

Environmental Impact Assessment

Screening Report

PA file no.: TRK 163702

Other reference: EA 00007/16

Project Title: Redevelopment of existing derelict hotel, including environmentally friendly measures and provision of public ancillary facilities.

Location: Delimara Hotel, Triq Delimara, Marsaxlokk, Malta

Screening date: March 2016

1. Description of Proposal

1.1 Outline of project/development

Tracking application 163702 seeks the redevelopment of the former Delimara Hotel into an ecological boutique hotel comprising 13 luxury suites, 3 superior deluxe suites and 1 presidential suite. The proposed amenities associated with the hotel will include a lounge, bar and restaurant, gym, spa and outdoor pool. The project also includes development of beach facilities (for public use) at il-Kalanka t-Tawwalija, including public toilets and showers, a first aid room, storage room and waste separation facilities. In terms of historical development, the Delimara Bay Hotel was built in the 1950s, and later, due to demand, another wing and an additional storey were built. Eventually, the hotel was converted into a bar and restaurant, which remained open until 1985. The building has since been in a state of disuse and is currently in disrepair. The PDS notes that the main objective of the proposal is to develop an 'eco-boutique' hotel that will operate using innovative and green/sustainable technologies as far as is feasible. Figure 1 below indicates the location of the proposed development.

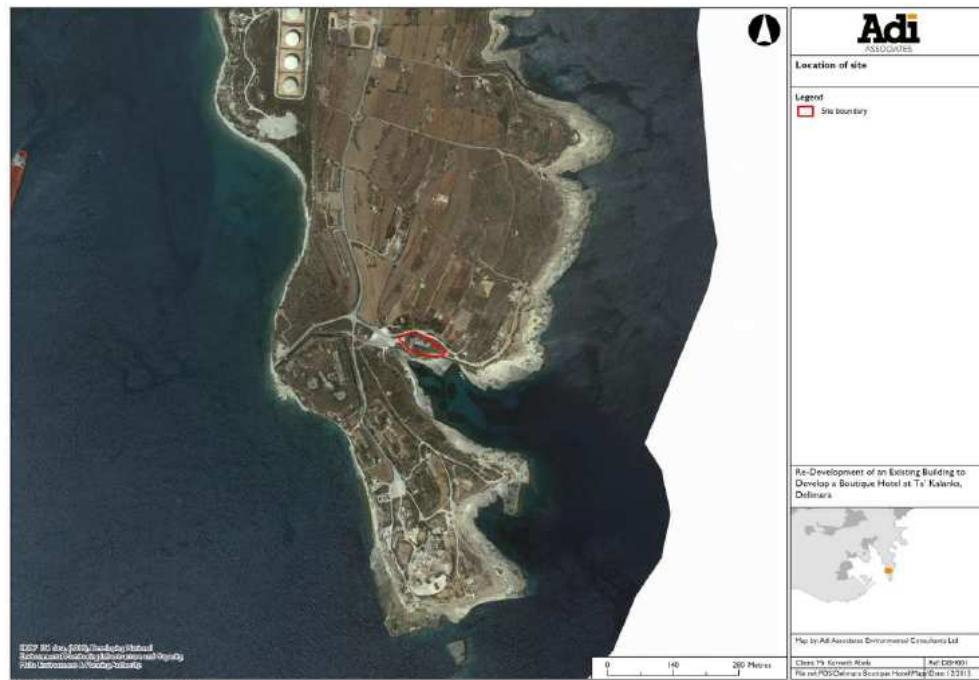


Figure 1: Location of the proposed development
(Source: PDS, 2016)

The proposed site covers an area of approximately 3646 sqm that includes a building, landscaped areas and concrete terraces, the latter with an area of approximately 707 sqm. The building area within the current building footprint covers an area of approximately 343 sqm and the concrete terrace being one storey high, includes some abandoned rooms. The building area would be increased from 343 sqm to 561 sqm, with the concrete terracing to the west of the building replaced with landscaping. Figures 2 and 3 below indicate the existing plan and proposed plans, respectively.



