

ENVIRONMENT AND RESOURCES AUTHORITY

Minutes of Board Meeting held on the 10 July 2026

Hexagon House, Marsa

7238. Environmental Impact Assessment Process (EA 00046/18) related to PA/04313/25, PA/05346/25 & PA/05350/25 – Project Landmark – Proposed changes to approved permits PA/02470/16 and PA/06097/20. Site along Triq Santu Wistin, Triq Elija Zammit, Paceville, San Giljan.

Related material circulated prior to the meeting.

The Chairman invited the EIA Coordinator to deliver the presentation.

Mr Michael Sant, the Environmental Impact Assessment (EIA) coordinator, began his presentation by giving a general overview of the project, noting that the Landmark project was originally approved under PA/02470/16 and PA/06097/20 and assessed through an EIA. Following the submission of the EIA Coordinator Statement, the revised project was subject to updated studies on visual impact, shadowing and wind microclimate, which were submitted through an EIA Addendum in December 2025, followed by public consultation. Mr Sant further delved into the main changes proposed, namely an increase in site footprint and increase in height, the addition of a new access point as a result of the updated Infrastructure Malta plans for the area, a redesign of the tower, increase in parking provision, and improved public realm.

The updated Landscape and Visual Amenity study concluded that the taller and bulkier tower would result in greater visual exposure from certain viewpoints, including new visibility from parts of Kalkara and Gharghur, resulting in a change in significance from ‘not significant’ to ‘moderate to major’. Photomontages were presented to illustrate the proposed amendments and their visual impact, taking also into consideration the cumulative development scenario.

The updated shading study identified longer periods of shadowing, however, these impacts are limited in duration. The most notable effect occurs in December, when shadows reaches St George’s Bay. Overall, the impacts remain minor adverse, although effects on commercial and hospitality uses to the east of the site are expected to remain moderately significant.

Regarding the wind microclimate, the updated study identified windier conditions at ground level, where the need for mitigation measures around exposed pedestrian areas are required.

It was noted that the public consultation held between January 04, 2026 and February 03, 2026, yielded feedback from the ERA, the Occupational Health and Safety Authority, the Civil Protection Department, the Environmental Health Directorate, the Swieqi Local Council and members of the public. The main issues identified were related to traffic, shadowing, wind comfort, sewer capacity and risks to bathing water, construction-related disturbance, light pollution, and cumulative urbanisation.

In reply to a query by the Chairman, Mr Sant noted that a Traffic Impact Assessment had been prepared as part of the previous EIA. He noted that, as the revised project places greater emphasis on hotel and residential uses rather than office space, traffic generation is not expected to increase beyond the levels assessed in the original EIA.

As a further clarification requested by the Chairman, Mr Sant and the Directorate confirmed that the addendum was requested to address revisions to the approved applications, under the new applications bearing reference PA/04313/25, PA/05346/25 and PA/05350/25. The addendum served to update the results of the previously completed EIA. It was also noted that PA/05346/25 and PA/05350/25, relating to Phase 1, were recently approved, with reference to the EIA requirements made in the respective case officer reports, while the main application, PA/04313/25, remains under consideration.

Mr Sant also noted that a Social Impact Assessment (SIA) had been carried out and that its findings would be taken into account during the project's management and implementation.

The Directorate then delivered the presentation, noting that the development applications PA/04313/25, PA/05346/25 and PA/05350/25 relate to the revised Project Landmark proposal in Paceville, St Julian's. It was noted that the original development had already undergone a full Environmental Impact Assessment, and that the main impacts identified were related to the visual amenity and shadowing. It was concluded that the project was acceptable subject to conditions, and to reserved matters mainly relating to traffic management and follow-up of the wind study on the final design of the tower. The Directorate noted that the proposed amendments were considered in light of the previously approved high-rise development, and updated studies on visual impact, shadowing and wind microclimate were undertaken through an EIA Addendum and subjected to public consultation and technical review. No other changes to the previous EIA findings were identified. With regard to the wind impacts, a follow-up wind study on the final design will be carried out to mitigate the impacts.

In view of the findings of the updated studies and noting that the overall impacts remain generally in line with those previously assessed and are intrinsically linked to the nature of the high-rise development, the Directorate recommended no objection to the development, subject to applicable environmental conditions and subject to the following reserved matters: A wind study on the final design of the proposed building and a Green Travel Plan.

Chairman asked the Environmental Impact Assessment Coordinator and the applicant if they had any further points to raise, to which they replied in the negative.

The Chairman then opened the discussion to the Board members.

In response to CC's comment that wind-related issues had already been raised during discussions on the previous applications and were expected to have been addressed in the current proposal, Mr Sant explained that the design had been further improved to minimise downdraft effects. He noted that the remaining matters relate to design details, such as the size of canopies and shielding elements. Mr Ben Taylor added that both desktop and physical analyses had been undertaken. A follow-up wind study of the tower's final design would be undertaken at the detailed design stage.

In reply to queries by SFO, Mr Sant confirmed that the existing towers were taken in consideration and further stated that UNESCO related concerns had not featured in any feedback received to date. He explained that views from Kalkara are characterised by a cluster of high-rise buildings, within which the proposed development would be largely screened by existing towers and would be less prominent than other buildings.

In response to a question from CC, Mr Sant confirmed that the building is targeting LEED Gold certification.

As there were no further comments from the public, the ERA Board was then requested to vote on the final assessment as proposed by the Directorate.

Board members voting **in favour** of the Directorate's final assessment:

Perit Vincent Cassar, Chairman

Prof. Emmanuel Sinagra, Deputy Chairman

Dr Christopher Ciantar

Prof. Saviour Formosa

Perit Kevin Fsadni

Mr Isaak Koroma

Ms Charmaine Mangion

Board members **against** the Directorate's final assessment:

Mr Martin Galea De Giovanni

MDG voted against the application for reasons of consistency, having also voted against the previous application, particularly in light of the increase in the scale of the proposed development.

The Board **approved** the final assessment recommended by the Directorate.

MS. LORNA FARRUGIA
ERA BOARD SECRETARY