

Mr. [REDACTED]  
Planning Authority  
St. Francis Ravelin  
Floriana, FRN 1230

14<sup>th</sup> November 2025

Dear [REDACTED]


**Partial Review of the 2006 Gozo and Comino Local Plan for Għajnsielem and Xewkija  
Consultation in terms of Regulation 4(6) of S.L. 549.61 (Strategic Environmental  
Assessment Regulations)**

Reference is made to the SEA screening consultation on the Partial Local Plan Review of the 2006 Gozo and Comino Local Plan for Għajnsielem and Xewkija, which the Environment and Resources Authority (ERA) received by email on 30<sup>th</sup> October 2025.

The proposed review designates an area at Ta' Passi in Għajnsielem for formal recreation. Not less than 65% of the area will remain predominantly open and the two proposed permanent structures (commercial) will be contained adjacent to the Development Zone away from il-Wied tal-Imgarr. The policy includes safeguards to mitigate against light pollution and visual impacts. Strategically, no significant impacts are envisaged from this proposal. It is suggested that ancillary structures, passageways, seating and features are kept low-key and away from the valley as much as possible so as to convey an informal rural character.

With respect to the proposed rural settlement in Xewkija, ERA notes that the permitted use is residential (terraced houses). The maximum permissible building height for the main built clusters, located further away from the Development Zone, shall be 7.70m. Higher buildings (maximum height of 11.40m) may only be allowed in the smaller clusters located closer to the Development Zone. Strategically, no significant environmental impacts are envisaged.

Yours sincerely,



Kevin Mercieca  
Chief Executive Officer

Mr. Kevin Mercieca  
Chief Executive Officer  
Environment and Resources Authority

