

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Date: 11 July 2025
ERA Ref: EA/00021/21

Dear Sir, Madam,

PA Ref.: PA 05420/21
Description Amended Application to PA 3134/19 - Construction of Corinthia Oasis - Works include
Proposal: amendments to previous permit - Construction of Hotel and 25 Residences.
Location: Site at, Corinthia Oasis (ex Ħal Ferħ Complex), Triq il-Kappella Tal-Militar, Triq in-Naħħalija, Mellieha.

Reference is made to project in caption, which is an amended application to approved permit PA/03134/19 and involves the redevelopment of the ex Ħal Ferħ Complex into the Corinthia Oasis hotel and residences. This application was subject to environmental assessment EA/00021/21, involving an Environmental Impact Assessment (EIA) and Appropriate Assessment (AA), with all relevant documentation available from <https://era.org.mt/era-project/pa05420-21/>, and a detailed summary included in Annex I to this correspondence.

ERA acknowledges the development commitment established for this site with the granting of development permit PA/03134/19 (renewal of PA/04906/10), through which the site clearance (removal of existing structures, apart from the chapel) and road works (including public car park) have been undertaken/are being undertaken. In addition, the provisions of the 2021 revisions to the Development Brief are noted, listing separate residential accommodations as an acceptable secondary use for this site (besides tourism as predominant use).

The main residual effects assessed for the current proposal are similar to those previously envisaged for the approved development and relate to the core principle of developing the currently disused site for urban development. No additional significant adverse impacts over and above those approved have been identified through this assessment, and ERA considers the following:

- Removal of geological material – while the extraction of 127,000 m³ of ground material is substantial, the assessment has clarified that most of such material (91%) is soil, of which a large portion would be retained and re-used on site in view of the extensive landscaping proposed;
- Landscape character and visual amenity – the current design is considered to be more sensitive to the surrounding rural landscape as compared to the approved development. While the proposed development will still lead to noticeable changes in the visual appearance of the Ħal Ferħ site, the proposed dense vegetation cover, once mature, is expected to adequately screen the low-lying development from the surrounding areas and will therefore limit the adversity of such changes.
- Operational disturbances – Impacts relating to the operational phase such as light and noise generation are expected to be generally similar to those generated from already approved plans. Furthermore additional measures such as a lighting plan are being included in our conditions.

ERA does not object to the proposal from an environmental point of view, subject to the environmental conditions listed in Annex II, which are to be duly included in the permit.

Yours faithfully,

Yves De Blick
Senior Officer Environmental Assessment
f/Director Regulatory Affairs

Disclaimer

The above assessment results, the ensuing 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 assessment would need to be reopened.