

Organization Unit:	Environment Department	الوحدة التنظيمية :
Work Instructions title:	Technical Guideline No. 1 Environmental Impact Assessment	عنوان الوثيقة :
Doc Ref.	DM-ED- GU01-EIA	رقم الوثيقة :

TECHNICAL GUIDELINE

Number 01

Environmental Impact Assessment

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1.0 Introduction

This Guideline was prepared and issued by the Environmental Planning & Studies Section (EPSS) under the Environment Department of Dubai Municipality. It is intended for use by Project Owners, Planners, Engineers, and Environmental Specialists for purposes of compliance with the requirements and procedures in obtaining an “Environmental Clearance” for any project in Dubai through the Environmental Impact Assessment (EIA) process.

This document, also referred to as the Technical Guideline No. 01 on EIA, issued on March 2019, shall in effect supersede the EPSS Technical Guideline No. 01 issued on August 2018.

2.0 Definition of Terms

For the use of this Guideline and Technical Guideline No. 2, the following terms, phrases, acronyms and definitions apply:

Applicant	the Environmental Consultant or Company authorised by the Project Owner to secure, renew or amend the Environmental Clearance (EC) for a Project on his behalf.
Buffer Zone	the space within the separation distance and includes any vegetation, landscape features, and buildings or structures thereat which are not a source of emissions or of adverse impact. Buffer zone can be further enhanced by providing additional structure or landscaping features to improve the protection measures in place against pollution or adverse impacts.
Coastal Environment Section (CES)	a Section within the Environment Department of Dubai Municipality, which oversees the sustainable development and the utilization of Dubai coastal and marine environment through the formulation and implementation of Integrated Coastal Zone Management (ICZM) plans and procedures within the scope of responsibilities of Dubai Municipality. The section is responsible for the monitoring of the Projects’ compliance with the marine environment protection requirements and regulations imposed by the DM-ED in accordance with Federal Law No. 24 of 1999, as corrected by Federal Law No. 20/2006. The section contributes significantly to the decision-making, understanding, analysis and study of coastal phenomena aimed at achieving a sustainable coastal development.
Competent Authority Development	The Environment Department of Dubai Municipality For the purpose of this Guideline, Development Project is any Project which involves conversion of a land for the construction of buildings and /or facilities for residential, commercial or industrial use, or for mixture of uses.
Environmental Control Section (ECS)	A Section within the DM-ED responsible for the monitoring of the Project’s compliance with the environmental requirements and regulations imposed by the DM-ED in accordance with Federal Law No. 24 of 1999, as corrected by Federal Law No. 20/2006.
EIA Report	a document prepared by the Environmental Consultant that presents the detailed account of the quantitative EIA study process.
EIA Summary	also referred to as the EIAs, is an EIA document similar to an EIA Report in brief, which presents the report on qualitative EIA study.
Environment	the biosphere in which different forms of life are manifested and consist of two elements: Natural Element which comprises living creatures to include man, animal, plant, and other living creatures, natural resources to include water, soil, organic and inorganic substances and natural systems. Unnatural Element which comprises all that man has introduced into the natural environment, to include fixed and movable installations, roads, bridges, airports, means of transportation and innovative industries, inventions and technologies

