by the specialist consultants are implemented (and as incorporated into the design of the Scheme), changes to wind patterns around the site are not expected to be significant;

- Visual amenity: The Scheme will mostly result in a minor to major changes in view; and
- Social: change in the urban fabric, loss of refuge, privacy and over-crowding for some people, increased noise, air pollution, and traffic congestion, an increase in activity in the area, and issues related to a two-tiered community. With the exception of the change to the urban fabric, all impacts would also result from the development of the site with buildings similar to those on the surrounding area.

MITIGATION

31. The EPS and its supporting Appendices report on the findings of the Environmental Impact Assessment in accordance with the Terms of Reference. Each topic area has addressed the specific requirements of the ToR and, where appropriate, mitigation measures have been recommended.
32. A number of measures to reduce the impact of the Scheme were incorporated into the siting and design of the Scheme components, through the iterations of the EIA process.
33. The main mitigation measures in respect of noise and vibration amelioration include:
 - In order to minimise the generation of excavation noise and vibration it is recommended that excavation is undertaken with a trencher and ripper;
 - A vibration monitoring plan should be formulated and implemented throughout the excavation phase. If vibration levels increase beyond values specified in the EPS, or cosmetic damage is widespread, works should be stopped and alternative means of excavation must be agreed with the competent authority;
 - The structural stability of surrounding buildings must be assessed prior to commencement of works;
 - A detailed Method Statement, prepared by a qualified geotechnical engineer, detailing the manner in which instability risks will be minimised during excavation and construction should be prepared and submitted as part of the Construction Management Plan;
 - Dust emissions will be controlled as described in Schedule III of the draft regulations;
 - Wheel-washing;
 - All vehicles and mechanical plant used on-Site should be maintained in good and efficient working order to minimise emission of pollutants;

-
- Equipment should be switched off, or idled down to a minimum, when not in use and located away from the sensitive receptors wherever possible;
 - Pre-planning regarding timing and working methods for earthworks;
 - Informing local residents of activities likely to cause nuisance;
 - Liaison with the Local Council;
 - The placement of an 8-course franka-stone wall around the perimeter of the Application Site is not likely to materially mitigate noise levels. Furthermore, once the excavation is complete, noise from the construction is not likely to be significant.
34. The following mitigation measures are proposed to minimise the impacts of the Scheme on the geo-environmental resources:
- No effluent will be allowed to run off the site. All run-off from the site must be directed to a waterproof sediment trap from where it is to be pumped out and disposed of as directed by the competent authorities;
 - No runoff will be permitted to enter the site from the surrounding streets;
 - The soil still existing on the Application Site will be removed from site when dry in order not to negatively affect its structure. The soil will be stored for use in the Landscaping Scheme;
 - Mobile toilets will be connected to the sewer;
 - Where possible reuse excavated material both on-site and off-site;
 - Any oils or other fuels that are retained on the site should be stored in leak-proof and adequately bunded containers;
 - Leak-proof waste deposit containers (especially for oily rags, oils, and similar polluting materials) must be provided on site and emptied regularly to approved disposal sites;
 - All servicing of vehicles and machinery is to be carried out off site;
 - Should any features of geological importance be discovered during the excavations, the works are to be halted immediately, the features secured, and immediately reported to the heritage authorities for assessment;
 - Scanline survey is undertaken at the commencement of excavations and progressively thereafter;
 - Good site management coupled with undertaking a progressive scanline survey as the site is excavated and appropriate actions to prevent / avoid earth

movements is recommended; the actions to be addressed in the CMP. In this respect it is important that these aspects of the CMP are reviewed by a geotechnical engineer; and

