

SEA SCREENING TEMPLATE

Part A – Plan/Programme (PP) and Responsible Authority

Title of PP: Partial Local Plan Review of the Central Malta Local Plan (2006) Area of Containment at Tal-Handaq North, Qormi

Responsible Authority: Planning Authority

Contact Person: Anna Dora Deguara

Position: Executive II, Planning Directorate

Contact Address: St. Francis Ravelin, Floriana

Contact Phone Number: 22901080

Contact email: anna.deguara@pa.org.mt

Date: September 2021

Part B – Key Facts

Responsible Authority: Planning Authority

Title of PP: Partial Local Plan Review of the Central Malta Local Plan (2006) Area of Containment at Tal-Handaq North, Qormi

Purpose of PP: The purpose of this Partial Local Plan Review is to set the development planning parameters for the Area of Containment (AoC) at Tal-Handaq North in Qormi which is mainly accessed, and located just south of, Triq Guze Duca and directly adjacent to, and north of, the Tal-Handaq Enterprise Hub - Industrial Area (refer to figure 1 in Appendix 1). The AoC at Tal-Handaq North was designated as such by the Central Malta Local Plan (CMLP), 2006 (refer to Figure 2 in Appendix 1). CMLP Policy CG05 guides AoCs within this Local Plan and requires the following:

“...MEPA will on a case by case basis review industrial and commercial operations within such Areas of Containment, and identify acceptable operations within such areas together with required road layouts. Mitigation measures are to be implemented on the selected sites to reduce negative impacts in the form of comprehensive schemes to upgrade the visual elements of these areas, which would include landscaping and other embellishment measures, as well as the provision of adequate common parking areas.”

The Planning Authority's Objectives for this Partial Local Plan Review are as follows:

a) To establish the land use zoning, building height limitation, road alignments and other relevant planning parameters for the Area of Containment;

- b) Initiate and follow the requirements of Policy CG05 (Area of Containment) of the Central Malta Local Plan; and
- c) To improve the general quality of the Area of Containment.

Is the PP the result of legislative, regulatory or administrative provisions?

Explain. Yes. This Partial Local Plan Review results from the Development Planning Act of 2016 which sets out the procedures to be followed when an approved Local Plan is being prepared, amended or updated.

Period covered by PP: n/a.

Envisaged Frequency of Updates: The Partial Local Plan Review may be reviewed in part or in full as frequently as may be necessary as per Article 53(4) of the Development Planning Act 2016.

Area covered by PP: Refer to Figure 3 in Appendix 1. The AoC at Tal-Handaq North subject of this Partial Local Plan Review has an area of about 68,200sqm of which approximately 23% is already developed and 77% is still vacant land. The western part of the AoC (Zone A) consists mostly of the developed land for industrial, warehousing and storage related buildings, with a building height ranging from 9.8m to 14m and with road alignments already defined. The eastern part is still mostly undeveloped (Zone B) and consists predominantly, of open fields within the AoC boundary, apart from an existing older (factory type) building which has been redeveloped follow grant of permission PA2648/14 and subsequent amendments.

Summary of PP content:

This Partial Local Plan Review requires that development applications within the Tal-Handaq North AoC are to conform to the provisions of a new Policy PRHA1 as detailed out on Map HA1 Tal-Handaq North Sub Areas, Map HA2 Tal-Handaq North Policy Map and Map HA3 Tal-Handaq North Comprehensive Planning Areas (refer to figures 3, 4 and 5 in Appendix 1 respectively).

Land Use:

Policy PRHA1 divides this AoC into 2 sub-areas Zones A and B as indicated on Map HA1 (refer to figure 3 in Appendix 1) to designate the following land uses as indicated on Map HA2 (refer to figure 4 in Appendix 1):

Land Use Zone A: Class 5A light industry; Class 5B general industry; Class 6A warehousing, storage and distribution, and; Ancillary and supporting land uses provided that these are non-predominant uses within Zone A;

Land Use North Zone B: Class 4A offices and Class 4B retail at the northern part of Zone B facing the land outside the development zone (ODZ) overlooking Triq Guze Duca;

Land Use Remaining Zone B: Class 5A light industry; Class 5B general industry; Class 6A warehousing, storage and distribution; Ancillary and supporting land uses provided these are non-predominant uses and; a maximum of 10,000sqm of independent Class 4A offices within the remaining portion of Zone B.

Development Parameters and Building Heights

PRHA1 states that, for all zones within this AoC, the height of development for both Zone A and Zone B shall not exceed the maximum allowable overall height of 15.4m above the highest road level. Further provisos are included:

- (a) A maximum gross developable floor area of 95,000sqm is being divided between each of the three building blocks within Zone B,
- (b) Comprehensive Planning Areas on Map HA3 (refer to figure 5 in Appendix 1) and
- (c) an amenity space (refer to figure 4 in Appendix 1).

Design Parameters

PRHA 1 requires that new and or redevelopment within the AoC leads to a general improvement in the visual appearance of the AoC and its surroundings. No blank walls are to be created and colour schemes/lighting schemes/architectural detailing alone are not acceptable as mitigation measures. The façade of the retail/office buildings at the North Zone B facing ODZ are to be properly designed and no access to these buildings shall be allowed from land located outside the AoC boundary.

Transport and Parking

This policy refers to standard development control parking requirements and requires internalisation of operations and servicing. Whilst underground parking and servicing space provision is supported, the Urban Improvement Fund (UIF) Scheme may be

considered. Nonetheless, the comprehensive development applications within Zone B are to be accompanied by a Green Transport Plan. Junction upgrading works were also identified (refer to Figure 6 in Appendix 1).

Sustainability

The introduction of Green Infrastructure measures is mandatory and matters such as the use of sustainable building materials, passive environmental control design, the integration of carbon-reduction measures and photovoltaic panel roof installations are favourably considered. Vertical green wall screening especially across the facades overlooking ODZ and the amenity space are also encouraged.

Planning Gain

The developer of Zone B is required to fund the construction of the necessary roads and junction improvements within Zone B as detailed on Map HA2 within the policy boundary and are to be implemented as part of any new or redevelopments as planning gain at the expense of the developer (refer to figure 3 in Appendix 1).

Part C – SEA Criteria

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
<p>Is the PP subject to preparation and/or adoption by a national, regional or local authority</p> <p>OR</p> <p>prepared by an authority for adoption through a legislative procedure by Parliament or Government (Regulation 3)</p>	Yes	The Partial Local Plan Review follows the procedure delineated by Article 53 of the Development Planning Act, 2016 (Cap 552).
<p>Is the PP required by legislative, regulatory or administrative provisions? (Regulation 3)</p>	Yes	The policy guidance falls under the provision of Article 48 of the Development Planning Act, 2016 (Cap 552).
<p>Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use</p> <p>AND</p> <p>does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Regulation 4(2)(a))</p>	Yes	This PP has been prepared for town and country planning or land use, predominantly for the industry. This PP sets the framework for future development consent of projects, within a designated AoC, listed in Annexes I and II to the EIA Directive 85/337/EEC.
<p>Will the PP, in view of its likely effect on sites, require an assessment under Articles 6 or 7 of the Habitats Directive? (Regulation 4(2)(b))</p>	No	Consultations were carried out with the competent Authority for the Habitats Directives, being the Environment and Resources Authority (ERA), which did not highlight that such assessment is required (refer to Appendix 2). No SACs or SPAs are located within or in the proximity of the site covered by the Partial Local Plan Review.