1.2 Site description and related considerations

The site under consideration is located at the edge of the cliffs on the Delimara peninsula, overlooking il-Kalanka t-Tawwalija and is located within the Marsaxlokk Local Council administrative area. Figure 3 provides an indication of the surrounding land-uses in and around the proposed site. The area to the north of the site is largely agricultural land including associated rural structures such as farmhouses. A number of small structures are located along the coastline to the east of the site. A tarmaced area (although in a dilapidated state) is located to the immediate west of the site and is used as parking for users of the bay. Otherwise, the coastline to the south and southwest of the site is dominated by natural habitat, namely maritime garrigue and other vegetation typical of coastal areas. A staircase provides access down to the bay and three ladders situated at different locations along the coastline provide access to the sea. The slope southwest of the hotel supports natural vegetation closer to the coast. A number of small structures are also located closer to the coast, which apparently are used by hunters.

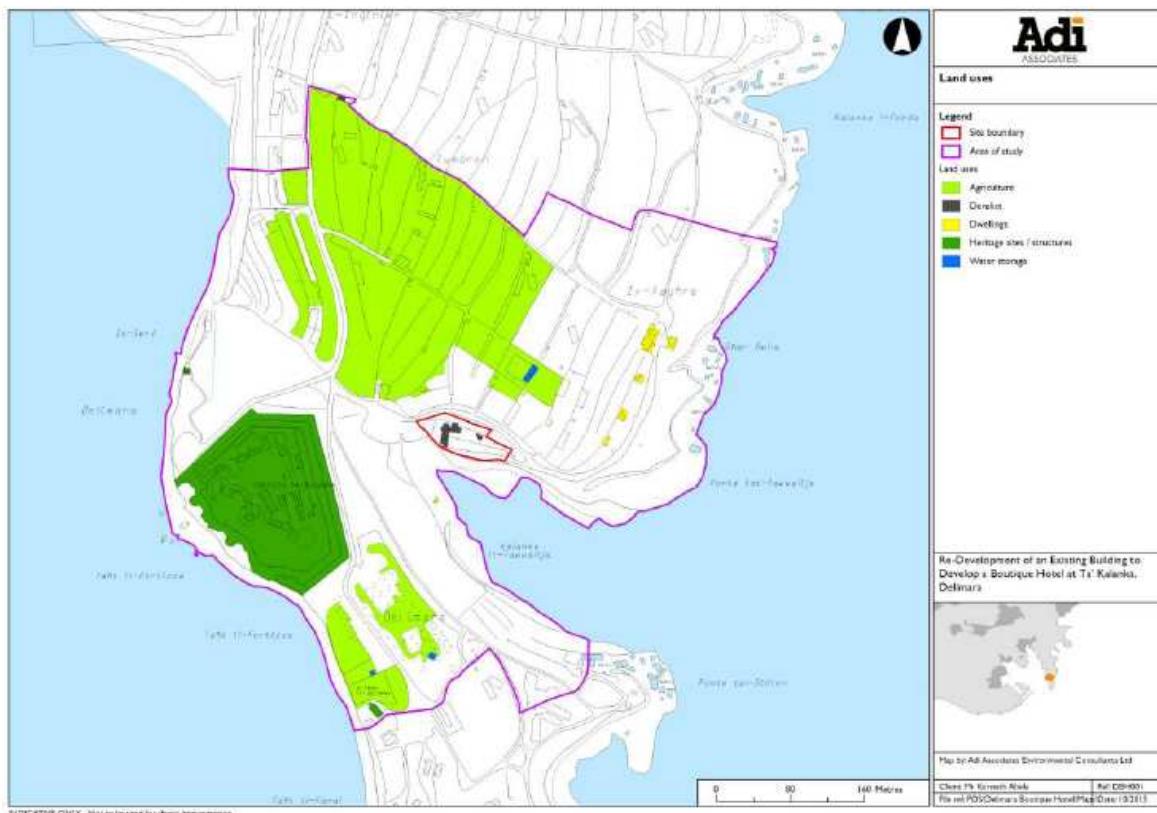


Figure 3: Plan indicating surrounding land-uses
(Source: PDS, 2016)