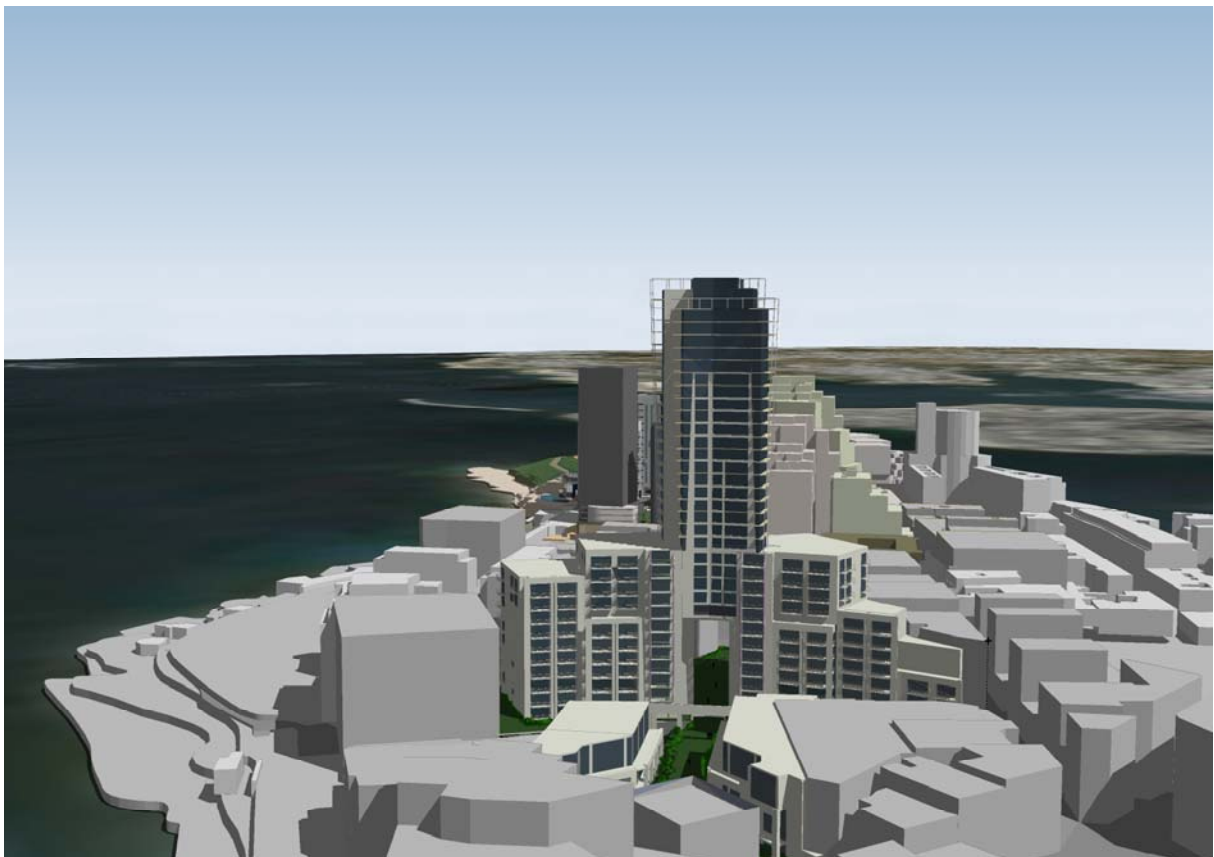
- A Construction Management Plan and Environmental Management Plan must be formulated and implemented from the start of the project; the contents of the plan must be communicated to all personnel and training provided where necessary.
35. The majority of the impacts described in the EPS, except impacts on visual amenity, would be expected whether the site is developed as low-rise traditional development, or whether it is developed in the manner being proposed. There are no major impacts that relate to the tall building component *per se*. Impacts of air quality, noise, vibration, geo-environmental, and most of the social aspects would be identical.

Commitment to Mitigation

36. The Applicant has confirmed his commitment to implement the above mitigation measures. It would be appropriate for these to be included in the Conditions of Permit should Development Permission be granted.

PA 01191/05
SLIEMA TOWNSQUARE

DIKJARAZZJONI DWAR L-IPPJANAR AMBJENTALI



Sunt Mhux Tekniku tad-Dikjarazzjoni Dwar l-Ippjanar Ambjentali

adi
ASSOCIATES
ENVIRONMENTAL
CONSULTANTS

**PA 01191/05
Sliema Townsquare
Sliema**

Dikjarazzjoni dwar l-Ippjanar Ambjentali

**Imħejjija għall-Applikant
minn
Adi Associates Ltd.
Konsulenti dwar l-Ambjent**

Ġunju 2007

Dan ir-rapport thejja minn Adi Associates Environmental Consultants Ltd bis-sengħa, attenzjoni u diliġenza raġonevoli kollha skond il-kundizzjonijiet tal-Kuntratt mal-klijent, u jinkorpora l-Kondizzjonijiet Standard tagħna waqt li jieħu in konsiderazzjoni r-riżorsi li ntużaw biex thejja skond il-ftehim mal-klijent.

Ma naċċettaw ebda responsabbiltà lejn il-klijent jew lejn haddieħor dwar materji li jmorru lil hinn mil-limiti msemmin hawn fuq.