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
<p>Does the PP determine the use of small areas at local level</p> <p>OR</p> <p>is it a minor modification of a PP subject to Regulation 4(2)(a) (Regulation 4(3))</p>	Yes	<p>This Partial Local Plan Review falls within Regulation 4(3) as it determines the use of small areas at local level, referred to in Regulation 4(2)(a) which are prepared for town and country planning or land use, predominantly for the industry, and which set the framework for future development consent of projects listed in Annexes I and II to Directive 85/337/EEC.</p>
<p>Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Regulation 4(4))</p>	Yes	<p>This Partial Local Plan Review sets out the site-specific development planning criteria to enable assessment of projects at development application stage.</p>
<p>Is the PP likely to have a significant effect on the environment? (Regulation 4(5))</p>	No	<p>Consultations were carried out with the Superintendent of Cultural Heritage, the Environment and Resources Authority, Agriculture Directorate, Energy and Water Agency, Regulator for Energy and Water Services, Malta Resources Authority, Environmental Health Directorate, Occupational Health and Safety Authority and Transport Malta (refer to Appendix 2).</p> <p>The Regulator for Energy and Water Services (REWS) and Transport Malta (TM) did not reply. The main issues raised through the replies are summarised and discussed below:</p> <p>(a) The Malta Resources Authority (MRA) replied with a "NIL Reply from MRA".</p> <p>(b) the Rural Affairs Department within the Agriculture Directorate replied with a no objection.</p> <p>(c) The Superintendence of Cultural Heritage (SCH) recommended that the farmhouse</p>

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		<p>and cistern are to be integrated in any future development and should not be adversely affected by new roads. Such details and extent of preservation will need to be assessed once a planning application has been formally submitted. Any ground disturbance, throughout the site, would need to be archaeologically monitored.</p> <p>(d) the Energy and Water Agency (EWA) recommended that planning decisions oblige the use of stormwater management options to allow recharge when planning landscaping and road works. Furthermore, EWA noted that it is important that permitted activities within the area in question and stormwater infrastructure, consider the protection of the quality of runoff water for recharge.</p> <p>It is noted that this issue has been addressed through a revision of the policy text.</p> <p>(e) At this stage, the Occupational Health and Safety Authority (OHSA) referred that there are no issues and concurs with the statement in item 3.7 – “ industrial and warehousing land uses are considered to be incompatible with residential areas” to recommend against having buildings housing both residential units and workplaces or adjacent to each other.</p> <p>(f) The Environmental Health Directorate (EHD) recommended that consideration to other policies and/or regulations is given due importance and any new buildings should not have an adverse effect on the human health. Considerations for air, noise, traffic, waste, vibration and light</p>

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		<p>pollution during the construction and operation phase which may be a determinant for the human and environmental health of the area of influence and the public must be accounted for. The necessary monitoring and mitigation measures are to be adopted at all stages of development. EHD recommended that a holistic study on the drainage system should also be carried out prior commencement of any work to identify if the current system will be able to handle any increase in wastewater volume to prevent any negative impacts on health and the environment particularly when considering the nearby private residences and secondary school.</p> <p>It is noted that the impact on the sewage network is to be assessed at development application stage.</p> <p>(g) The Environment and Resources Authority (ERA) identified that this PLPR is likely to intensify vehicular traffic in the area, which in turn would require upgrading of roads and road junctions. ERA referred that it is important to ensure that such works are kept to the barest minimum to avoid adverse environmental impacts and that the intensification of traffic in the area may also have an adverse impact on air quality, which would ideally be studied comprehensively at this point in time such that any impacts can be addressed through suitable actions and mitigation measures. ERA specified that although such aspects may be studied at a later stage during the development permitting process, studies and design of mitigation measures at this stage may prove to be more effective.</p>

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
		It is noted that the policy has been amended by including a proviso which requires that comprehensive development applications within Zone B are also to be accompanied by an Air Quality Study which should take into account the cumulative effect of the development on all of Zone B on air quality.
<p>Is the PP's sole purpose to serve national defence or civil emergency</p> <p>OR</p> <p>is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7</p> <p>OR</p> <p>Is it a financial or budget PP?</p>	No	N/A.

Part D – Likely Significance of Effects on the Environment

Responsible Authority: Planning Authority

Title of PP: Partial Local Plan Review of the Central Malta Local Plan (2006) Area of Containment at Tal-Handaq North, Qormi

Criteria for determining the likely significance of effects on the environment	Likely to have significant environmental effects? Yes/No (no other answer except Yes/No)	Summary of significant environmental effects (negative and positive)
the degree to which the PP sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	No	Although the Tal-Handaq North AoC has been identified as such by the CMLP (2006), this PLPR sets the planning framework and development criteria to be used in the determination of development applications submitted for projects on site.
the degree to which the PP influences other plans and programmes including those in a hierarchy	No	This PLPR updates the CMLP (2006) to include a new policy PRHA1 as detailed with policy maps within the local plan hierarchy as per Articles 48 of the Development Planning Act (DPA) 2016. Article 52 of the DPA, 2016 refers that precedence should be afforded in the following order: the Spatial Strategy over the subject plan; the subject plan over the local plan, the local plan over the action plan or management plan, the action plan or the management plans over the development brief and the development brief over other policies mentioned in article 50.
the relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development	No	In this regard, this Partial Local Plan Review promotes sustainable development by including a policy proviso which mandates the introduction of green infrastructure measures. This proviso favourably considers matters such as the use of sustainable building materials, design which allows for passive environmental control, the integration of carbon-reduction measures during daily use of the

		buildings, the use of the roof levels for photovoltaic panel installation and vertical green wall screening.
environmental problems relevant to the PP	No	<p>Although the site is earmarked for development by the 2006 CMLP, the extent of site coverage, the intensity of the development and other relevant planning criteria are being set through this PLPR. These criteria have both direct and indirect effects on the environment.</p> <p><i>Ground disturbance and features on site</i></p> <p>The site consists of predominantly agriculture land likely to the uncovering of heritage features related to the classic/punic tombs recorded within 60m from the southwestern boundary (Zone B) as well as an old farmhouse with cistern amongst light industry buildings at the southeastern side (Zone A). Whilst the Rural Affairs Department within the Agriculture Directorate did not raise any objections, the SCH referred the development consent mechanism is to consider the detailing and extent of preservation of the heritage features together with archaeological monitoring.</p> <p><i>Ground Water:</i></p> <p>The site is located within the Groundwater protection Zone and thus, protected by the by the Water Framework Directive. The development planning criteria being set by the Partial Review, particularly the proposed site coverage, have a direct impact on groundwater since recharge will be modified and/or reduced to a minimum. Furthermore, the nature of the development, particularly the industrial uses, may prejudice the quality of run-off water which can infiltrate and recharge the underlying aquifer. These potential impacts may consequently exacerbate water shortage and</p>

		<p>thus, vulnerability of the Maltese Islands to climate change. The policy refers to green infrastructure but does not include direct reference to water management. As recommended by EWA, a provision has been included in the policy to address such concerns. If the recommendations referred by the EWA (rainwater runoff within the area can infiltrate and recharge the underlying aquifer whilst processing/filtering water discharge and runoff – not to seep unfiltered in the water table) is included in the policy, the impact may be reduced.</p> <p><i>Health and Wastewater Infrastructure:</i></p> <p>The Health Directorate raised considerations for air, noise, traffic, waste, vibration and light pollution during the construction and operation phase which may be a determinant for the human and environmental health of the area of influence and the general public to the effect of recommending that the necessary monitoring and mitigation measures to be adopted at all stages of development. Whilst it may be reasoned that these issues may be addressed at development application stage since they relate to the construction and operation phase, the Health Directorate raised another issue relevant to health and environment planning. The Health Directorate referred that a holistic study on the drainage system should also be carried out prior commencement of any work to identify if the current system will be able to handle any increase in wastewater volume. Although the area is predominantly an industrial zone, the site is close to private residents and a Secondary School. Whilst it is noted that the development consent mechanism includes provisos to address infrastructure issues, such as statutory consultations and utility management plans as necessary,</p>
--	--	--