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Environmental Aspect	an element, component, or resulting product of an activity or project development that interacts with the environment.
Environmental Clearance	also referred to as EC, is the “license” or approval in writing issued by the Competent Authority as required and provided for under the relevant legislations. EC is issued to the Project Owner after a favorable review of the EIA report. It specifies the scope and conditions that must be implemented during the life cycle of the project.
Environmental Consultant	An EPSS registered environmental specialist / professional / practitioner in the field of environmental science and/or engineering, who are commissioned by the Project Owner to conduct the EIA.
Environmental Impact	is the resulting effect of an environmental aspect. Impact is used interchangeably and has the same meaning as “effect”.
Environmental Impact Assessment	the EIA or EIA process, is the methodical appraisal of the environmental aspects and impacts of a proposed project. The EIA process also reviews options and determines appropriate mitigation and enhancement measures that are needed to minimize, if not eliminate, any adverse impacts due to project development.
EPSS	the Environmental Planning and Studies Section, under the Environment Department of Dubai Municipality, which is responsible for the enforcement of the Technical Guidelines on EIA.
Establishment	means any licensed commercial or industrial activity which may include any building, factory, equipment, shop or office and any area or land and structures pertaining thereto.
Infrastructure	A facility or structure necessary for the efficient operation of a society. This includes, but not limited to, roads, bridges, railways, water and power supply, airports and seaports, drainage and sewerage networks.
Natural Resources Conservation Section (NRCS)	a Section within the DM-ED responsible for the monitoring, protection and sustainable management of natural resources including soil, groundwater, and biodiversity in accordance with applicable laws & regulations.
Negative impact	is described as a deterioration effect on environment. It is also commonly called as an adverse impact.
Positive impact	is a beneficial effect. A positive environmental impact is also identified or measured as cause enhancement to the existing environment. A positive impact is synonymous to beneficial effect.
Power Transmission Line	or PTL means an electric line and associated equipment used to provide connection of electricity between generation facilities to customers through supply networks.
PTL Easement	means an open space between the power transmission cable and nearby sensitive receptors
Project	any activity, process, premises or development regardless of scale or magnitude, which has impact, whether significant or not, on the environment
Project Owner	any natural or juridical person intending to implement a project or business activity. The owner of a certain project or business activity.
Sensitive Receptors	include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other environmental pollutants.
Separation Distance	the linear distance between the source of emission and sensitive receptors. For the purpose of addressing the needed protection from of adverse impacts, separation distance is measured from the facility, process or activity as the source of emission to the nearest boundary of the property of sensitive receptors.

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3.0 Reference Legislations

The relevant provisions of the following laws were used as guidance and reference in the preparation of this Guideline:

- Federal Law No. (24) of 1999 for the Protection and Development of the Environment, its amendments, and the related Ministerial Decree No. 37 issue of 2001 on the regulations concerning Environmental Impact Assessment.
- Local Order No. 61 of 1991 on the Environment Protection Regulations in the Emirate of Dubai.

4.0 Key Principles of EIA

- 4.1 Any project development must be environmentally sustainable and equitably meets the needs of present and future generations.
- 4.2 Implementation of any proposed project, development, activity or industrial establishment and any expansion thereof, which has the potential to cause significant adverse environmental impacts, shall not commence unless an EIA process is undertaken and an “environmental license” or Environmental Clearance (EC) is obtained in advance from the EPSS of DM Environment Department.
- 4.3 The integration of the EIA process early into the project development cycle is a vital aspect of project planning and design. The EIA process, which is primarily concerned with assessing the overall impacts of any proposed project, development or activity, also ensures the inclusion of necessary environmental protection, mitigation, and enhancement measures into the project design elements.
- 4.4 As an integral project planning and decision-making tool, the EIA process guides the Project Owner, the Environmental Consultant and the Competent Authority into making an informed decision whether or not the proposed project development meets the desired criteria on sustainability and economic viability.
- 4.5 Effective review of the EIA document depends largely on accurate, complete and timely disclosure of relevant information, usually provided by the Project Owner through the appointed Environmental Consultant during the EIA process. The EIA document serves as the most vital document in evaluating the environmental soundness and viability of a proposed project or activity. The EIA document holds the key in leading the EIA process into an informed decision whether an “environmental license” or EC can be issued or not.
- 4.6 The Project Owner has the primordial duty and responsibility for disclosing all relevant information of the project scope to produce a substantial EIA document.

5.0 Coverage and Application

- 5.1 This Guideline is applicable throughout the Emirate of Dubai, and it applies to all persons, property, establishment, activity or project development which is required, under the Federal Law No. 24 of 1999, to under go the EIA process and obtain the EC.
- 5.2 This Guideline is applicable to any new or planned expansion or modification of any existing project, development, activity or establishment. These projects or activities are categorized into two main groups, which are:
- **Development and Infrastructure Projects;**
 - **Industrial Projects and/or Premises related to Manufacturing Activities.**
- 5.3 The list of projects and the specific requirements and procedures that will be followed Development and Infrastructure Projects are provided under EPSS Technical Guideline No. 02.
- 5.5 The requirements and procedures for Industrial Projects Industrial Projects and/or Premises related to Manufacturing Activities are provided in the Environmental Compliance Guideline for the Industrial Sector of Dubai.