Dan ir-rapport huwa konfidenzjali u għall-klijent biss u ma naċċettaw ebda tip ta' responsabbiltà lejn terzi persuni li lilhom jintwera dan ir-rapport, jew xi parti minnu. Dawn it-terzi persuni joqogħdu fuq dan ir-rapport b'riskju tagħhom.

Adi Associates Environmental Consultants Ltd
2nd Floor, BSL Centre
B'kara Road
San Gwann SGN 08
Tel / Fax: 2137 8172 – 21378177 - 21378180
Email: info@adi-associates.com
Web: <http://www.adi-associates.com>

adi
ASSOCIATES
ENVIRONMENTAL
CONSULTANTS

INTRODUZZJONI

1. Din id-Dikjarazzjoni dwar l-Ippjanar Ambjentali (DIA) tnejniet fisem Townsquare Sliema Ltd biex issostni l-applikazzjoni dwar l-ippjanar PA 01191/05 għall-iżvilupp mill-ġdid tas-sit fejn kien qabel il-Union Club f'Tas-Sliema f'kumpless *high rise* għal residenzi u uffiċċji, b'faċilitajiet ta' ħwienet għal xiri, ikel, xorb, divertiment u parkeġġ.
2. L-applikazzjoni dwar l-ippjanar PA 01191/05 kienet tqieset valida mill-Awtorità ta' Malta għall-Ambjent u l-Ippjanar (MEPA) fil-21 ta' Marzu 2005.
3. Il-MEPA ddeċidiet li l-Applikazzjoni kienet teħtieġ Dikjarazzjoni dwar l-Ippjanar Ambjentali (DIA) kif mitlub minn Skeda 1, Kategorija II (Taqsimiet 3.1.2.1 u 3.1.2.2 (ii)) tar-Regolamenti dwar l-iStudju dwar l-Impatt Ambjentali 2001², li titkellem dwar "Proġetti ta' Żvilupp Urban".
4. Minn hawn 'il quddiem, f'din id-Dikjarazzjoni dwar l-Ippjanar Ambjentali, il-kumpless *multi-storey* propost qed jissejjaħ 'l-iskema'.

Skop tad-Dikjarazzjoni

5. L-iskop ta' din id-Dikjarazzjoni dwar l-Ippjanar Ambjentali huwa li jiġu pprezentati r-riżultati ta' l-iStudju dwar l-Impatt Ambjentali (SIA). Dan huwa l-proċess li jiżgura li l-impatti ambjentali importanti li probabbli joħroġu mill-proposti jkunu studjati b'mod sistematiku. SIA jiżgura ukoll li s-sinjifikat ta' dawn l-impatti, u x'possibbiltà hemm li jitnaqqsu, jinftemu b'mod ċar kemm mill-pubbliku u kemm mill-MEPA qabel ma tittieħed deċiżjoni dwar jekk il-proġett għandux jibqa' miexi jew le.

L-ISFOND TA' L-ISKEMA

6. Is-Sit ta' l-Applikazzjoni jiġbor fih is-siti ta' Villa Drago u dak li qabel kien il-Union Club, Tas-Sliema. Mis-sit fejn kien qabel il-Union Club tneħħa l-bini fl-2004. Villa Drago baqgħet vojta minn minndu telaqha l-Gvern Libjan meta għalaq iċ-ċens temporanju fl-2000. Villa Drago u l-ġonna li fihom jinsab il-bini huma skedati fi Grad 1 taħt it-Taqsima 46 ta' l-Att ta' l-1992 Dwar l-Ippjanar ta' l-Iżvilupp.
7. Abbozz ta' Permess ta' Żvilupp taħt PA 00118/98 *Biex jitwaqqa' bini eżistenti u jitla' floku żvilupp varju li jinkludi: - (a) Post għall-Union Club (b) Shopping mall (ċ) Żoni kummerċjali u bini residenzjali (d) parkeġġ taħt l-art u faċilitajiet ta' servizz*, kien approvat fit-3 ta' Awissu 1999.
8. It-twaqqiġ tal-bini ta' dak li kien il-Union Club fis-Sit ta' l-Applikazzjoni kien approvat fis-7 ta' Ottubru 2003 (vide PA 06117/02). It-twaqqiġ inbeda fl-2004.

² Wieħed jinnota li l-Avviż Legali 114 ta' l-2007 issa ħa post dawn ir-regolamenti.

