

The Executive Chairperson  
Planning Authority

Date: 22<sup>nd</sup> April 2026  
Our Ref: EA00051/26

Dear Sir/Madam,

**Application Number:** PA/05308/25

**Location:** Vacant Plot, Triq il-Kahwiela c/w Triq Wied il-Ghajn c/w, Triq Has-Sajjied, Zabbar

**Proposal:** Demolition of existing rubble walls and building. Shifting part of the front boundary wall to be aligned with official road alignment. Excavation to the required levels. Construction of an old people's home (Class 2A) comprising of three floors at the basement levels, four floors above ground level, underground reservoirs, landscaping works (at ground and roof level), a dementia day centre (Class 2A) and a pharmacy (Class 4A). The basement levels provide 153 car spaces. The proposed home provides a total of 92 rooms, 14 2-bedded & 1 3-bedded at level 0, 28 2-bedded and 2 3-bedded at levels 1 and 2 and 13- 3 bedded, 1 1- bedded and 3 2- bedded at level 3.

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

Reference is made to the Project Description Statement (PDS) received on 7<sup>th</sup> April 2026.

The PDS was reviewed and the proposed development was screened against the Environmental Impact Assessment Regulations (S.L. 549.46). It was determined that the proposal falls under Schedule I, Category I, Section 7.1.1.1 (*Construction or extension of hotels, holiday complexes, holiday villages, hostels, accommodation facilities, homes for the elderly, hospitals, or associated development, if located wholly or partly outside development zones and having: (ii) a gross floor area of 10,000m<sup>2</sup> or more*).

Further to our position as a statutory consultee in document 73a, the submission of an Environmental Impact Assessment is required. In this regard, you are requested to confirm whether you still wish to proceed further with the EIA process. If in the affirmative, and in accordance with Regulation 15(2), you are requested to confirm in writing, within 30 days of receipt of this letter, whether you still wish to carry out the EIA and when you estimate it will be completed.

The EIA Report is a public document and will be made available for consultation purposes.

Any other technical studies/reports which are of direct environmental relevance to the project or are cross-referred to in the EIA report, should be submitted together with the EIA, and made available to the public. Should these documents not be made available upon submission of the EIA report, ERA reserves the right to re-open the public consultation for an additional 30-days, over and above the timeframe stipulated in Regulation 19(1), as deemed fit.



Yours faithfully,

Leonora D'Amato  
Senior Environment Protection Officer  
f/Director Environment Affairs