The site and its surroundings are highly sensitive in view of their natural, ecological and scenic qualities. In fact the site is scheduled as an Area of High Landscape Value and as an Area of Ecological Importance (Figure 4 below refers). Strategically, it forms part of the predominantly rural coast and is designated as an Area of High Landscape Protection in the Strategic Plan for the Environment and Development (SPED).



Figure 4: Plan indicating surrounding land-uses
 (Source: PDS, 2016)

In terms of protected sites, the following are of relevance to the proposed development:

- Area of Ecological Importance (AEI) – Rdum mid-Dahla ta’ San Tumas (Government Notice 400 of 1996) – site lies within this area;
- Area of Ecological Importance (AEI) – Level 2: Il-Bajja ta’ San Tumas to Delimara (Government Notice 400 of 1996) – site lies within this area;
- Area of High Landscape Value (AHLV) – Level 2: Coastal Cliffs (protected under Government Notice 400 of 1996) – site lies within this area; and,
- Site of Scientific Importance (SSI) – It-Taqtiegħha (Xrobb l-Għażin) u t-Taqtiegħha ta’ Delimara – site lies immediately outside of this area.

The proposal is also located in close proximity to the coastal water body MT 112 (Ras il-Fenek to Wied ix-Xaqqa), designated under the Water Policy Framework Regulations, 2004 (Legal Notice 194 of 2004).

1.3 Relevant planning history

The site was subject to a number of development planning applications as follows:

- PA 00131/94: Reinstatement of existing restaurant. Granted subject to (i) access to the public and adjacent pathways not blocked, and (ii) no structures whatsoever allowed higher than the existing. Permit issued on 22/06/1994.
- PA 03485/95: Renewal application for reinstatement of existing restaurant. Permit granted.
- PA 06502/00: Reinstatement of existing restaurant and extension [as per previous permits]. Permit granted subject to: (i) no extensions and additions to building; (ii) unobstructed public access to footpaths and lanes; (iii) submission of landscaping plan; and (iv) materials/finishes compatible with surroundings. Permit issued on 12/09/2001.
- PA 05266/04: Reinstatement of existing restaurant. Granted.

- PA 04198/09: Renewal of PA 5266/04 (reinstatement of existing restaurant). Granted subject that conditions in PA0 6502/00 are abided to.
- TRK 163702: Redevelopment of existing derelict hotel, including environmentally friendly measures and provision of public ancillary facilities. Current application being assessed in this screening document.

2. EIA-relevant history

2.1 Relevant EIA/screening trigger (citations refer to S.L. 504.79, except where otherwise specified):

Schedule IA, Category II, Section 3.3.2.2(ii) (*Construction of and extension to hotel, holiday village, hostel or tourist facility being outside the development zone with: (ii) a gross floor area of more 2000 sqm*).

2.2 Version of documents used for screening:

1. Project Description Statement (PDS) dated 23rd February 2016.
2. Other relevant documentation in the case file for application TRK 163702, including EPD Screening Memo at Minute 17.