9. Pjan għall-Immaniġġjar ta' l-iSkart waqt it-tħaffir tal-parti tal-Union Club fis-Sit ta' l-Applikazzjoni sal-livell tal-pedamenti kien ġie sottomess taħt PA 02997/04. Din l-applikazzjoni għadha pendenti.
10. Inħareġ permess (vide PA 00470/00) għal *Irranġar u bdil fl-użu ta' Villa Drago għal bejgħ bl-imnut u l-bini ta' żewġ sulari ħwienet u żewġ sulari ufficiċċji in-naħa ta' ġewwa tal-plot*. Ir-raġunament dakinhar kien li ladarba l-iżvilupp kien fuq in-naħa ta' wara tal-Villa u a) ma jħassarx il-qagħda/ma jibdilx id-dehra tagħha, b) l-iżvilupp kien jippermetti l-użu kontinwu u attiv tal-bini, u ċ) il-bini jiġi rranġat, allura l-proposta setgħet tkun sostnuta, ukoll jekk kienet skedata Grad 1.
11. Dikjarazzjoni Deskrittiva tal-Proġett għall-iSkema ingħatat lill-MEPA f'Jannar 2007. Il-proġett jiġbor fih 242 appartement, 8,200m² ta' ħwienet għall-bejgħ bl-imnut jew ikel u xorb u użi ancillari, 5,700m² ta' spazju għal ufficiċċji, u 800 post ta' parkeġġ għall-karozzi. Din hija l-iSkema li qed tiġi kkunsidrata f'din id-DIA.

TERMINI TA' REFERENZA

12. It-Termini ta' Referenza (TtR) għall-iSIA kienu mħejjijin mill-MEPA b'konsultazzjoni ma' Dipartimenti governattivi li għandhom x'jaqsmu. Il-verżjoni finali ingħatat lill-Arkitett fl-20 ta' Marzu 2007.
13. It-TtR għad-DIA ġew ifformulati wara li l-MEPA għamlet eżercizzju dwar l-ambitu biex jiġu identifikati s-suġġetti li għandhom jiġu eżaminati fl-iSIA. It-TtR jiffokaw fuq dawk l-impatti li l-MEPA tikkunsidra sinjifikanti u għalhekk jeħtieġu iżjed studju, u ma jidhlux f'eżami ta' l-impatti ambjentali kollha possibbli. Fihom hemm imniżżlin ukoll id-diversi komponenti ta' l-iSIA.

