

SEA SCREENING TEMPLATE

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

Title of PP: Partial Review of the Central Malta Local Plan (2006), South Malta Local Plan (2006), North Harbours Local Plan (2006), Gozo and Comino Local Plan (2006) and the Grand Harbour Local Plan (2002) Local Plan Policies related to the Main Malta Industrial Parks (MIP) Industrial Park Sites

Responsible Authority: MEPA

Contact Person: Marco Attard Portughes

Position: Team Manager, South Malta Local Plan, Forward Planning Division Planning Directorate

Contact Address: St. Francis Ravelin, Floriana

Contact Phone Number: 22901571

Contact email: marco.attardportughes@mepa.org.mt

Date: 12th September, 2012

Part B – Key Facts

Responsible Authority: MEPA

Title of PP: Partial Review of the Central Malta Local Plan (2006), South Malta Local Plan (2006), North Harbours Local Plan (2006), Gozo and Comino Local Plan (2006) and the Grand Harbour Local Plan (2002) Local Plan Policies related to the Main Malta Industrial Parks (MIP) Industrial Park Sites.

Purpose of PP: The Government has approved MEPA and MIP's request to update policy guidance through a partial review of the policies related to Malta Industrial Park (MIP) Sites as identified in various approved Local Plans. The partial review follows the recommendations made by the MEPA Permanent Policy Reform Commission for a streamlining of the number of varying policies that guide development within the main MIP Park Sites.

The partial review will affect and provide additional guidance to the below listed policies in the approved Central Malta Local Plan (2006), South Malta Local Plan (2006), North Harbours Local Plan (2006), Gozo and Comino Local Plan (2006) and the Grand Harbour Local Plan (2002) Local Plan policies and make provisions for greater consistency to be introduced within these policies.

General Policies	Relevant Local Plan
SMCM08	South Malta Local Plan (SMLP)
CG15	Central Malta Local Plan (CMLP)
NHCI02	North Harbours Local Plan (NHLP)

GD04	Grand Harbour Local Plan (GHLP)
GZ-CMRC-7	Gozo and Comino Local Plan (GCLP)
Area Policies	Industrial Park Site
SMMR01	Marsa
SMZN02	Bulebel
SMHF01	Hal Far
BK04 (as amended by PC57/10)	Mriehel (MIP part only)
CG15	Mosta Technopark
NHSG04	San Gwann
GI01, GI03, GI07 and GI10	Kordin
GZ-Xwkj-1	Xewkija, Gozo

The MIP Industrial Park Sites have evolved and changed substantially since the 1970s original industrial estates, placing new demands and requirements including the need for diverse ancillary support land uses. MIP Park Sites are important national economic sites and primary sites for economic wealth generation and employment. Increased environmental upgrading and green energy efficiency initiatives are promoted in this policy review.

The scope of the partial review follows the advice of the MEPA Permanent Policy Reform Commission recommendations (17/3/2011) for the need to streamline MEPA Industrial Park policies for increased policy consistency. This exercise is therefore a policy clarification exercise and follows existing policy guidance and development boundaries approved in the respective Local Plans. The policy review will update and streamline policy guidance related to existing policies outlined in Table above.

Is the PP the result of legislative, regulatory or administrative provisions? The partial review is being followed in accordance with the Environment and Development Planning Act X of 2010 Articles 48 and 58. The scope of this partial review is to streamline existing approved Local Plan Policies that guide development within the Malta Industrial Park (MIP) Sites.

Period covered by PP: n/a

Envisaged Frequency of Updates: Planning policies are subject to monitoring and may be reviewed on a regular basis.

Area covered by PP (ideally also attach map): Maltese Islands (specific to Industrial Park Sites as identified and approved in the respective Local Plans).

Summary of PP content: The updated policy covered by the partial review will provide increased clarification and consistency on industrial development considerations within MEPA Industrial Park Sites. The exercise will also update the policy framework widening the use to include also ancillary support land uses and the promotion of increased environmental upgrading and green energy efficiency initiatives.

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 update of the policy guidance follows the procedure delineated by Articles 48 and 58 of the EDPA, 2010.
<p>Is the PP required by legislative, regulatory or administrative provisions? (Regulation 3)</p>	Yes	The policy guidance falls under the provision of Article 57.
<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	<p>Town and country planning land use and specifically industrial land uses within the industrial park site areas already approved in the respective Local Plans. The partial review does not include any changes to existing industrial park site development boundaries.</p> <p>The policy includes condition for the observation of relevant legislation and policies which regulate industrial development projects including EIA requirements, if and when applicable.</p>
<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	The partial review does not contemplate any changes to the Habitat Directive sites or protective zoning requirements. These areas are already protected through appropriate policies in the respective Local Plan and no changes are envisaged in this respect to the current policy framework of these areas through this review.
<p>Does the PP determine the use of small areas at local level</p> <p>OR</p>	Yes	If a site within the existing main MIP Industrial Park Sites satisfies the criteria outlined in the policy guidance then the site

SEA Criterion	Yes/No (no other answer except Yes/No)	Explanation
is it a minor modification of a PP subject to Regulation 4(2)(a) (Regulation 4(3))	Yes	may be favourably considered for the location of industrial development as is already possible through existing approved policy framework.

