

SEA SCREENING TEMPLATE

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

Title of PP: Fort St. Elmo & Environs Development Brief

Responsible Authority: MEPA

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Date 29th July 2011

Part B – Key Facts

Responsible Authority: MEPA

Title of PP: Fort St. Elmo & Environs Development Brief

Purpose of PP:

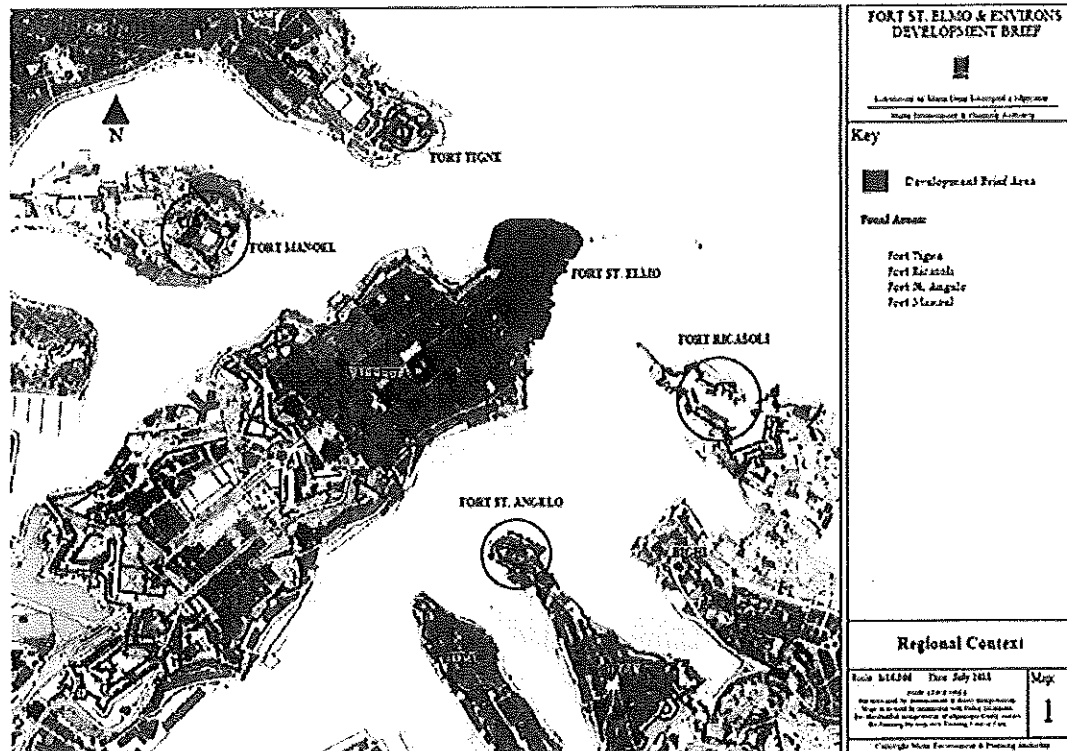
The Government, through the Grand Harbour Regeneration Corporation, is promoting the restoration and rehabilitation of the historical military complex of Fort St. Elmo in Valletta into a major cultural and tourist attraction as part of a mixed use scheme including retail, offices and residential uses. This project is aimed to introduce new activities into an economically depressed part of Valletta. The formulation of this Development Brief was a requirement of the Grand Harbour Local Plan approved in 2002.

Is the PP the result of legislative, regulatory or administrative provisions? Explain.
Yes. The formulation of Development Briefs is covered by the Environment and Development Planning Act 2010.

Period covered by PP: Not applicable

Envisaged Frequency of Updates: Not applicable

Area covered by PP (ideally also attach map): Plan covers a land area of around 9.25ha.



Summary of PP content:
 This development brief is intended to provide the basic framework for the rehabilitation of the Fort and its surroundings. It is a revision of a draft development brief that has been issued for public consultation in March 1997 but never formally approved. It sets out the various parameters and outlines environmentally compatible strategies to utilise the potential of the area without compromising its unique historical value. It outlines the nature and types of compatible development for Fort St. Elmo and its surroundings and also indicates other buildings and areas in the vicinity for which rehabilitation or redevelopment is considered advisable in line with the overall objectives of this brief. The brief considers the rehabilitation of Fort St. Elmo within the context of the Grand Harbour area including historic conservation and design issues, transportation, services and infrastructure.