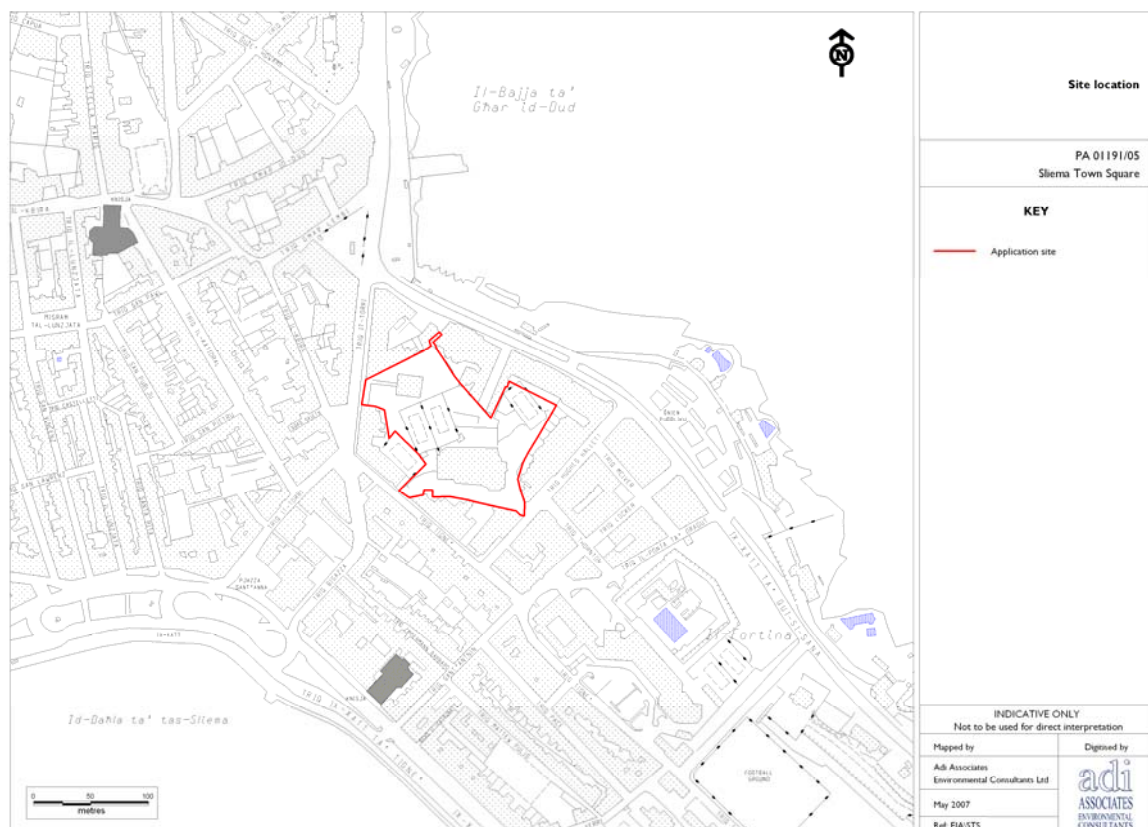
DIKJARAZZJONIJIET TA' METODU

14. Kif mitlub mir-Regolamenti dwar l-iSIA, il-Konsulenti li ħejjew din id-DIA kienu approvati mill-MEPA.
15. Dikjarazzjonijiet ta' Metodu li jiddeskrivu kif u kemm irid isir xogħol ta' stħarriġ bażiku, il-metodi użati biex jitqiesu l-impatti mbassrin ta' l-iSkema u l-mezzi li bihom kellha tiġi ddeterminata l-importanza tagħhom tħejjew għal studji dwar il-ħsejjes, il-ġeo-ambjent, il-pajsagġ u l-istudji soċjali.
16. Id-Dikjarazzjonijiet ta' Metodu kollha tqiesu aċċettabbli mill-MEPA u mbagħad intużaw bħala bażi għat-twertiq ta' l-iSIA.

KIF SAR L-ISIA

17. Il-prattika tajba tgħallimna li l-iSIA għandu jitqies bħala proċess iterattiv, aktar milli stima ambjentali ta' darba, magħmula wara d-disinn. B'dan il-mod, ir-riżultati ta' l-iSIA jistgħu jiddaħħlu fil-proċess tad-disinn u jwasslu biex isir proġett iktar sensitiv għall-ambjent. Għal dan l-iSIA, din kienet it-triq li ħadna.
18. Il-Konsulenti għamlu *baseline surveys* (stħarriġ bażiku) fid-diversi oqsma ta' speċjalizzazzjoni li jidhru fl-iSIA, ibbażati fuq l-Area ta' Influenza miftehma mal-MEPA għal kull qasam.
19. Sar studju ddetaljat ta' l-impatt li l-iSkema jkollha fuq il-karatteristiċi preżenti fis-sit u ġie identifikat kull benefiċċju ambjentali possibbli ta' l-iSkema.

Fig. 1: Mapa tal-post.



IMPORTANZA TA' L-IMPATTI

20. L-istudju ta' l-importanza ta' l-impatti li jirriżultaw mill-iSkema huwa stadju ewlieni fil-proċess ta' l-iSIA. Huwa dan il-ġudizzju li jholl u jorbot biex il-proċess ta' teħid ta' deċiżjonijiet ikun wieħed infurmat. L-importanza ambjentali tfisser li tistudja u tiżen l-ammont ta' tibdil ambjentali meqjus aċċettabbli għall-komunità.

