

The Executive Chairperson
Planning Authority
St. Francis Ravelin,
Floriana

Date: 07 July 2026

Dear Sir, Madam,

PA Ref.: PA/05888/25

Proposal: Proposed structural modifications and partial demolition, swimming pool re-erection and addition of two floors to the existing West Wing of the Paradise Bay Hotel, including demolition of the existing East Wing, excavation, and the construction of a new underground parking area, reservoirs, indoor and outdoor swimming pools, back-of-house facilities, LPG Tank, Solar and PV panels, relocation of the existing substation and an additional new substation, hotel ancillary amenities, extensive soft landscaping, restaurants, a multipurpose hall, an auditorium, and guest suites — all designed to complement and serve the existing Class 3B hotel use.

Location: Paradise Bay Resort, Triq il-Marfa, Ċirkewwa, Mellieħa.

Reference is made to the Project Description Statement (PDS) referred on 23 June 2026 for the application in subject (as per Eapps doc PA/05888/25 - 80g, also available from <https://era.org.mt/era-project/pa05888-25>), which involves the redevelopment of the Paradise Bay Resort in Ċirkewwa.

The proposal was screened in terms of the Environmental Impact Assessment Regulations, S.L. 549.46, whereby it was determined that the project requires an Environmental Impact Assessment (EIA), as it falls within 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 a gross floor area of 10,000m² or more*).

The site also directly abuts the following Special Areas of Conservation (SAC) and a Special Protection Area (SPA):

- MT000024 - *Rdumijiet ta' Malta: Ir-Ramla ta' Ċirkewwa sal-Ponta ta' Bengħisa* Rdumijiet ta' Malta: Ir-Ramla ta' Ċirkewwa sal-Ponta ta' Bengħisa;
- MT0000105 - *Żona fil-Baħar bejn Il-Ponta ta' San Dimitri (Għawdex) u Il-Qaliet*; and
- MT0000112 - *Żona fil-Baħar Madwar Għawdex*.

These SACs/SPA are designated to safeguard important coastal and marine habitats and sensitive species including seabirds. Since it cannot be ascertained upfront that the proposed development will not adversely affect the integrity of the protected areas and its conservation objectives, an Appropriate Assessment (AA) is required.

Full details of the EIA process should be obtained from the [EIA Regulations](#). The AA shall be coordinated with the EIA process in line with Regulation 8(2) of S.L. 549.46.

Kindly confirm in writing, within 30 days of receipt of this letter, whether you will carry out the EIA and AA, and when you estimate these will be completed.

Please be informed that the EIA and AA Reports are public documents 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, should be submitted together with the EIA/AA Report and be made available to the public. Should these documents not be made available upon submission of the EIA and AA Reports, 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,

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

Disclaimer

The above assessment results, the ensuing conclusions and requirements 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.