		<p>the issue relates to cumulative impacts resulting from the eventual submission of individual applications. Nonetheless, a utility infrastructure study covering only this AoC would also be piecemeal when considering that the holistic impact on infrastructure is in effect on a wider scale to include a local, as well as a national, comprehensive plan. Thus, it is noted that issues raised by the Health Directorate are to be addressed through the development consent mechanism and the need to upgrade the sewer network will be identified at the appropriate stage accordingly.</p> <p><i>Transport Infrastructure and Air pollution:</i></p> <p>Further issues relating to the intensity and infrastructure requirements of the development emanating through this Partial Review were raised by ERA. A Traffic Impact Statement (TIA) has already been carried out at plan stage, and necessary road network upgrading works were identified particularly when considering the intensification of vehicular traffic emanating from this Partial Review. ERA is raising concerns in terms of air quality and recommends that air quality is ideally studied comprehensively at this point in time such that any impacts can be addressed through suitable actions and mitigation measures.</p> <p>When considering that the site falls within the area identified for the Air Quality Management Plan under Regulation 32 of the Air Quality Regulations 2010 and that it may already exceed established thresholds, the policy has been amended to include a proviso that comprehensive development applications within Zone B are also to be accompanied by an Air Quality Study which should take into account the cumulative effect of the</p>
--	--	---

		development on all of Zone B on air quality.
the relevance of the PP for the implementation of Community legislation on the environment (e.g. PPs linked to waste management or water protection)	No	The scope of this Partial Local Plan Review is not a requirement for the implementation of Community legislation on the environment.
the probability, duration, frequency and reversibility of the effects	No	The probability, duration, frequency and reversibility of the effects relating to issues raised by the Energy and Water Agency, the Environmental Health Directorate and the Environment and Resources Authority as indicated in Appendix 2 are to be addressed through the development consent mechanism. Furthermore, such effects relating to the Groundwater Protection Zone and Air Quality will be reduced through the policy provisos in the final policy text.
the cumulative nature of the effects	No	It is noted that the development of Zone B, which involves most of the undeveloped land area within this AoC, into four comprehensive planning areas ameliorates the cumulative assessment of effects. The cumulative effects, including those relating to issues raised by the Energy and Water Agency, the Environmental Health Directorate and the Environment and Resources Authority as indicated in Appendix 2, are to be addressed through the development consent mechanism. Furthermore, such effects relating to the Groundwater Protection Zone and Air Quality will be reduced through the policy provisos in the final policy text.
the trans-boundary nature of the effects	No	N/A
the risks to human health or the environment (e.g. due to accidents)	No	Issues raised in relation to potential loss and/or contamination of groundwater recharge, overloading of wastewater infrastructure and increase in air pollution pose a risk to human health particularly when

		<p>considering that the site falls within a wider area identified for the Air Quality Management Plan under Regulation 32 of the Air Quality Regulations 2010 and it may already exceed established thresholds.</p> <p>The policy provisos in the final policy text together with processing throughout the development consent mechanism are to address issues raised by the Energy and Water Agency, Environmental Health Directorate and the Environment and Resources Authority.</p> <p>The Occupational Health and Safety Directorate did not raise any specific issues at this stage, other than those which are to be addressed throughout the processing of the eventual development application as per laws, regulations, standards, and guidelines such as the separation of incompatible land uses.</p>
<p>the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>No</p>	<p>The AoC has an area of about 68,200 sqm, which in relation to the urban conurbations in the area, is relatively small. However, the issues raised with regards to potential loss and/or contamination of groundwater recharge, overloading of wastewater infrastructure and increase in air pollution may affect a wider area particularly when considering that the site falls within a wider area identified for the Air Quality Management Plan under Regulation 32 of the Air Quality Regulations 2010 and it may already exceed established thresholds.</p> <p>The policy provisos in the final policy text together with processing throughout the development consent mechanism is to address issues raised by the Energy and Water Agency, Environmental Health Directorate and the</p>

		Environment and Resources Authority.
<p>the value and vulnerability of the area likely to be affected due to:</p> <p>(i) special natural characteristics or cultural heritage;</p> <p>(ii) exceeded environmental quality standards or limit values</p> <p>(iii) intensive land-use</p>	No	<p>The site, which is mostly agricultural land with potential archaeological findings, lies within the Groundwater Protection Zone and thus protected by the Water Framework Directive. CMLP Map CV1 protects the site and its environs for its Hydrological Importance. However, issues related to heritage and water management are to be addressed throughout the development consent mechanism as recommended by SCH and EWA respectively. Furthermore, it is recommended that a proviso is included in the policy to specify recommendations referred by EWA.</p> <p>The area in question lies in an area in the vicinity of the Wied il-Kbir Mean Sea Level Galleries. Furthermore, Wied Qirda and Wied Ta' Bloq, which form part of a network of valleys listed for their potential ecological and landscape value (Wied tal-Baqqiegħa, Wied Hesri, Wied Xkora, Wied Musa, Wied ta' Kandja and Wied Sillani), are located about 800m – 1km away from the site. A Tree Protection Area, which also forms part of Wied Qirda and Wied ta' Bloq Valley network (L.N.200/2011 & G.N. 473/2011) and falls within an Area of High Landscape Value, is located 400m away from the site (refer to Maps CV1 and CV2 of the CMLP). No major concerns were raised in this regard, and thus any issues are to be addressed throughout the development consent mechanism.</p> <p>The site falls within a wider area identified for the Air Quality Management Plan under Regulation 32 of the Air Quality Regulations 2010 and it may already exceed established thresholds.</p> <p>The policy provisos in the final policy text together with processing throughout the development</p>

		consent mechanism is to address issues raised by the Energy and Water Agency, Environmental Health Directorate and the Environment and Resources Authority.
the effects on areas or landscapes which have a recognised national, Community or international protection status	No	<p>The site is located circa 800km – 1km away from Wied Qirda and Wied Ta' Bloq, which form part of a network of valleys, listed for their potential landscape value (Wied tal-Baqqiegha, Wied Hesri, Wied Xkora, Wied Musa, Wied ta' Kandja and Wied Sillani) as well as 400m away from a Tree Protection Area, which also falls within an Area of High Landscape Value.</p> <p>Although this Partial Review is setting a new building height limit for a currently undeveloped site, the impact of these new buildings on vulnerable areas for landscape value is considered to be low in view of the separation distance as well as already existing developed areas in the area. In general, the nearby development areas are set with a height limitation of 3 floors with semibasement having an allowable maximum height of 17.5m as indicated on CMLP Map QOM3 and interpreted by DC2015. This is higher than the maximum allowable height in meters considered by this Partial Review, being 15.4m. Furthermore, no visual impact issues were raised by the consultees as listed in Appendix 2.</p>

Part E – Summary of Environmental Effects

At this stage, environmental effects which may emanate from this Review have been identified to relate to the potential loss and/or contamination of groundwater recharge, overloading of wastewater infrastructure and increase in air pollution which may affect a wider area particularly when considering that the site, being close to the residential and school area, lies within the Groundwater Protection Zone and falls within the Air Quality Management Plan under Regulation 32 of the Air Quality Regulations 2010 and may already exceed established thresholds respectively.

The development consent mechanism includes adequate provisions to address recommendations referred by the Energy and Water Agency, the Environmental Health Directorate and the Environment and Resources Authority. Nonetheless, the policy has been revised to include specific provisos to ensure stormwater management including the protection of the Upper Coralline Outcrops as important recharge areas and that air quality issues are addressed.

Part F – Screening Outcome

Screening is required under the Strategic Environmental Assessment Regulations, 2010 (Legal Notice 497 of 2010). It is MEPA's view that:

- An SEA is required because the PP falls under the scope of Regulation 4(3) of the Regulations and is likely to have significant environmental effects
- An SEA is required because the PP falls under the scope of Regulation 4(4) of the Regulations and is likely to have significant environmental effects
- An SEA is not required because the PP is unlikely to have significant environmental effects.