-
21. Il-kriterji li ntużaw biex jiġi studjat kemm huwa importanti l-impatt huma dawn:
- Tip ta' l-impatt (negattiv/benefiku);
 - Firxa u kobor ta' l-impatt;
 - Kemm idum jinħass l-impatt (żmien qasir/żmien fit-tul);
 - Kemm hu reversibbli l-impatt;
 - Kemm hu sensittiv dak li jintlaqat minnu; u
 - Tqabbil ma' dak li jitolbu l-liġi, il-*policies* u l-*standards*.
22. Meta ntużaw dawn il-kriterji, fid-Dikjarazzjoni dwar l-Ippjanar Ambjentali kollha kemm hi, l-importanza ta' l-impatti li jirriżultaw mill-iSkema tqiegħdet f'kategoriji kif ġej:
- Mhux importanti;
 - Ta' importanza żgħira;
 - Ta' importanza kbira.
23. Definizzjonijiet tat-tifsira tal-'kategoriji ta' importanza' huma inklużi fil-kapitlu rilevanti. Madankollu, f'termini ġenerali, jekk impatt **mhux importanti** huwa aċċettabbli mill-angolu ambjentali; **importanza żgħira** tirrifletti l-fatt li l-impatt jista' jkun ikkontrollat; u **importanza kbira** hija marbuta mal-fatt li l-impatt huwa ta' ħsara ambjentali u jeftieġ disinn mill-ġdid jew miżuri mitigatorji biex l-impatt jitnaqqas kemm jista' jkun.
24. Id-Dikjarazzjoni dwar l-Ippjanar Ambjentali tiġbor fiha studju ta' l-importanza ta' l-impatti mbassrin u, wara l-miżuri mitigatorji proposti, l-importanza ta' xi impatti residwi. Impatt residwu huwa kull impatt li jibqa' jeżisti wara li jittieħdu l-miżuri mitigatorji proposti.
25. Speċjalisti fl-oqsma partikulari studjaw dawn is-sugġetti:
- Immanniġġjar ta' l-iskart;
 - Utilitajiet;
 - Ġeo-ambjent;
 - Wirt kulturali;
 - Emissjonijiet fl-arja;
 - Fsejjes u vibrazzjonijiet;
 - Riħ;
 - Dell;
 - Sbuħija tad-dehra; u
 - Impatti soċjali.
26. *Il-Pjan ta' Struttura għall-Gżejjer Maltin u Il-Pjan Lokali għall-Portijiet tat-Tramuntana* huma d-dokumenti ta' policy prinċipali li jkopru s-Sit ta' l-Applikazzjoni. Huma sostnuti mill-*Pjan għall-Immaniġġjar ta' l-iSkart* u mill-

Pjan għall-Ġebbla Maltija, li jipprovdu gwida specifika addizzjonali fejn jidhru l-immaniġġjar ta' skart u r-riċiklaġġ ta' materjal skavat. Id-*Draft Planning Policy on the Use and Application of the Floor Area Ratio* hija wkoll rilevanti billi tipprovdi gwida għal bini għoli.

27. Flimkien, dawn id-dokumenti ta' policy jipprovdu l-mezz prinċipali biex wieħed jiġġudika l-merti ta' l-applikazzjoni dwar l-ippjanar. Bħala tali, il-policies ta' dawn il-Pjani li huma rilevanti għandhom jitqiesu biex tittieħed deċiżjoni. Dawn jinkludu il-policies SET 1, SET 6, SET 7, BEN 1, BEN 2, BEN 3, BEN 4, BEN 12, BEN 17, HOU 1, COM 5, AHF 4, MIN 19, TRA 2, TRA 3, TRA 4, TEM 1, TEM 4, UCO 7, RCO 1, PUT 8 u PUT 13 tal-Pjan ta' Struttura. Il-policies NHSJ 15, NHSE 01-10, NHRE 01-NHRE 03 tal-Pjan Lokali għall-Portijiet tat-Tramuntana u l-policies HS3-8 u DC1-22 tal-Pjan Likali għall-Ġebbla Maltija u l-policies SWM2, SWM3, SWM7, u SWM10 tal-Pjan għall-Immaniġġjar ta' Skart huma wkoll rilevanti għall-iSkema.
28. Id-DIA turi li l-iSkema kif maħsuba bħalissa taqbel mal-biċċa l-kbira ta' dawn il-policies.

IMPATTI AMBJENTALI IMPORTANTI

29. L-impatti li wieħed jista' jbassar li l-iSkema jkollha fuq l-ambjent kienu studjati sugġett sugġett, skond it-termini ta' referenza. Attenzjoni partikulari qed tingħata lil dawk li huma mbassrin bħala impatti prinċipali u kif dawn, jekk hu possibbli, ikunu mitigati.
30. L-impatti prinċipali li tohloq l-iSkema għandhom x'jaqsmu ma':
- Skart minerali: L-iskavar jirriżulta fi produzzjoni sinjifikanti ta' blat għar-rimi;
 - Wirt kulturali: Ir-restawr ta' Villa Drago u l-ġonna tagħha, li hi ħaġa ta' benefiċċju;
 - Kwalità ta' l-Arja: L-iskavar aktarx jikkawża żjieda fil-livell ta' trabijiet fl-inħawi ta' madwar, u t-traffiku assoċjat ma' l-iSkema aktarx jaggrava l-qagħda tal-livelli permessi diġà maqbużin, fejn tidhru il-kwalità ta' l-arja.
 - Hsejjes: Il-ħsejjes mill-iskavar aktarx jagħtu lok għal ħafna lmenti;
 - Vibrazzjoni: Fl-assenza ta' informazzjoni strutturali dwar il-bini ta' madwar, l-impatt fuq l-integrità strutturali tiegħu huwa incert, il-vibrazzjonijiet aktarx ukoll li jdejqu lin-nies li joqogħdu fl-inħawi;
 - Riħ: Sakemm it-titjib irrakkomandat mill-konsulenti speċjalisti jiġi implimentat (u kif inkorporat fid-disinn ta' l-iSkema), mhux mistenni li jkun hemm tibdil importanti fil-karatteristiċi tar-riħ madwar is-sit;