3. Screening Matrix

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	Yes; the proposal seeks the redevelopment of the former Delimara Hotel into an ecological boutique hotel comprising 13 luxury suites, 3 superior deluxe suites and 1 presidential suite, with a site area of 3052 sqm. The proposed amenities associated with the hotel will also include a lounge, bar and restaurant, gym, spa and outdoor pool. The project also includes development of beach facilities (for public use) at Kalanka Bay, including public toilets and showers, a first aid room, storage room and waste separation facilities. In terms of historical development, the Delimara Bay Hotel was built in the 1950s, and later, due to demand, another wing and an additional storey were built. Eventually, the hotel was	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>In terms of topography and physical changes to the site, the site in question is located in a highly sensitive environment and cannot be considered as a prime tourism site. The approved permit on site (PA 4198/09) is for the reinstatement of a restaurant, whilst the current proposal is for the redevelopment of the site into a hotel including extensive excavation works, physical expansion and further ancillary developments directly onto the natural coast that is likely to lead to significant environmental impacts.</p> <p>Furthermore, the proposal is of significant environmental concern due to the following issues:</p> <ul style="list-style-type: none"> - the expansion of structures both laterally and vertically, leading to over-development and additional 	PDS Pg. 9, 18-20, 22; EPD Memo Minute 17 in respective file

