



BirdLife Malta objection to erect demountable and temporary refreshments kiosk with w.c for use during the summer months in Delimara, Marsaxlokk (PA/02557/26)

22/05/2026

BirdLife Malta wishes to formally object to the proposed planning application for the development of a kiosk in Delimara Peninsula. This proposal would introduce a commercial activity into a pristine and currently undeveloped rocky coastal environment. Any form of development in this area, whether temporary or permanent, would inevitably increase on-site disturbance, including visitor pressure, increased generation of waste on both land and sea, elevated noise pollution potentially extending into nighttime hours, and additional light pollution spilling onto rural areas and the marine environment.

Notwithstanding the above, the proposed development is also in breach of the Marsaxlokk Bay Local Plan, as it lies outside the designated development zone and is scheduled as a Level 2 Area of Ecological Importance and an Area of High Landscape Value.

The granting of permission for a commercial kiosk in this location would directly contradict the Strategic Plan for the Environment and Development (SPED), which seeks to safeguard Malta's remaining rural and coastal landscapes and maintain their ecological integrity. The Delimara area is identified as predominantly Rural Coast, and the proposed development is incompatible with this designation. In this regard, the proposal conflicts with several SPED thematic and policy objectives, including:

- Environment Thematic Objective 8: To safeguard and enhance biodiversity, cultural heritage, geology and geomorphology.
- Rural Objective 4: To protect and enhance the positive qualities of the landscape and traditional components of the rural landscape.
- Coastal Objective 1: To prioritise coastal uses that require a coastal location while minimising user conflicts, preventing coastal degradation, and protecting biodiversity, landscape character, visual access, and public access.

Any form of development within this sensitive site, whether temporary or permanent, is considered inappropriate and should be refused by the Planning Authority.

Such refusal would be fully consistent with the Rural Policy and Design Guidance (2014), particularly Policy 1.2G on Protected Areas, Special Areas of Conservation and Special Protected Areas, which clearly states that proposed developments resulting in



unacceptable adverse environmental, landscape, cultural, or archaeological impacts will not be permitted.

Furthermore, refusal would also be in line with Policy 1.2H on the protection of landscape features, which requires the Authority to conserve, maintain, and enhance important landscape features contributing to the connectivity, integrity, ecological value, scenic quality, and overall character of protected and rural areas. Proposals that adversely affect such features, including their integrity or character, must not be permitted.

For the reasons outlined above, the proposed kiosk is inappropriate for this highly sensitive coastal site and is contrary to SPED, the Marsaxlokk Bay Local Plan, and the Rural Policy and Design Guidance (2014). BirdLife Malta therefore strongly urges the Planning Authority to refuse the application in order to protect the site's ecological and landscape value.