

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Date: 8 April 2022
ERA Ref: EA 00028/19

Dear Sir/Madam,

Planning Ref.: PA 02943/19
Description Proposal: 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.
Location: Site at, Ramla Bay Resort, Triq ir-Ramla tal-Bir, Marfa, Mellieħa

Environmental Impact Assessment Regulations (S.L. 549.46)
Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44)

Reference is made to ERA's Assessment and Recommendations at Docs 188a-c. In view of the outstanding considerations regarding impacts on landscape and visual amenity, ERA 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).

In view of the above, the architect has submitted revised plans and visuals (Docs 215a and 217d-o). In this regard, 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 ERA Conditions at Doc 188b.

Yours faithfully,

Ryan Busuttil
Environment Protection Officer
f/Director Environment and Resources

Disclaimer

The above comments are being issued without prejudice to any additional issues which are regulated by ERA through any relevant environmental permitting and, or compliance mechanisms, as well as to any environmental considerations that may be beyond the scope of the application under consideration.

The above assessment is based on the information provided to ERA in the application. Should it result that such information is incorrect, incomplete or misleading, or in the event of any omissions, or subsequent modifications, amendments or changes to the proposal, application and/or related submissions, the above assessment (including any favourable consideration, lack of objection, any proposed conditions or lack thereof, or any other equivalent stance, etc.) may need to be reopened to ERA's satisfaction. ERA shall not take responsibility for comments, assessments or judgments based on information that is incorrect, incomplete, missing or misleading, and which is only discovered after its assessment, nor for any environmental impacts resulting from developments which it was not specifically consulted on. Furthermore, ERA also retains the right to take additional action should the information provided, or any incorrect, incomplete, missing or misleading details, be tantamount to fraud.