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		<p>converted into a bar and restaurant, which remained open until 1985. The building has since been in a state of disuse and is currently in disrepair.</p> <p>In terms of surrounding land-uses, the area to the north of the site is largely agricultural land including associated rural structures such as farmhouses and other small structures located along the coastline.</p>	<p>take-up of rural land, intensification of physical development in a sensitive environment and significant impacts in terms of topography, landscape and visual amenity of the area;</p> <ul style="list-style-type: none"> - significant impacts on the coastal area due to additional land take-up; - proposed excavations, site levelling and site clearance which potentially may have significant adverse impacts on the area; and, - the loss of rural features and the overall rural character of the area leading to increased formalisation of the site. 	
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	<p>Yes; the PDS notes that the main raw materials (and estimated volumes) to be used during the construction phase are as follows:</p> <ul style="list-style-type: none"> - concrete (1069m³); - walls (masonry stone or blockwork (1633m³); - steel (125 tons); - screed (107m³). <p>All of the above resources are neither renewable nor in such short supply as to be markedly affected by this project <i>per se</i>.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>The use of such resources for the proposal <i>per se</i> is not likely to have a significant impact, particularly since the amounts expected to be used are minimal.</p> <p>Energy requirements of the proposal is expected to be minimal, thus no significant impact is envisaged.</p>	PDS Pg. 32,33
3	Will the Project involve use, storage, transport, handling or production of substances or materials or energy, especially any resources which could be harmful	<p>No. During the construction phase, transportation of the raw materials, as indicated in Question 2 above, would be required for works on site, thus not involving any storage and transport of harmful/hazardous materials or substances.</p> <p>In terms of the operational</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged both during the construction and operational phases given the nature of the proposed development. Moreover, any possible impacts may be sufficiently mitigated through the application of mitigation measures identified in</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	to human health or the environment or raise concerns about actual or perceived risks to human health?	phase, no harmful hazardous materials or substances shall be produced given the nature of the proposal.	the Environmental Management Construction Site Regulations (Legal Notice 295 of 2007, as amended).	
4	Will the Project produce solid wastes during construction, operation or decommissioning?	<p>Yes. The PDS notes that waste generated during the construction phase will primarily consist of demolition and excavation waste, to a total amounting 4019 cubic metres. It is unlikely that the excavated stone shall be reused.</p> <p>During operations, waste to be generated is likely to comprise municipal waste, including packaging waste, kitchen waste and waste oils.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged during the construction phase, given the minimal waste amounts to be generated from the works.</p> <p>No significant amounts of solid wastes shall be generated during operations given the nature and scale of the proposed operations.</p> <p>The management of waste is subject to the provisions laid out in the Waste Management Regulations (Legal Notice 184 of 2011, as amended).</p>	PDS Pg. 35
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Yes. Particulate matter and dust emissions during the construction phase are likely to be generated during works.</p> <p>During the operational phase, additional traffic in the area is not likely to generate significant amounts of emissions to air.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts vis-à-vis emissions to air, including particulate matter and dust are expected from the construction phase.</p> <p>No significant emissions to air shall be generated during operations given the nature of the proposal.</p>	PDS Pg. 38
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	Yes. The project is likely to be a source of noise and vibration both during the construction and operational phases. During construction, noise is likely to be generated through the excavation of the proposed new interventions on site; however it is likely to	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts from noise and vibration, light, heat, energy or electromagnetic radiation are envisaged and no significant impacts on any sensitive receptors are expected. Furthermore, the PDS notes that</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		<p>be short-term and temporary in nature.</p> <p>In terms of operations, the proposal is likely to generate noise given the nature of the uses, which however is not likely to be of significance.</p>	<p>all activities shall be carried out during appropriate working hours and that measures in line with the requirements of the Environmental Management Construction Site Regulations, 2007 would be adopted to minimise noise to the lowest possible extent.</p>	
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Yes. The proposal is located in close proximity to the coastal water body MT 112 (Ras il-Fenek to Wied ix-Xaqqa), designated under the Water Policy Framework Regulations, 2004 (Legal Notice 194 of 2004).</p> <p>The project may have potential risks of oil leaks and accidental spillages from construction vehicles occurring on site, albeit these are expected to be of minor significance.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Impact is not considered to be significant given the nature of the proposed development, site location and topography. Potential spillages during the construction phase can be mitigated through the proper application of appropriate mitigation measures identified in the Environmental Management Construction Site Regulations, 2007, combined with other relatively standard permit safeguards for such developments.</p> <p>During operation, a combination of standard design-based and operational measures should be sufficient to ensure that there are no risks of contamination of land or water from releases of pollutants. It is envisaged that such measures will be duly factored directly into the mainstream development permitting and environmental permitting mechanisms, should the proposal be considered further.</p>	/
8	Will there be any risk of accidents during construction or operation of the Project which could affect	No increase in the risk of accidents is envisaged, other than occupational risks typically associated with construction works.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	human health or the environment?			
