

## MEMORANDUM

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**TO:** Prof Victor Axiak – Chairman

**FROM:** Alex Camilleri – Deputy Director Environment and Resources

**THRU:** Kevin Mercieca – Director Environment and Resources and Acting CEO

**DATE:** March 2022

**SUBJECT:** PA 02943/19 (EA 00028/19)  
It is proposed to demolish existing Hotel, Excavate and Construct a new Class 3B Hotel having 400 Rooms, class 3C Gym, class 3D Diving Centre & water sports facilities, class 4B Retail outlets, class 4D bars, class 4D Restaurants & ancillary facilities including an indoor and an outdoor pool, parking area plus multipurpose halls

Site at, Ramla Bay Resort, Triq ir-Ramla tal-Bir, Marfa, Mellieħa

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### 1. Case Recapitulation

Reference is made to the case in caption.

The Final Assessment by the Directorate was referred to the ERA Board for a decision in public in line with the EIA Regulations (S.L. 549.46) on 18<sup>th</sup> February 2022. In view of the outstanding considerations regarding impacts on landscape and visual amenity, the Directorate recommended that:

- (i) Improved attention is given to minimisation of dominance of the building, especially as perceived from panoramic viewpoints (including the Ċirkewwa main road i.e. viewpoint 8, where the impact is considered more than *minor adverse*);
- (ii) The Alang Alang building located on the shore is reduced in height;
- (iii) Development is to be contained within the site boundary, avoiding/removing structures/encroachment onto adjacent rural land; and
- (iv) The area east of the hotel (including garigue and rocky coast) is to be restored. In this regard, the ERA is requesting a Restoration Method Statement (RMS).

The ERA Board voted in favour of the Directorate's final assessment and conditions, noting that the no objection is based on the outstanding matters being resolved to the Board's satisfaction.

## **2. Revised Submissions**

In view of the above, the architect has submitted revised plans and visuals. The architect's covering letter along with said submissions are being annexed to this memorandum.

## **3. Directorate's Assessment**

Point (i) has been addressed by the submission of the revised plans and visuals such that the height of the proposal has been reduced by the level previously dedicated to services. With regards, to (ii) this issue has been eliminated altogether. Lastly, points (iii) and (iv) will be addressed by the already endorsed ERA Conditions.

In this regard, the revisions are being referred to the ERA Board for endorsement.