

Date: 25 January 2022

Attn: Mr Edward Zammit Tabona  
o.b.o. Fortina Developments Co Ltd,  
[PRIVATE]

Dear Sir,

**Planning Ref.:** TRK 259934  
**Description Proposal:** Proposed internal layout changes to the residential, retail and tourism components of the project approved in PA/06252/17 and PA/03913/18; proposed change of use of Class 4C cafeteria at ground floor and five residential units at First Floor to an interconnected Class 4b Retail unit; proposed extensions at Levels 14 and 15 and construction of two additional floors in the residential block through the utilisation of the Total Developable Floor Area Ratio Floorspace established in PA/06252/17. Proposed integration of the landscaped area around St Luke's Garisson Chapel and the vacant plot between the chapel and the MIDI project into the overall Public Open Space of the development including the removal of high wall separating the sites and the construction of interconnecting staircases.  
**Location:** Fortina SPA Resort, Ix-Xatt Ta' Tigne &, Triq Censu Xerri, Sliema, Malta.

#### **Environmental Impact Assessment Regulations (S.L. 549.46)**

Reference is made to the Project Description Statement (PDS) and statement on traffic generation, as referred directly to ERA on 21 January 2022.

The proposal in caption involves alterations to the development approved by virtue of PA/06252/17 and PA/03913/18.

An additional two receded floors are being proposed on the residential blocks C and D, whereas office blocks A and B will remain unaltered (see Appendix - Figure 1). The increase in height of blocks C and D is not considered significant from an environmental point of view, noting the dimensions of the already approved development and the site context.

In addition, internal alterations are being proposed within block C and D, leading to a net increase of 10 residential units and 550 m<sup>2</sup> retail space (to be used ancillary to the hotel). With respect to the hotel tower, only internal alterations are proposed, with a net increase of 1 hotel room. Such internal alterations per se are not considered significant either.

The proposal also includes an increase in footprint of the upper plaza, by 1,783 m<sup>2</sup>, through the inclusion of the grounds around the existing chapel and adjacent concreted area, within the development site (see Appendix – Figure 2). Similar to the rest of the plaza, hard and soft landscaping are being proposed within this area, together with the installation of an outdoor platform lift to connect the lower and upper plaza. ERA has no concern with the inclusion of such area, subject that the proposed landscaping in this area shall be in line with the approved landscaping plans for the site (docs PA/06252/17 – 411b-c and PA/03913/18 – 210b-c), and the species selection as per ERA’s recommendations at doc PA/03913/18 – 195a.

In terms of traffic generation, the statement on traffic generation indicates that the additional retail space will not generate additional vehicular traffic in view that such retail is proposed ancillary to the hotel. Furthermore, the additional residential units and hotel room are also not expected to lead to a significant increase in vehicular traffic.

In this regard, ERA concludes that the proposed changes to the approved development on site are not expected to be significant from an environmental point of view. ERA does not object to the proposal and has no further comments over and above to what had already been communicated through ERA’s correspondences for PA 06252/17 (docs 194b-d, 195c-d, and 423a) and PA/03913/18 (docs. 38a, 63a, and 195a), respectively.

Yours faithfully,

Yves De Blick  
Environment Protection Officer  
f/Director Environment & Resources

cc.: Perit Edwin Mintoff, [PRIVATE].

***Screening Disclaimer***

*The above conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified again or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission would need to be re-assessed and the merits of this screening would need to be re-opened.*

Appendix:



Figure 1 – Visual of proposed development with labels of block A-D and hotel tower, and proposed additional floors in red (Source: PDS. Markings in red added by ERA)



Figure 2 – Proposed plan of Upper Plaza, showing additional area in purple marking (Source: PDS. Markings in purple added by ERA)