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
Does the PP set the framework for future development consent of projects (not just projects in Annexes to the EIA Directive)? (Regulation 4(4))	Yes	
Is the PP likely to have a significant effect on the environment? (Regulation 4(5))		The significance of the likely potential effects of the proposals in the Development Brief on air quality and the potential for mitigation are unclear given that this would require concrete proposals to assess. The cumulative impacts on air quality, as a result of these proposals in combination with other relevant projects in the area, are also unclear at this stage of planning.
<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>	<p>No</p> <p>No</p> <p>No</p>	

Part D – Likely Significance of Effects on the Environment

Responsible Authority: MEPA

Title of PP: Fort St. Elmo & Environs Development Brief

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	The PP will affect a small area of the Valletta peninsula and the proposed uses are in line with the already set framework of the 2002 approved Grand Harbour Local Plan.
the degree to which the PP influences other plans and programmes including those in a hierarchy	No	As the formulation of this PP was a requirement of the Grand Harbour Local Plan approved in 2002.
the relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development	Yes	The PP is primarily for the regeneration and reuse of existing buildings by promoting more sustainable uses.
environmental problems relevant to the PP	No	The only potential environmental impacts identified are those on air quality which shall be addressed through a comprehensive EIA covering the whole of the Development Brief Area except for any of the restoration elements on any part of the Development Brief Area and the uses of Fort St. Elmo and the Carafa Enceinte. Further, the TIS will investigate means of alleviating the demand for parking in the area as well as promoting alternative means of transport rather than the private car.
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	Although this goes beyond the scope of this revision the PP highlights the need for the provision of suitable waste management infrastructure. The PP makes also provision for the reuse of the Vendome water reservoir for the collection and

		storage of runoff water.
the probability, duration, frequency and reversibility of the effects	No	The only potential environmental impacts identified are those on air quality which shall be addressed through a comprehensive EIA covering the whole of the Development Brief Area except for any of the restoration elements on any part of the Development Brief Area and the uses of Fort St. Elmo and the Carafa Enceinte. Further, the TIS will investigate means of alleviating the demand for parking in the area as well as promoting alternative means of transport rather than the private car.
the cumulative nature of the effects	No	The only potential environmental impacts identified are those on air quality which shall be addressed through a comprehensive EIA covering the whole of the Development Brief Area except for any of the restoration elements on any part of the Development Brief Area and the uses of Fort St. Elmo and the Carafa Enceinte.
the transboundary nature of the effects	No	Not applicable
the risks to human health or the environment (e.g. due to accidents)	No	None of the uses being proposed present risks to human health or the environment.
the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	Development Brief Area is a small geographical area. The range of uses being proposed is unlikely to have significant adverse impacts. Positive effects are expected as the project should serve as a catalyst in attracting further regeneration in the lower part of Valletta.

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 value and vulnerability of the area likely to be affected due to: (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values (iii) intensive land-use	No	The designation of most of the area as Grade 1 National Monument makes the area high in cultural value. Vulnerability is expected to be low in view of the proposed mix of uses and the constraints imposed by the protection status.
the effects on areas or landscapes which have a recognised national, Community or international protection status	No	Not significant since the PP safeguards sites and features of cultural heritage value to ensure protection of the World Heritage Site.

Part E – Summary of Environmental Effects

The significance of the likely potential effects of the proposals in the Development Brief on air quality and the potential for mitigation are unclear at this stage of the planning process. The cumulative impacts on air quality, as a result of these proposals in combination with other relevant projects in the area, are also unclear. These two aspects require further assessment at the strategic level i.e. prior to the submission of individual planning applications, in order to determine: (i) limitations for the range and scale of uses which may be permitted in the area; (ii) the allowable increase in traffic in the affected areas without exceeding the limit values for pollutants in Schedule 7 of LN 478 of 2010; and (iii) possible solutions to improve access to the area through sustainable modes of transport.

As the proposed Brief is for a clearly defined local area at Valletta, the potential impacts on air quality from the Brief proposals and their cumulative impacts with other projects should either

1. be assessed at the Brief stage through a tailored SEA or
2. through a comprehensive EIA for the Brief area in order to address the likely environmental impacts holistically and before submission of individual planning applications.

An SEA is not required as the potential impacts on air quality and their cumulative impacts with other projects shall be addressed through a comprehensive EIA covering the whole of the Development Brief Area except for any of the restoration elements on any part of the Development Brief Area and the uses of Fort St. Elmo and the Carafa Enceinte. The Brief can be reasonably considered as either a small-scale plan or a large-scale project, and experience suggests that duplication of procedures would not result in added value. In this regard, the EIA process is considered as a more effective tool, as it can be directly conducive to conclusive

decision-making with more tangibly enforceable specifications. The significant impacts (e.g. on air quality, which is envisaged as the main issue) could result from the commercial proposals and not from the restoration and the ancillary cultural use (as long as the cultural use is interpreted in a reasonably narrow sense, excluding major commercial amenities).


Part F – Screening Outcome

Screening is required under the Strategic Environmental Assessment Regulations, 2010 (Legal Notice 497 of 2010). It is our 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.

Patrick Mifsud

Name of Officer responsible for the Screening Report



Signature of Officer responsible for the Screening Report

MEPA

Name of Responsible Authority

2nd August 2011

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.