Joseph Scalpello

Name of Officer responsible for the Screening Report

Signature of Officer responsible for the Screening Report

Planning Authority

Name of Responsible Authority

16th September 2021

Date

Notes to Responsible Authorities:

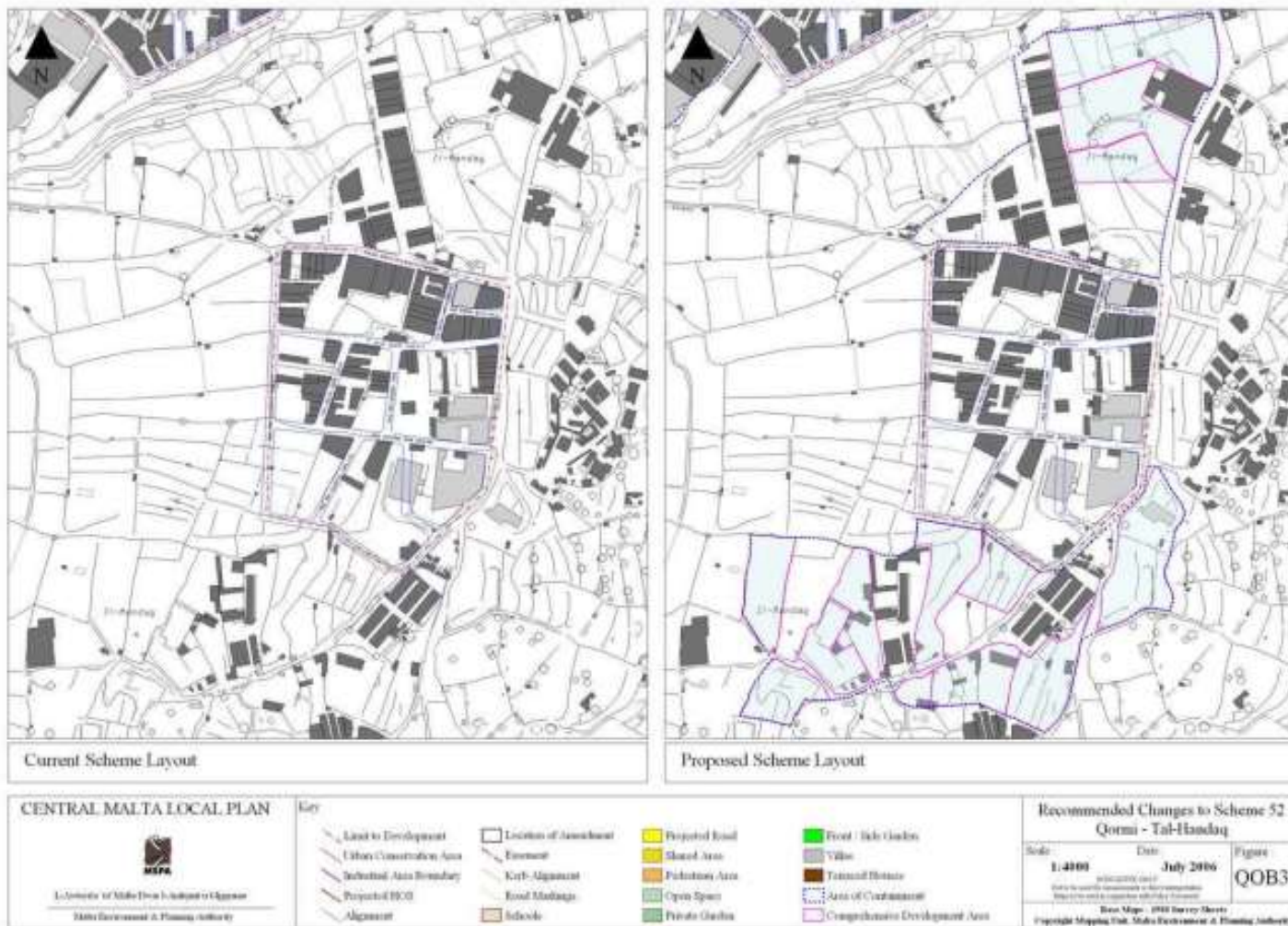
1. The SEA Focal Point cannot provide any feedback to incomplete Screening Templates
2. All responsible authorities should provide the SEA Focal Point with an original signed copy of each Screening Template prepared
3. All responsible authorities should provide the SEA Focal Point with a copy of the public notification which is obligatory under Regulation 4(7) of the Strategic Environmental Assessment Regulations, 2010.