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6.0 General Requirement and Procedures

- 6.1 The required EIA document for the Project shall be prepared by an Environmental Consultant registered with the Dubai Municipality Environment Department (DM-ED).
- 6.2 All EIA related reports, including the EIA document and any related technical report that is required by EPSS, must bear the signature of the authorized person who prepared such report. Endorsement / authorization letter from the Project Owner is also required when submitting such reports.
- 6.3 Any person/company/Environmental Consultant/s that shall represent the Project Owner must have an "Authorization Letter" stating the scope and responsibilities of the "Applicant", and such a letter must be provided to the EPSS in order for him/her to transact/conduct official business with EPSS to address all environmental regulatory requirements.
- 6.4 The preparation of EIA Report or EIA Summary shall follow the outline as prescribed by EPSS Technical Guideline No. 02.
- 6.5 (a) The timeframe for the evaluation of EIA documents, within which to issue an "official reply" to the Project Owner and/ or its authorized representative or a "decision" on the projects being applied for EC, is given as follows:

Type of Document	Timeframe in number of working days
EIA Report	30
EIA Summary	21

- (b) The processing timeframe starts from the date when the EIA document is received by EPSS. It shall automatically stop once EPSS issue its official response or if a decision is made. The timeframe will automatically reset once the submission of the required document(s) or amendments, as applicable, is received anew by EPSS.
- 6.7 All proposed projects or activities must be sited at proper location with adequate buffer or separation distance from any sensitive receptors or from other adjacent project or activity, whether existing or proposed/planned, which may be another source of potentially adverse impacts. The sensitivity of the receptors, as well as the potential external impacts of adjacent project or activity, shall be taken into consideration in providing the necessary buffer or separation distance.

7.0 Approval or Rejection of Environmental Clearance Application

- 7.1 The document regarding the final decision on the application may be in the form of an EC issued online or a Rejection through the Online EC Application System. The EC will only be released once the Project Owner has settled all requirements, outstanding fees, liabilities, fines and other obligations with the DM-ED.
- 7.2 The EC would specify the scope and limitations of the approved project as well as the required environment protection measures and other means that will ensure compliance with all applicable regulations on environment protection; while a Rejection, on the other hand, shall state the reasons for such decision.
- 7.3 The EC application may be rejected for the following reasons:
- If the revised EIA document or response to DM-ED comments is not received within one (1) year from the date of issuance of the comments;
 - If the third submission of the EIA document still does not substantially satisfy the requirements as stipulated in this Guidance, or the DM-ED technical comments have not been satisfactorily addressed.
- 7.4 The issuance of EC does not exempt the Project Owner from obtaining other relevant permits and clearances from other concerned authorities as may be required by the applicable law. It does not also preclude other government agencies on enforcing their own requirements, rules and regulations on a particular project that was issued an EC by EPSS.
- 7.5 The review and processing of the EC shall not proceed if the submission (including the required attachments) is incomplete. All submissions not within the prescribed format shall be rejected.

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- 7.6 All submissions / clearance applications shall be rescinded if additional information or requirements are not submitted within the prescribed timeframe. A letter requesting for extension can be submitted subject to EPSS' approval.
- 7.7 Any issued EC not collected, online, within a period of three (3) months from the date of issuance shall be rescinded.
- 7.8 The Environmental Clearance conditions to be complied by the Project Owner and its appointed contractors and/or operators of development and infrastructure projects are provided in Annex III of TG No. 2.

8.0 Post EIA Requirements

8.1 Compliance Monitoring

Once approval is issued, the implementation of the project shall be monitored to ensure compliance with the stipulated conditions, and to determine whether the framework of the environmental management program in the approved EIA document is effective or requires further improvement.

8.2 Environmental Performance Reports

The Project Owner shall be required to carry out periodic analyses of discharges and pollutants arising from the project, and to monitor their impacts. The scope of analyses will be specified by EPSS in writing which may be stipulated in the issuance of the EC. Accounts of monitoring and result of analyses shall be maintained to form part of the Environmental Performance Report (EPR) that must be regularly submitted to the Environmental Control Section (ECS).

For further information, please visit Dubai Municipality website www.dm.gov.ae
or contact the Environmental Planning & Studies Section (EPSS) at
Tel. Nos. 04-6066120, 04-6066257, 04-6066281, and, 04-6066814 or Fax No. 04-7033565

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