Mr. Oliver Brownrigg

Date: 30th September 2026

Dear Mr. Brownrigg,

Application Number: PA/07154/25

Location: Calypso Hotel, Site and Ancillary facilities, Triq il-Port, Triq Ghar Qawqla and, Triq is-Sajjied, Marsalforn, Zebbug (Gozo)

Proposal: To demolish existing hotel and ancillary facilities, to clear existing tennis courts and abandoned sports facilities and carry out ecological restoration works to create an open air formal reacreational area. To construct 4 star class 4B hotel including indoor and outdoor pools,spa facilities and sports facilities, 6 restaurants class 4 d, convenience shop (out of class) and 141 apartments. Proposal also includes the excavation and construction of underground garages.

Reference is made to the submitted Project Description Statement (PDS).

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

The PDS was reviewed and 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^2 or more* of the EIA Regulations.

In accordance with Regulation 15(2) of S.L. 549.46, you are requested to confirm in writing, within 30 days of receipt of this letter, whether you will carry out the required EIA and AA, and when you estimate it will be completed.

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.

2. **Flora, Fauna and Natural Habitats Protection Regulations, 2006 (S.L. 549.44)**

The proposal also requires the submission of an Appropriate Assessment (AA) as per Regulation 19(1) of the Flora, Fauna and Natural Habitats Protection Regulations, 2006 (S.L. 549.44), given that the Project may cause significant impacts on the following Natura 2000 sites: marine Special Protection Area MT0000112: *Żona fil-Baħar madwar Għawdex* designated through G.N. 682 of 2018, Marine Special Area of Conservation (SAC) MT0000105: *Żona fil-Baħar bejn Il-Ponta ta' San Dimitri (Għawdex) u Il-Qaliet* designated through G.N. 682 of 2018 and terrestrial SAC MT0000001: *L-Inħawi t'Għajn Barrani* designated through G.N. 1522 of 2019 as declared through the provisions of the Flora, Fauna and Natural Habitats Regulations of 2006 (S.L. 549.44).

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

You may wish to note that ERA considers the eventual EIA and AA reports as public documents and will be utilised for consultation purposes, as relevant.

Yours faithfully,

Leonora D'Amato
Senior Officer (Environmental Assessment)
f/Director Environment 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.