- Sbuñija tad-dehra: L-iSkema għib magħha tibdil li jvarja minn żgħir sa kbir fil-veduta; u
- Soċjali: bidla fit-tifsila urbana, telf ta' kenn u privatezza u ffullar għal xi nies, żjeda ta' ħsejjes, tingis ta' l-arja u kongestjoni ta' traffiku, żjeda fl-attività fl-inħawi, u problemi marbutin ma' komunità ta' żewġ livelli. Bl-eċċezzjoni tal-bidla fit-tifsila urbana, l-impatti kollha jirriżultaw xorta waħda mill-iżvilupp tas-sit b'bini li jixbah dak li hemm fl-inħawi ta' madwar.

MIŻURI MITIGATORJI

31. Id-DIA u l-Appendiċijiet li jsostnuha jirraportaw ir-riżultati ta' l-Istudju dwar l-Impatt Ambjentali skond it-Termini ta' Referenza. Kull qasam ta' suġġett ħares lejn ir-reqwiziti speċifiċi tat-TtR u, fejn kien meħtieġ, miżuri mitigatorji għew irrakkomandati.
32. Għadd ta' miżuri li jnaqqsu l-impatt ta' l-iSkema għew inkorporati fit-tqegħid u d-disinn tal-komponenti ta' l-iSkema, permezz tal-proċess iterattiv ta' l-iSIA.
33. Il-miżuri mitigatorji ewlenin biex titjieb il-qagħda fejn jidhlu ħsejjes u vibrazzjonijiet jinkludu:
 - Biex il-ħsejjes u l-vibrazzjoni mill-iskavar jitnaqqsu kemm jista' jkun huwa rakkomandat li t-tħaffir isir bi *trencher* u *ripper*;
 - Għandu jiġi fformulat pjan ta' monitoraġġ tal-vibrazzjoni u jiġi implimentat matul il-fażi kolla ta' l-iskavar. Jekk il-valuri tal-vibrazzjoni jaqbzū dawk speċifikati fid-DIA, jew ikun hemm ħsara kożmetika mifruxa, ix-xogħlijiet għandhom jitwaqqfu u, bi ftehim ma' l-awtorità kompetenti, jinstabu mezzi oħrajn ta' tħaffir;
 - L-istabbiltà strutturali tal-bini ta' madwar għandha tiġi studjata qabel ma jibda x-xogħol;
 - Dikjarazzjoni ta' Metodu ddettaljata, imħejjija minn inginier ġeotekniku kkwalifikat u li turi b'mod iddettaljat kif sa jitnaqqsu r-riskji ta' instabbiltà waqt l-iskavar u l-kostruzzjoni, għandha ssir u tiġi pprezentata bħala parti mill-Pjan ta' l-Immaniġġjar tal-Kostruzzjoni (PIK);
 - Il-ħruġ ta' trabijiet ikun ikkontrollat kif deskritt fi Skeda III ta' l-abbozz tar-regolamenti;
 - Ħasil tar-roti;
 - Il-vetturi u t-tagħmir mekkaniku kollu li jintuza fis-Sit jinżamm jaħdem sew u b'mod effiċjenti biex jitnaqqas kemm jista' jkun il-ħruġ ta' elementi li jniġġsu;