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	<p>No changes in demography and traditional lifestyles are expected given that the proposed development is located within an area associated with quarry uses.</p> <p>In terms of employment, the PDS indicates that the proposed development shall be employing approximately 11 full-time employees and 6 part-time employees.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant negative impacts are envisaged.</p>	PDS Pg. 36
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	No such factors are known of in terms of the proposed development.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant negative impacts are envisaged relative to the current baseline situation, and thus no cumulative impacts are envisaged.</p>	/
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the	<p>In terms of protected sites, the following are of relevance to the proposed development:</p> <ul style="list-style-type: none"> - Area of Ecological Importance (AEI) – Rdum mid-Daħla ta' San Tumas (Government Notice 400 of 1996) – site lies within this area; - Area of Ecological Importance (AEI) – Level 2: Il-Bajja ta' San Tumas to Delimara (Government Notice 400 of 1996) – site lies within 	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. The proposed development may have significant environmental impacts on protected areas given that the site in question is located in a highly sensitive environment, including areas of natural coast.</p> <p>Issues of concern in terms of protected areas are similar to those indicated in Question 1, and may have significant</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	project?	<p>this area;</p> <ul style="list-style-type: none"> - Area of High Landscape Value (AHLV) – Level 2: Coastal Cliffs – site lies within this area; and, - Site of Scientific Importance (SSI) – It-Taqtieġha (Xrobb l-Għażiņ) u t-Taqtieġha ta' Delimara – site lies immediately outside of this area. <p>The proposal is located in close proximity to the coastal water body MT 112 (Ras il-Fenek to Wied ix-Xaqqa), designated under the Water Policy Framework Regulations, 2004 (Legal Notice 194 of 2004).</p> <p>In terms of cultural heritage and archaeology, the following sites are located in close proximity to the proposed site:</p> <ol style="list-style-type: none"> 1. 90m W of site - British Military Defence Structure - Forti Delimara (together with ditch) proposed for scheduling. Glacis has not been identified yet; 2. 60m W of site – Class B structural remains & buffer zone as per NPI card MB_0030; 3. 1.1km N of site – Il-Batterija ta' Wolsley proposed for scheduling; 4. 1.5km N of site – Tal-Bies Position finding Station proposed for scheduling. 	<p>environmental impact, as follows:</p> <ul style="list-style-type: none"> - over-development and additional land take-up of rural land; - intensification of physical development in a sensitive environment, and - significant impacts on the coastal area due to additional land take-up and increased formalisation. 	
12	Are there any areas on or around the location which	Yes. The proposal is also located in close proximity to the coastal water body MT	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 7 refers; given the nature of the proposal</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	112 (Ras il-Fenek to Wied ix-Xaqqa), designated under the Water Policy Framework Regulations, 2004 (Legal Notice 194 of 2004).	impacts on such coastal waters are unlikely to occur.	
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, over wintering, migration, which could be affected by the project?	<p>Yes. Reply to Question 11 above refers. The following protected sites are located within/in close proximity to the proposed development:</p> <ul style="list-style-type: none"> - Area of Ecological Importance (AEI) – Rdum mid-Daħla ta' San Tumas (Government Notice 400 of 1996) – site lies within this area; - Area of Ecological Importance (AEI) – Level 2: Il-Bajja ta' San Tumas to Delimara (Government Notice 400 of 1996) – site lies within this area; and, - Site of Scientific Importance (SSI) – It-Taqtieġha (Xrobb l-Għażin) u t-Taqtieġha ta' Delimara – site lies immediately outside of this area. <p>It is not known whether any of these protected areas support protected/sensitive species of flora or fauna.</p>	<p>Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/></p> <p>Unclear. The proposed development may have significant environmental impacts on protected areas given that the site in question is located in a highly sensitive environment, including areas of natural coast, therefore impacts (e.g. impacts associated with light or noise intrusion) on any species located in these protected areas is unclear.</p>	/
14	Are there any inland, coastal, marine or underground waters on or around the	Yes. Replies to Questions 7 and 12 above refer. The proposal is also located in close proximity to the coastal water body MT 112 (Ras il-Fenek to Wied ix-Xaqqa),	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 7 refers. Given the nature of the proposal impacts on such coastal waters are unlikely to occur.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	location which could be affected by the project?	designated under the Water Policy Framework Regulations, 2004 (Legal Notice 194 of 2004).		
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected by the project?	Yes. The site lies within an Area of High Landscape Value (AHLV) – Level 2: Coastal Cliffs, as protected under Government Notice 400 of 1996.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/>	PDS Pg. 38
			Yes. Impacts on landscape character and visual amenity are likely to be of significance, particularly since the extent of the development will be larger than the structures already found on site in terms of height and area taken up by ancillary developments, including food and beverage and outdoor pool and decking area. Moreover, interventions in the bay may also result in significant impacts.	
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. The area is accessed via Triq Delimara, a local access road that crosses the Delimara peninsula. Triq Delimara links to the main traffic network at Triq il-Patrijiet Terzjani, I/o Marsaxlokk. The area is not serviced by public transport; however the site can be accessed by car, bicycle or on foot.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>	PDS Pg. 32; 38.
			No significant impacts are envisaged in terms of accessibility and impacts on routes linking to the proposed development.	
17	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Yes; reply to Question 16 above refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>	/
			No significant impacts are envisaged given that it is unlikely that significant amounts operational traffic is attracted to the site.	