APPENDIX 1

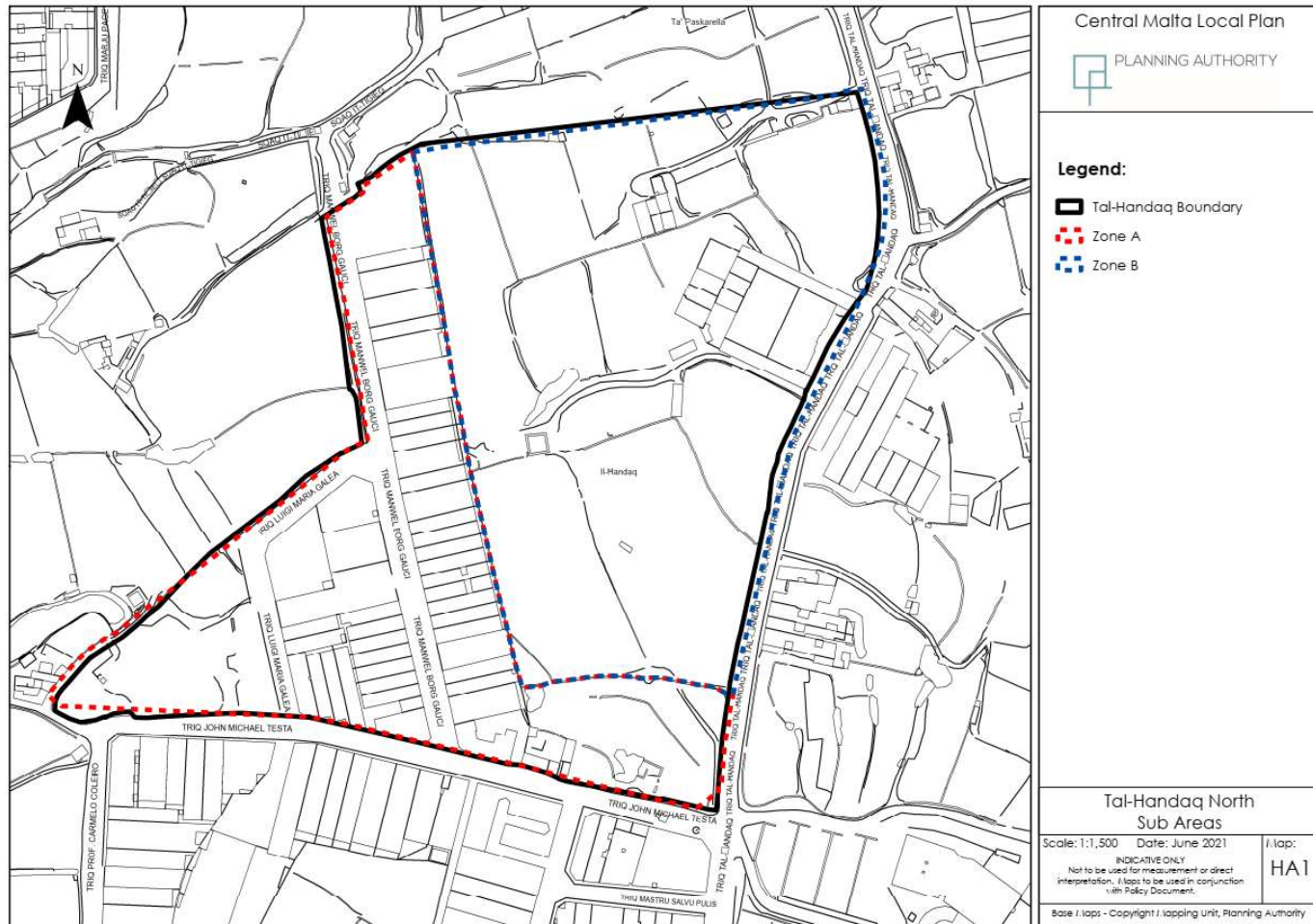


1

¹ Figure 1: Area of Containment at Tal-Handaq North, Qormi

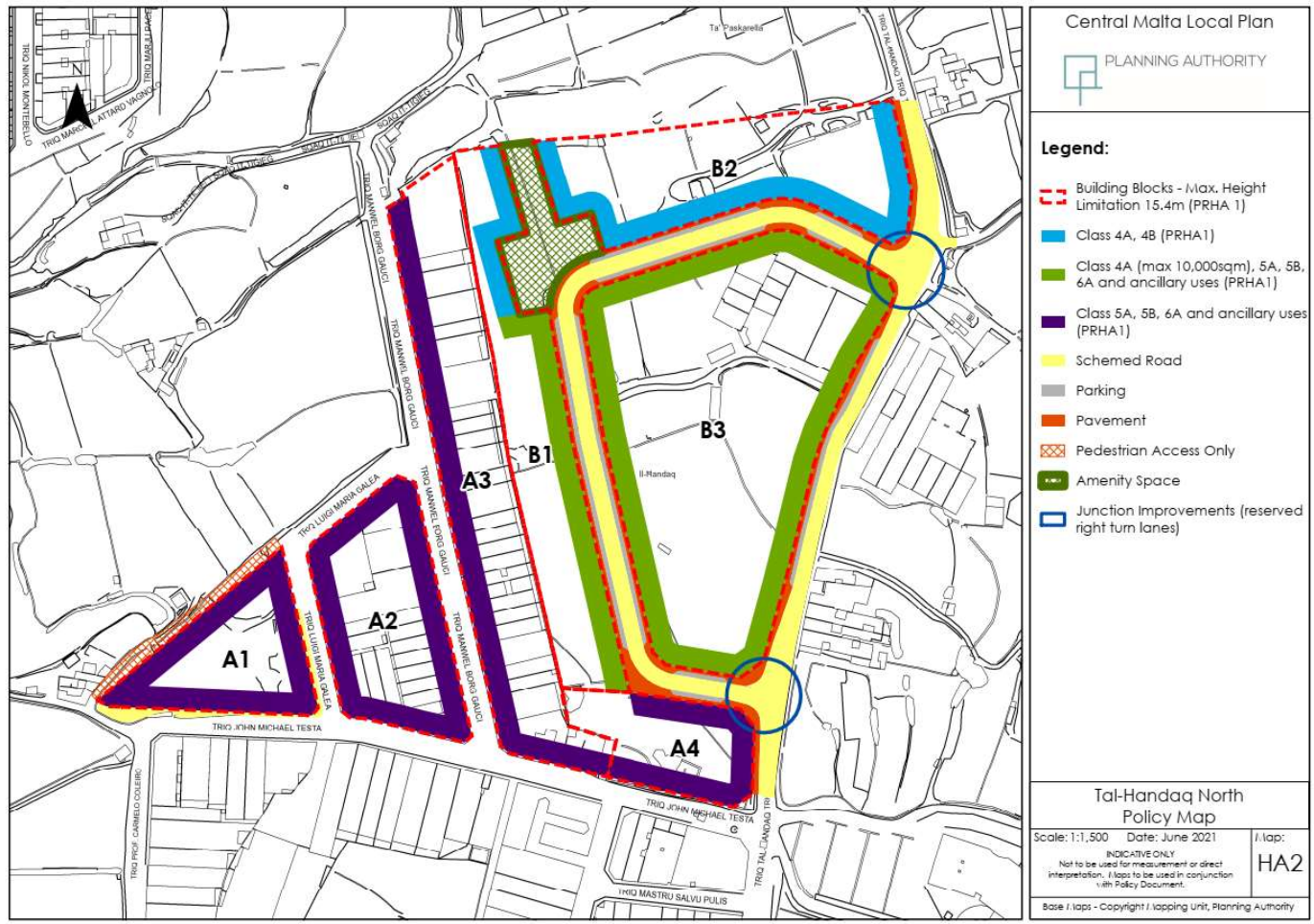


² Figure 2: Map QOB3 Central Malta Local Plan, 2006 – not to scale indicative only



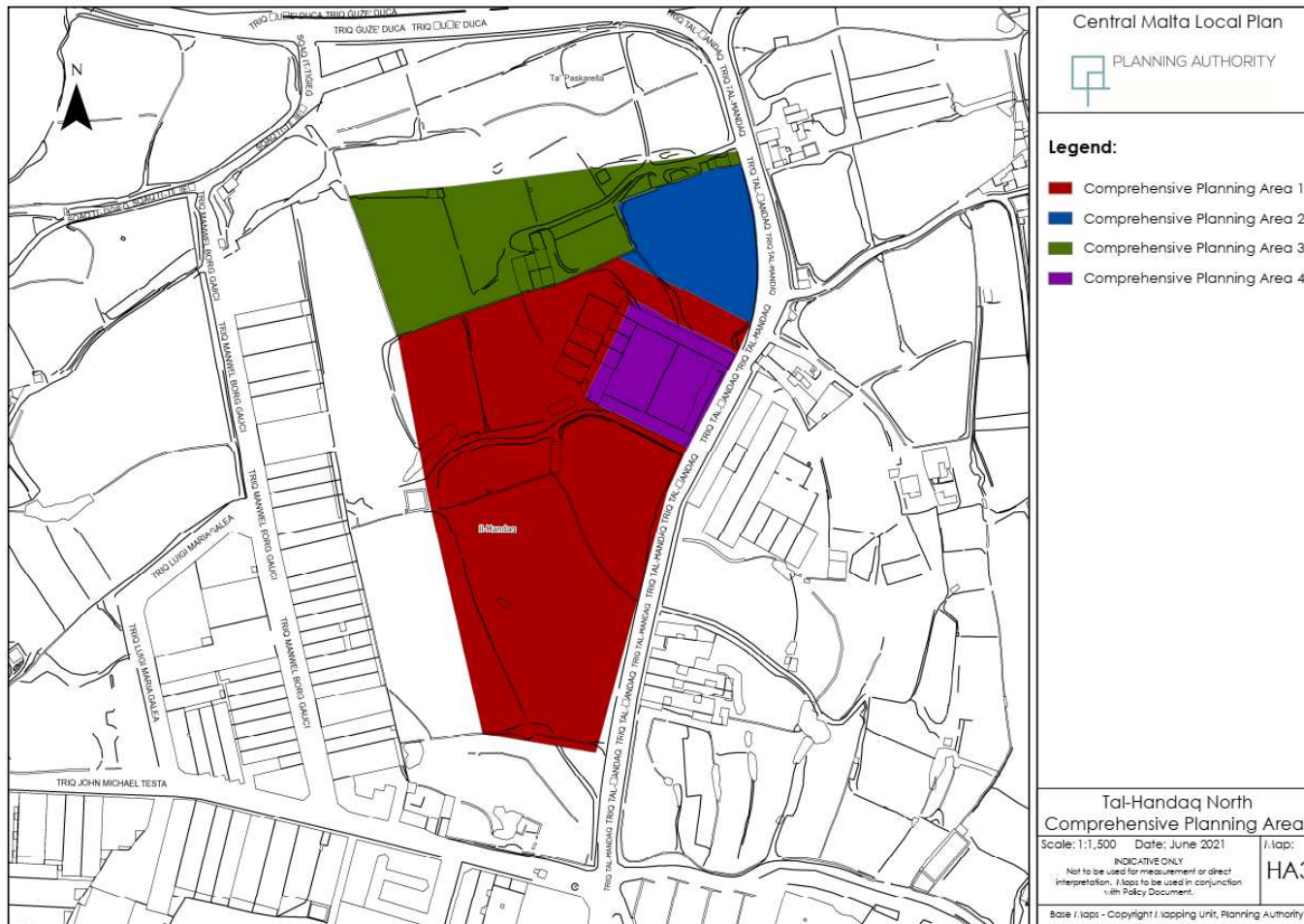
3

³ **Figure 3: Map HA1 of the CMLP (2006) Partial Local Plan Review of the Tal-Handaq North AoC, Qormi – not to scale indicative only**