-
- It-tagħmir għandu jintefa, jew jithaddem b'mod minimu, meta m'hux jintuża u għandu jitqiegħed 'il bogħod minn elementi sensitivi kull meta huwa possibbli;
 - Ikun hemm ippjanar minn qabel dwar meta u kif isir ix-xogħol tat-tħaffir;
 - Ir-residenti lokali jiġu infurmati bl-attivitajiet li jistgħu jdejquhom;
 - Ikun hemm *liaison* mal-Kunsill Lokali.
 - It-tqegħid ta' ħajt tal-franka ta' 8 filati mad-dawra tas-Sit ta' l-Applikazzjoni aktarx li ma jnaqqasx materjalment il-livelli tal-ħsejjes. Terġa', wara li jitlesta t-tħaffir, il-ħoss waqt il-kostruzzjoni m'hux mistenni li jkun sinjifikanti.
34. Il-miżuri mitigatorji msemmijin hawn taħt huma proposti biex jitnaqqsu kemm jista' jkun l-impatti ta' l-iSkema fuq ir-riżorsi ġeo-ambjentali:
- Ebda ilma maħmuġ ma jrid jithalla joħroġ mis-sit. Kull ilma li joħroġ mis-sit irid jiġi nkanalat għal ġo filtru tan-naqal li ma jhallix joħroġ ilma u minn hemm jiġi ppumpjat 'il barra u jintrema skond ma jiddettaw l-awtoritajiet kompetenti;
 - Ebda ilma tal-ħamla ma jithalla jidħol fis-sit mit-toroq ta' madwaru;
 - Il-ħamrija li għad hemm fis-Sit ta' l-Applikazzjoni titneħħa minnu meta tkun xotta biex ma jkunx hemm effett ħażin fuq l-istruttura tagħha. Il-ħamrija tinħażen biex tintuża fl-iSkema tat-Tisbiħ tal-Pajsaġġ;
 - *Mobile toilets* jitqabbdu mad-drenaġġ;
 - Kulmeta possibbli, il-materjal skavat fis-sit jew 'il barra minnu jerġa' jintuża;
 - Iż-żjut jew karburanti oħrajn li jinżammu fis-sit iridu jinħażnu f'kontenituri li ma joqtrux u li jkollhom ilqugħ tajjeb;
 - Kontenituri għall-iskart li ma joqtrux (speċjalment għal ċraret biż-żejt, żjut u materjali oħrajn li jniġġsu) iridu jiġu pprovduti fis-sit u jitbattlu regolarment f'postijiet approvati għar-rimi ta' skart;
 - Kull manutenzjoni ta' vetturi u makkinarju trid isir barra mis-sit;
 - Jekk waqt it-tħaffir jinstabu oġġetti ta' importanza ġeoloġika, ix-xogħol għandu jitwaqqaf immedjatament, l-oġġetti jitharsu u jsir rapport mill-ewwel lill-awtoritajiet tal-wirt nazzjonali biex jeżminawhom;
-

- Għandu jsir *scanline survey* fil-bidu ta' l-iskavar u progressivament wara;
 - Huwa rrakkomandat immaniġġjar tajjeb fis-sit flimkien ma' *scanline survey* progressiv waqt l-iskavar tas-sit u azzjonijiet f'waqthom biex jipprevenu/jevitaw ċaqliq ta' l-art; l-azzjonijiet għandhom jiġu spjegati fil-PIK. F'dan ir-rigward, huwa importanti li dawn l-aspetti tal-PIK jiġu eżaminati minn inġinier ġeotekniku, u
 - Pjan ta' Immaniġġjar tal-Kostruzzjoni (PIK) u Pjan ta' Immaniġġjar Ambjentali (PIA) għandhom jitfasslu u jitħaddmu sa mill-bidu tal-proġett; il-kontenut tal-pjanijiet irid jiġi mgħarraf lill-personal kollu u jiġi pprovdut taħriġ fejn meħtieġ.
35. Il-biċċa l-kbira ta' l-impatti deskritti fid-DIA, minbarra l-impatti fuq is-sbuħija tad-dehra, wieħed jistenniehom kemm jekk is-sit jiġi żviluppat b'bini baxx tradizzjonali u kemm jekk jiġi żviluppat bil-mod li qed jiġi propost. M'hemmx impatti kbar marbutin mal-komponent tal-bini għoli *per se*. L-impatti fuq il-kwalità ta' l-arja, il-ħsejjes, il-vibrazzjoni u l-aspetti ġeo-ambjentali u soċjali jkunu identiċi.

Impenn għal Miżuri Mitigatorji

36. L-Applikant ikkonferma l-impenn tiegħu li jimplementa l-miżuri mitigatorji msemmijin hawn fuq. Ikun xieraq li dawn jiddaħħlu fil-Kundizzjonijiet tal-Permess, jekk kemm-il darba jinħareġ il-Permess ta' Żvilupp.