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
18	Is the project in a location where it is likely to be highly visible to many people?	Yes. The site lies within an Area of High Landscape Value (AHLV) – Level 2: Coastal Cliffs, as protected under Government Notice 400 of 1996.	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. Impacts on landscape character and visual amenity are likely to be of significance, particularly since the extent of the development will be larger than the structures already found on site in terms of height and area taken up by ancillary developments, including food and beverage and outdoor pool and decking area. Moreover, interventions in the bay may also result in significant impacts.</p>	/
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes. Fort Delimara (currently proposed for scheduling) is located approximately 130m away from the proposed development.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged given the location of the proposed development.</p>	/
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes. Reply to Question 1 refers.	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. In terms of impacts on undeveloped land, the site in question is located in a highly sensitive environment and cannot be considered as a prime tourism site. The approved permit on site (PA 4198/09) is for the reinstatement of a restaurant, whilst the current proposal is for the redevelopment of the site into a hotel including extensive excavation works, physical expansion and further ancillary developments directly onto the natural coast that is likely to lead to significant environmental impacts.</p> <p>Furthermore, the proposal is of significant environmental concern due to the following issues:</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			<ul style="list-style-type: none"> - the expansion of structures both laterally and vertically, leading to over-development and additional take-up of rural land, intensification of physical development in a sensitive environment and significant impacts in terms of topography, landscape and visual amenity of the area; - significant impacts on the coastal area due to additional land take-up; - proposed excavations, site levelling and site clearance which potentially may have significant adverse impacts on the area; and, - the loss of rural features and the overall rural character of the area leading to increased formalisation of the site. 	
21	<p>Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?</p>	<p>Yes. In terms of surrounding land-uses, the area to the north of the site is largely agricultural land including associated rural structures such as farmhouses and other small structures located along the coastline.</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Yes. Reply to Question 20 above refers.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
22	Are there any plans for future land uses on or around the location which could be affected by the project?	None that are known of.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged given the nature of the proposed development.</p>	/
23	Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?	No such areas are located within 1km from the proposed development.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts are envisaged vis-à-vis densely populated/built-up areas.</p>	/
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities which could be affected by the project?	Yes; the Delimara Power Station complex is located approximately 500m from the propose site. No other sensitive land uses are found in the immediate vicinity of the site in question.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No significant impacts vis-à-vis sensitive land uses/community facilities are envisaged.</p>	PDS Pg. 28
25	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the	Yes. Questions 7 and 21 above refer.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Given the nature and location of the proposed development, no significant impacts are envisaged.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	project?			
26	Are there any areas on or around the location which have already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No legal environmental standards are known to have been exceeded on or in close proximity to the site in question.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>	/
27	Is the project location susceptible to earthquakes, or subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	<p>Yes. The proposal may be subject to coastal erosion, slope instability and cliff collapse (e.g. case of cliff collapse occurred in August 2015 in an area located in close proximity to the proposal – link below provides details vis-à-vis the event in question: http://www.timesofmalta.com/articles/view/20150809/local/cliff-collapse-in-delimara-leaves-gudja-man-critically-injured.580006).</p> <p>The proposed site may also be subject to adverse/extreme climatic events, such as severe winds and storm conditions, however given its location in the il-Kalanka it-Tawwalija, site can be considered to be naturally sheltered.</p>	Yes <input type="checkbox"/> No <input type="checkbox"/> Unclear <input checked="" type="checkbox"/>	PDS Pg. 38

4. Conclusion

4.1 EIA screening conclusion

Based on the information provided in the Project Description Statement (PDS), the proposal qualifies for an Environmental Planning Statement (EPS) under Schedule IA, Category II, Section 3.3.2.2(ii) of the EIA Regulations (S.L. 504.79), targeted on the issues identified as per below.

Detailed EIA screening indicated that the proposed development is likely to have significant impacts vis-à-vis:

- (i) Topography and physical changes to the site given the nature of the proposed development in and the relative impacts associated with over-development in a rural area, additional take-up of rural land, intensification of physical development in a sensitive environment and impacts on the bay and its coastal geomorphology;
- (ii) Impacts on landscape character and visual amenity;
- (iii) Impacts on geology and geomorphology, with particular references to possible occurrences of slope stability and cliff collapse;
- (iv) Impacts on ecology, particularly in relation with the Area of Ecological Importance and Site of Scientific Importance;
- (v) Impacts on surrounding land uses, including impacts on the bay/coastal area; and,
- (vi) Any other environmental impacts, particularly during the construction phase, as relevant.

4.2 Screening disclaimer

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