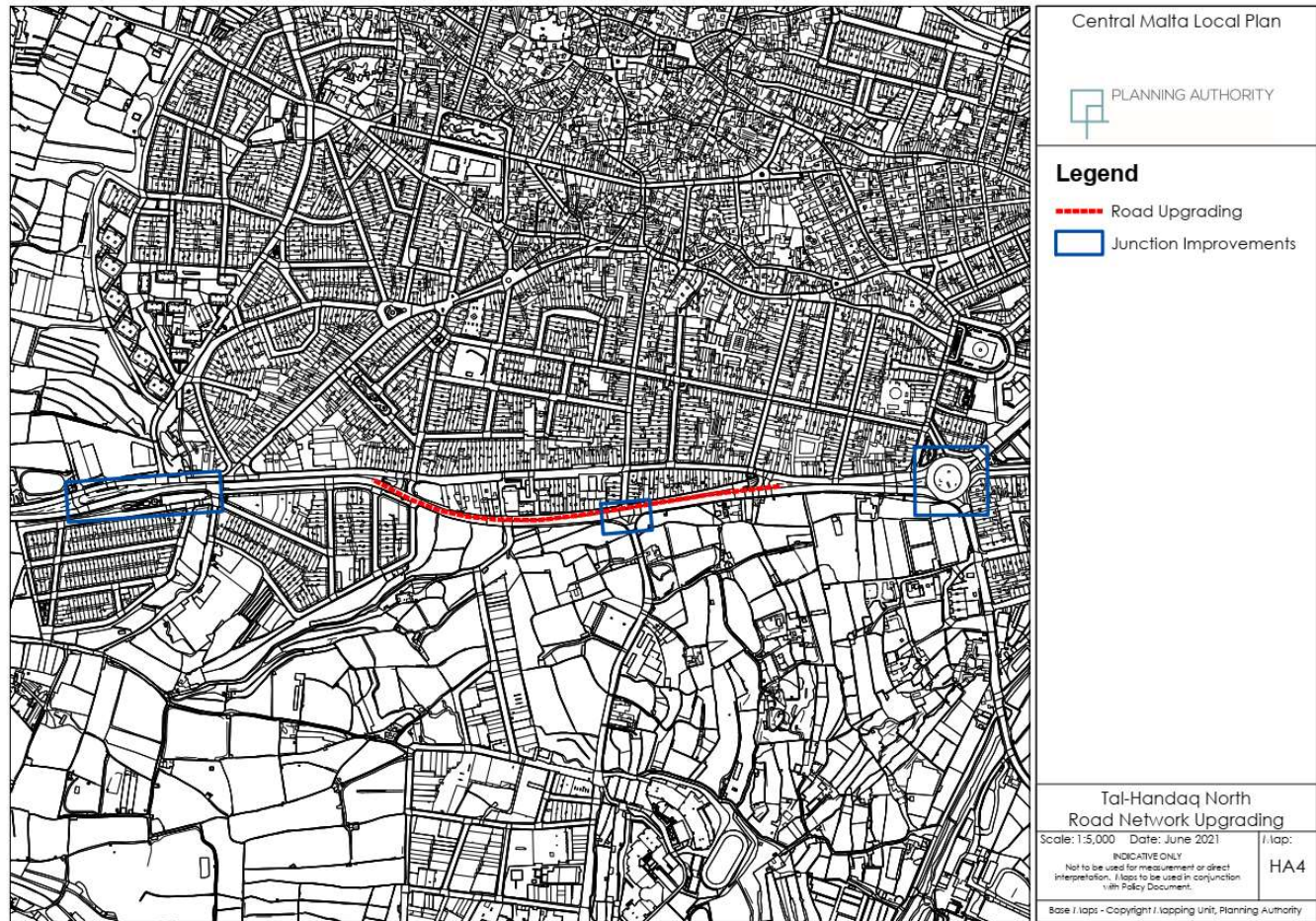
4

⁴ Figure 4: Map HA2 of the CMLP (2006) Partial Local Plan Review of the Tal-Handaq North AoC, Qormi – not to scale indicative only



5

⁵ Figure 5: Map HA3 of the CMLP (2006) Partial Local Plan Review of the Tal-Handaq North AoC, Qormi – not to scale indicative only



6

⁶ **Figure 6: Map HA4 of the CMLP (2006) Partial Local Plan Review of the Tal-Handaq North AoC, Qormi – not to scale indicative only**

APPENDIX 2

Anna Dora Deguara

From: Agius Marcelle at MAFA-RAD <marcelle.a.agius@gov.mt>
Sent: 25 August 2021 11:58
To: Anna Dora Deguara
Cc: Saviour Debono Grech; Joseph Scalpello; Ivan Fava
Subject: FW: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

CAUTION: This email originated from OUTSIDE of the Planning Authority Email Infrastructure. DO NOT CLICK LINKS or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe.

Dear Ms Deguara,

The Rural Affairs Department has reviewed the Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi and finds no objection.

Thanks & best regards,
Marcelle

Marcelle Agius
Senior Manager
Office of the Director General
Rural Affairs Department

t +356 22924253 e marcelle.a.agius@gov.mt
www.gov.mt | www.publicservice.gov.mt | fb.com/servizzpubbliku

Kindly consider your environmental responsibility before printing this e-mail



MINISTRY FOR AGRICULTURE, FISHERIES,
FOOD AND ANIMAL RIGHTS

GOVERNMENT FARM GHAMMIERI, MARSA, MALTA

From: Anna Dora Deguara <Anna.Deguara@pa.org.mt>
Sent: Tuesday, July 27, 2021 1:13:48 PM
To: 'agrikultura@gov.mt' <agrikultura@gov.mt>; Saviour Debono Grech <saviour.debono-grech@gov.mt>; 'agri-inspect.mafa@gov.mt' <agri-inspect.mafa@gov.mt>
Cc: Joseph Scalpello <Joseph.Scalpello@pa.org.mt>; Ivan Fava <Ivan.Fava@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

CAUTION: This email originated from OUTSIDE the Government Email Infrastructure. DO NOT CLICK LINKS or OPEN attachments unless you recognise the sender and know the content is safe.

Good afternoon,

Further to previous email as per below, please disregard and supersede previous attachment with the document hereby being attached.

Ms. Anna Dora Deguara
Planning Authority
St. Francis Ravelin
Floriana, FRN 1230

27th August 2021

Dear Ms. Deguara,

**Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi (June 2021)
Consultation in terms of Regulation 4(6) of S.L. 549.61 (Strategic Environmental Assessment Regulations)**

Reference is made to the Planning Authority's (PA) consultation on the SEA screening for the Partial Review of the Central Malta Local Plan (CMLP), dated June 2021, which the Environment and Resources Authority (ERA) received by email on 27th July 2021.