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	The policy includes condition for the observation of relevant legislation and policies which regulate industrial development including EIA requirements, if and when applicable.
Is the PP likely to have a significant effect on the environment? (Regulation 4(5))	No	The development potential is already anticipated through the existing policy framework. The general thrust of the policies remains the same as previous but considers greater clarification and consistency in policy guidance and also considers ancillary support land uses and green environmental quality improvements within the MIP Industrial Park Sites.
Is the PP's sole purpose to serve national defence or civil emergency OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7 OR Is it a financial or budget PP?	No	

Part D – Likely Significance of Effects on the Environment

Responsible Authority:

Title of PP:

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 existing planning framework is being followed since this policy review is a clarification of the existing approved planning policies for consistency. The update of the policy guidance includes conditions for the mentioned criteria. Regarding location the industrial development boundaries are not being changed from those approved in the Local Plans. Regarding the nature, size and operating conditions the safeguards in policy update include attention to the operational requirements, external context, bulk and massing of projects as well as attention to surrounding context including environmentally sensitive areas should these occur nearby.
the degree to which the PP influences other plans and programmes including those in a hierarchy	Yes	The updated policy provides for additional policy guidance to Local Plan MIP Industrial Park Site policies and also promotes the future formulation and preparation of master plans by the Malta Industrial Parks (MIP) for each main MIP Park Sites.
the relevance of the PP for the integration of environmental considerations in particular with a view to promoting sustainable development	Yes	The updated policy guidance is relevant to environmental considerations in that it promotes projects that introduce green environmental quality and energy efficiency initiatives as well as suitable interface between industrial park sites and surrounding areas.

environmental problems relevant to the PP	No	No new environmental problems are anticipated from what is already assumed through the existing policy framework. The requirements of the policy review are expected to enhance the environment in the longer term.
the relevance of the PP for the implementation of Community legislation on the environment (e.g. PPs linked to waste management or water protection)	Yes	An improved industrial park site through green environmental quality and energy efficiency upgrading should promote increased investment for waste and water related upgrading and protection.
the probability, duration, frequency and reversibility of the effects	No	The partial revision of policies is aimed at providing direction that limits irreversible effects.
the cumulative nature of the effects	No	Not relevant. The development effects within the existing Park Sites are already expected strategically through the existing approved policy framework.
the transboundary nature of the effects	No	Not applicable
the risks to human health or the environment (e.g. due to accidents)	No	Not applicable
the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)	No	The proposed policy review is local based and will continue to form part of the existing Local Plan policy framework. The policy consideration of green environmental quality and energy efficiency upgrading should positively affect the local population. The revision is intended to continue to follow the strategic direction to optimise the use of scarce industrial land resources and upgrade the environmental quality of the Park Sites, thereby limiting new land take up outside the approved park site areas.

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)
<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 Park Sites are industrial planned areas already designated for industrial economic activity within the approved Local Plans. Important natural/cultural heritage is already protected through appropriate existing environmental conservation policies in the Local Plans and no changes are being recommended to such policy guidance. Regarding (iii) the industrial land use is planned to be more consolidated within the Park Sites through this review.</p>
<p>the effects on areas or landscapes which have a recognised national, Community or international protection status</p>	No	<p>The industrial areas are already designated planned areas. Important landscapes are already protected through existing policies within the Local Plans and the review contains conditions for attention to surrounding context including landscape context if applicable.</p>

Part E – Summary of Environmental Effects

(Provide a summary of the significant environmental effects of the PP)

No significant environmental effects are anticipated from the original development potential already contemplated within these Industrial Park Sites through existing Local Plan policies.

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.

Screening Concluding Consolidated MEPA Response

The general thrust of the proposed policy remains the same as the one set in the respective Local Plans. Its aim is to provide greater clarification and consistency in policy guidance, particularly in view of the different height limitations set in the approved Local Plans, and considers ancillary support land uses and green environmental quality improvements within the MIP Industrial Park Sites. The policy relates to industrial estates which are already managed by Malta Enterprise. These estates will also be subject to separate masterplans.

The proposed policy is unlikely to have a significant impact on the environment from a strategic point of view. Also, the draft policy does not require an Appropriate Assessment as per the provisions of Regulation 19 of LN 311 of 2006 (as amended). However, environmental issues which are specific to particular MIP estates will require further assessment at masterplan and/or project stage, including the proposed flexibility in terms of height limitations. Detailed proposals should also be screened to determine the need for an EIA / AA at masterplan/project stage.

Marco Attard Portughes

Name of Officer responsible for the Screening Report

Signature of Officer responsible for the Screening Report

Malta Environment and Planning Authority

Name of Responsible Authority

12th September, 2012

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.