I am enclosing ERA's comments on the proposed revisions to Policy CG05 as designated by the CMLP (2006), relating to an Area of Containment (AoC) (as per Map QOB3), with the intention of ensuring that implementation of this policy avoids major environmental impacts.

Yours sincerely,



Perit Michelle Piccinino
Chief Executive Officer
Environment and Resources Authority



ERA's comments on the Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi (June 2021): SEA Screening

27th August 2021

1. Introduction

- 1.1 ERA welcomes the opportunity to comment on the SEA screening for the Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at tal- Handaq North, Qormi, dated June 2021, in accordance with Regulation 4(6) of S.L. 549.61 (Strategic Environmental Assessment Regulations).
- 1.2 These comments are provided without prejudice to ERA's review and comments at project stage when more detailed environmental assessment and/or environmental permitting may be required. Depending on their nature, location and scale, proposed projects may also require different types of environmental assessments, including an Environmental Impact Assessment (EIA) screening procedure in terms of S.L. 549.46 (EIA Regulations) or other assessments, screenings or studies as may be relevant.

2. Background

- 2.1 The site consists of Tal-Handaq North Area of Containment (AoC), which is directly adjacent to, and north of, Tal-Handaq Enterprise Hub (Industrial Area). The AoC is divided into two zones: Zones A and B (as indicated in Map HA1). Most of Zone A is already developed while most of Zone B predominantly consists of agricultural fields (see Figure 1). There were no changes to the proposed footprint, land use and building heights within Zone A, from that presented at Phase 3. With respect to Zone B, the footprint of each building block has been amended resulting in a decrease in the total GDF of blocks B1 and B2 and an increase in the GDF of block B3. Building heights remained the same in blocks B2 and B3 but was revised for block B1: from 15.4m to 3.75 levels above ground for retail/offices and to 2.75 levels above ground for the remaining uses in block B1. The latest revisions designated the entire block B2 and part of block B1 for retail/offices uses only, which cover an area larger than that indicated at Phase 3.
- 2.2 The change in the unit of measurement for building heights, from metres to levels, may introduce ambiguity in terms of the maximum resulting building heights in this area. This issue needs to be clarified in the final policy to avoid any possible misinterpretations at implementation stage. It is recommended that the unit of measurement for building heights is always referred to in metres.



Figure 1: Aerial image of the Area of Containment at tal-Handaq North, Qormi
Source: Planning Authority, Geoserver

3. General comments

- 3.1 ERA has reviewed the information provided with this SEA screening consultation and would provide the following comments.
- 3.2 The schemed road proposed at the edge of block B2 (at Phase 3) overlooking the ODZ area between the AoC and the settlement of Qormi has been removed. The land previously proposed for such road is now being designated for additional retail/office use. The removal of such road would result in built development directly at the edge-of-scheme. The same issue applies to the northern section of the boundary of block B1. Therefore, it is important to ensure that development is effectively contained within the AOC, so that no urban sprawl takes place beyond the AOC boundary. This will also depend on the implementation of the required design parameters for building facades overlooking ODZ so as to clearly define the edge-of-scheme and avoid possible encroachment of development onto ODZ land. The same applies in case of re-development at the northern boundary of block A3. As highlighted in the revised policy, no form of access shall be allowed to such buildings/facades from land ODZ. It is recommended that these considerations should be clearly reflected in the final Tal-Handaq North Policy Map.
- 3.3 The remaining pocket of ODZ land between the AoC and the settlement of Qormi could be subject to additional pressures for urban sprawl and/or encroachment of development, with possible adverse impacts on such area including the valley (Wied it-

Tigieg) that passes through this pocket of ODZ land. It is therefore important to ensure that all future development is contained within the existing boundary of the AoC, including the entire width and extent of roads, service roads, access, pavements, boundary walls, car parking area/spaces, etc.

- 3.4 The area designated for retail and office use in certain blocks has been increased from that presented in Phase 3 at the expense of other uses within an AoC (e.g. industry, warehousing, storage and distribution). This could result in the displacement of pressures for industrial development and other related land uses elsewhere, thereby potentially affecting other ODZ areas.
- 3.5 Moreover, the updated proposals (e.g. the increase in retail and office space) in this Local plan revision are likely to intensify vehicular traffic in the area, which in turn would require upgrading of roads and road junctions. It is important to ensure that such works are kept to the barest minimum to avoid adverse environmental impacts. The intensification of traffic in the area may also have an adverse impact on air quality, which would ideally be studied comprehensively at this point in time where any impacts could be addressed through suitable actions and mitigation measures. While such aspects may be studied at a later stage during the development permitting process, studies and design of mitigation measures at this stage may prove to be more effective.

Anna Dora Deguara

From: Mamo Julian Alexander at EWA <julian-alexander.mamo@gov.mt>
Sent: 06 August 2021 06:47
To: manuel.sapiano@gov.mt; Anna Dora Deguara; Joseph Scalpello; Ivan Fava
Subject: Re: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

CAUTION: This email originated from OUTSIDE of the Planning Authority Email Infrastructure. DO NOT CLICK LINKS or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe.

Dear Ms Deguara,

The following are the comments from the The Energy and Water Agency with regards to the Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi:

The area in question lies in an area in the vicinity of the Wied il-Kbir Mean Sea Level Galleries. For this reason, it is of utmost importance that rainwater runoff within the area in question can infiltrate and recharge the underlying aquifer and is not discharged outside the area. For this reason, the review should consider this and oblige planning decisions to consider the use of stormwater management options to allow recharge when planning landscaping and road works. Given the importance of underlying aquifer for municipal water supply, apart from ensuring that the underlying aquifer continues to be recharged from the surface, it is important that permitted activities within the area in question and stormwater infrastructure, consider the protection of the quality of run-off water for recharge. It is also important to highlight the importance of the protection of Upper Coralline Outcrops as important recharge areas.

Thanks and Regards,

Julian

Julian Alexander Mamo
Policy Officer
Water

t +356 22292002 e julian-alexander.mamo@gov.mt

www.energywateragency.gov.mt | www.publicservice.gov.mt | fb.com/MaltaEWA/

Kindly consider your environmental responsibility before printing this e-mail

From: Sapiano Manuel at EWA
Sent: Tuesday, July 27, 2021 7:18 PM
To: Mamo Julian Alexander at EWA



26th August 2021

Dear Ms Anna Dora Deguara
For Executive Chairperson

LOCATION: Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi
PROPOSAL: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

With reference to your e-mail dated July 2021 regarding subject indicated in caption, kindly be informed that this Directorate would like to submit the following comments regarding this proposal.

The Environmental Health Directorate (EHD) notes that these policies cannot be applied without considering other policies and/or regulations, and new applications should be scrutinised on an individual basis before taken into consideration. It is important that any new building does not have an adverse effect on the human health. Considerations for air, noise, traffic, waste, vibration and light pollution during the construction and operation phase which may be a determinant for the human and environmental health of the area of influence and the general public must be accounted for. The necessary monitoring and mitigation measures are to be adopted at all stages of development.

It is recommended that any applicants of food business (including beverages and food contact material) consult with HCCU within the EHD prior to development.

A holistic study on the drainage system should also be carried out prior commencement of any work. This will help to identify if the current system will be able to handle any increase in wastewater volume to prevent any negative impacts on health and the environmental. Although the area is predominantly an industrial zone, it is important to note that in the vicinity of the Handaq North Area of Containment there are private residents and a Secondary School.

Andrew Camilleri
SEHP
//Director (Environmental Health)

Anna Dora Deguara

From: Anthony Rizzo <anthony.rizzo@mra.org.mt>
Sent: 25 August 2021 09:53
To: Anna Dora Deguara
Cc: Ivan Fava; Joseph Scalpello; MRA Enquiry
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

CAUTION: This email originated from OUTSIDE of the Planning Authority Email Infrastructure. DO NOT CLICK LINKS or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe.

Dear Ms Deguara,

NIL Reply from MRA

Anthony

Anthony Rizzo
Chief Executive Officer
Malta Resources Authority
Millennia Buildings, Ground Floor,
Aldo Moro Road
Marsa MRS9065
Malta
Tel: +356 23850502
www.mra.org.mt

From: Anna Dora Deguara <Anna.Deguara@pa.org.mt>
Sent: Wednesday, 25 August 2021 09:16
To: MRA-enquiry <enquiry@mra.org.mt>
Cc: Ivan Fava <Ivan.Fava@pa.org.mt>; Joseph Scalpello <Joseph.Scalpello@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Kind reminder

Anna Dora Deguara

Executive II



PLANNING AUTHORITY

St Francis Ravelin, Floriana, FRN 1230, Malta

☎ 2290 0000 | ✉ Anna.Deguara@pa.org.mt

www.pa.org.mt

Please read our Email Policy: <https://pa.org.mt/email-policy>

Anna Dora Deguara

From: Attard Vincent at OHSa <vincent.attard@gov.mt>
Sent: 28 July 2021 08:51
To: Anna Dora Deguara
Cc: Joseph Scalpello; Ivan Fava
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

CAUTION: This email originated from OUTSIDE of the Planning Authority Email Infrastructure. DO NOT CLICK LINKS or OPEN ATTACHMENTS unless you recognize the sender and know the content is safe.

Ms Deguara,

The document primarily deals with planning parameters and only mentions health and safety once in page 13. Hence there are no issues regarding occupational health and safety.

OHSa agrees with the statement in item 3.7 – “*industrial and warehousing land uses are considered to be incompatible with residential areas*”, and recommends against having buildings housing both residential units and workplaces or adjacent to each other. From past experience this combination leads to problems with residents complaining that the workplaces are affecting their wellbeing.

Regards

Vincent Attard obo OHSa

Inġ Vincent Attard B. Mech. Eng. (Hons.)
Senior Manager – (Engineering)



Awtorità għas-Saħħa u s-Sigurtà fuq il-Post tax-Xogħol
Occupational Health & Safety Authority (OHSa)
17, Triq Edgar Ferro, Pietà, PTA 1533, Malta

tel: +356 21247677
email: vincent.attard@gov.mt
url: www.ohsa.org.mt

download free the Mobile App: [BSafe@Work](#)



From: Anna Dora Deguara <Anna.Deguara@pa.org.mt>

Sent: 27 July 2021 13:13

To: OHSa at OHSa <ohsa@gov.mt>; Attard Vincent at OHSa <vincent.attard@gov.mt>

Cc: Scalpello Joseph at PA <Joseph.Scalpello@pa.org.mt>; Fava Ivan at PA <Ivan.Fava@pa.org.mt>

Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi



20th August 2021

Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

The Superintendence of Cultural Heritage welcomes the opportunity to comment on the partial review of the Tal-Handaq Area of Containment policy as part of the Central Malta Local Plan (CMLP). Any comments being submitted are being provided without prejudice to the Superintendence's assessment of any future planning applications for the area. The Superintendence reserves the right to comment further should this policy be revised/amended.

Specific Comments:

1. Zone A is already committed with light industry uses. Proposed uses for this area will include Class 5A light industry, Class 5B general industry and Class 6A warehousing, storage and distribution. A farmhouse with an arched underground cistern is located within the area of Zone A. Without prejudice, any ground disturbance in this area would need to be archaeologically monitored. Furthermore, the farmhouse and cistern are to be integrated in any future development and should not be adversely affected by new roads, however such details, and extent of preservation will need to be assessed once a planning application has been formally submitted.
2. Zone B is mainly undeveloped. Proposed uses in this area are mostly Class 4A offices and Class 4B retail. Classic/Punic tombs are recorded within 60m from the farthest right bottom corner of Zone B. There is a risk that ground disturbance in this area may uncover other features. In view of the archaeological sensitivity, soil-covered areas will need to be archaeologically evaluated in terms of the Cultural Heritage Act.

General Comments:

1. The Superintendence is in favour of comprehensive development in the areas indicated in the policy document, in order to ensure that the provisions of this policy are seen to.
2. The Superintendence agrees that any redevelopment should lead to a general improvement of the area, design should respect the characteristic of the area, and no blank party walls should be created.



3. In the event of an accidental discovery in the area governed by this policy document, mitigation measures may be required, which may include the redesign or amendment of any approved drawings. Any cultural heritage features discovered are to be investigated, evaluated and protected in line with the Cultural Heritage Act 2019 (CAP 445).



Anna Dora Deguara

From: Anna Dora Deguara
Sent: 25 August 2021 09:16
To: 'david.sutton@transport.gov.mt'; 'Vella Miriam at Transport'; 'Muscat Jesmond C at Transport'
Cc: Ivan Fava; Joseph Scalpello
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Tracking:	Recipient	Delivery
	'david.sutton@transport.gov.mt'	
	'Vella Miriam at Transport'	
	'Muscat Jesmond C at Transport'	
	Ivan Fava	Delivered: 25/08/2021 09:16
	Joseph Scalpello	Delivered: 25/08/2021 09:16

Kind reminder

From: Anna Dora Deguara
Sent: 02 August 2021 13:27
To: 'david.sutton@transport.gov.mt' <david.sutton@transport.gov.mt>; 'Vella Miriam at Transport' <miriam.vella@transport.gov.mt>; 'Muscat Jesmond C at Transport' <jesmond.c.muscat@transport.gov.mt>
Cc: Ivan Fava <Ivan.Fava@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Good afternoon,

Further to previous emails as per below, please note that you are kindly being asked to submit your views by not later than the 27th of August 2021.

Kindly acknowledge receipt of email.

Thank you and Regards,
Anna Dora Deguara
For Executive Chairperson

From: Anna Dora Deguara
Sent: 27 July 2021 13:09
To: 'david.sutton@transport.gov.mt' <david.sutton@transport.gov.mt>; 'Vella Miriam at Transport' <miriam.vella@transport.gov.mt>; 'Muscat Jesmond C at Transport' <jesmond.c.muscat@transport.gov.mt>
Cc: Joseph Scalpello <Joseph.Scalpello@pa.org.mt>; Ivan Fava <Ivan.Fava@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal

Anna Dora Deguara

From: Anna Dora Deguara
Sent: 25 August 2021 09:16
To: 'enquiry@rews.org.mt'
Cc: Ivan Fava; Joseph Scalpello
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Tracking:	Recipient	Delivery
	'enquiry@rews.org.mt'	
	Ivan Fava	Delivered: 25/08/2021 09:16
	Joseph Scalpello	Delivered: 25/08/2021 09:16

Kind reminder

From: Anna Dora Deguara
Sent: 02 August 2021 13:30
To: 'enquiry@rews.org.mt' <enquiry@rews.org.mt>
Cc: Ivan Fava <Ivan.Fava@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Good afternoon,

Further to previous emails as per below, please note that you are kindly being asked to submit your views by not later than the 27th of August 2021.

Kindly acknowledge receipt of email.

Thank you and Regards,
Anna Dora Deguara
For Executive Chairperson

From: Anna Dora Deguara
Sent: 27 July 2021 13:08
To: 'enquiry@rews.org.mt' <enquiry@rews.org.mt>
Cc: Joseph Scalpello <Joseph.Scalpello@pa.org.mt>; Ivan Fava <Ivan.Fava@pa.org.mt>
Subject: RE: Consultation in terms of Regulation 4(6) of Strategic Environmental Assessment (SEA) Regulations Legal Notice 497/10 re: Partial Review of the Central Malta Local Plan (CMLP) Area of Containment (AoC) at Tal-Handaq North, Qormi

Good afternoon,

Further to previous email as per below, please disregard and supersede previous attachment with the document hereby being attached.