

## **PA/02467/16 – Conditions**

### ***General***

1. The development and its operational use shall be fully contained within the footprint of the site and shall not encroach onto the surrounding environment.
2. Prior to the commencement of any works on site, ERA's Compliance and Enforcement Unit shall be formally notified at least five working days ahead on: [ced.consult.era@era.org.mt](mailto:ced.consult.era@era.org.mt).
3. The following interventions/operations require an environmental permit:
  - a) Interventions on trees protected through the Trees and Woodlands Protection Regulations, S.L. 549.123; and
  - b) any combustion plants such as generators and boilers proposed or present on site exceeding the rated thermal input of 1 MWth, in line with S.L.549.122.Application forms can be found on <https://eris.eraportal.org.mt>.

### ***Required submission – Works Method Statement***

4. (a) A comprehensive and reasonably exhaustive document is to be submitted explaining how the proposed works will be carried out with the least possible damage to the site and its surroundings. The submission shall address the relevant conditions in this document and environmental considerations identified in the Appropriate Assessment (AA) undertaken, and shall include:
  - a. A description of the envisaged works for each phase/stage of the project;
  - b. The measures proposed to avoid, mitigate or reduce environmental impacts;
  - c. A programme of works and proposed management arrangements for all the phases of the works, duly considering the avoidance of sensitive time periods for fauna, as per AA Report;
  - d. A contingency plan for any risks of accidental damage and other potential risks to the environment; and
  - e. Any relevant plans, drawings and photos related to the above.
- (b) No works shall commence on site prior to the approval by ERA of the submission. Should the document be submitted as part of a wider construction management plan (or in parallel to any such plan as may be required by other authorities), it shall be a distinct and self-contained section/document which ERA can assess directly without the need to peruse the entire construction management plan or cross-refer to other documentation. The submission as approved by ERA shall take precedence over and other content, in the event of any discrepancy.

### ***Required submission - Lighting plan***

5. The development shall not be a source of light pollution and shall include all necessary measures to pre-empt adverse impact on the surrounding environment. To this effect, a lighting plan is to be submitted for ERA's approval, within six months from the issuing of the development permit. This plan shall address the following:
  - a. Exterior lighting shall be strictly limited to within the developed part of the site, and its height and orientation shall be designed in a manner that does not cause illumination beyond the site;
  - b. lighting fixtures shall be of low-intensity 'warm light' colour (colour temperature not exceeding 3000K) and be horizontally aligned, downward-pointing, fully-shielded and full cut-off (ULR = 0%). Luminaire globes, uplighters, high-level floodlighting, and decorative lighting on plants, trees and the building are not allowed; and

- c. During night-time hours; exterior lighting shall be intruder-triggered or motion-sensor lighting, so as to avoid continuous nocturnal lighting. Balcony/terrace lights shall be switched off by default and installed in a manner that avoids lighting beyond the balcony/terrace.

### ***Construction works***

6. All works shall be carefully managed so as not to avoid environmental damage to the adjoining land and habitats. All material, approved temporary installations, vehicles and machinery used for, or generated by, the works shall be entirely confined within the perimeter of the site approved for such works, and shall be removed immediately from site once works have been completed.
7. Works shall be undertaken during daylight hours only. High-noise-generating interventions shall be avoided during the most sensitive periods for seabirds, and noise abatement measures for machinery and equipment shall be implemented.
8. Overspills in the surrounding environment shall be strictly avoided at source through proper containment measures, such as hoarding and bunding, which should be also adequate for proper use during adverse weather conditions (including wind, run off, etc.).
9. All storage of waste required for or generated from the project shall take place only in locations where thorough clean-up and site reinstatement can be readily undertaken.
10. Any infrastructure including pipelines, ducts or sewers damaged accidentally in the course of works shall be immediately repaired to the required specifications in order to prevent environmental damage or pollution. In the event of environmental damage or pollution, the works that caused such shall cease with immediate effect, adequate and effective mitigation measures shall be put in place to prevent any worsening of the environmental damage or pollution, and the accident shall be reported to the responsible authorities and ERA.
11. Any fissures (dagħbien), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered shall be reported immediately to ERA and any other relevant authorities (e.g. the Superintendence of Cultural Heritage). No further works or activities shall take place which would disturb or risk causing disturbance to these features, until these entities conclude their investigations.

### ***Landscaping***

12. All landscaping shall be implemented according to the landscaping plans at EApps documents PA/02467/16 - 466b-f, which are approved by ERA.

### ***Waste and effluent management***

13. All operations concerning the management of waste are subject to all relevant regulations, including the Waste Regulations (S.L.549.63) and the Construction and Demolition Waste Framework Regulations (S.L. 549.161).
14. In accordance with Regulation 5(4) of S.L. 549.161, the proposal requires the submission of a Pre-Demolition Audit (PDA) prior to the issuance of the commencement notice of works by the Building and Construction Authority. The PDA is to be submitted to ERA at through the following [link](#). The

list of warranted architects, surveyors or duly qualified environmental consultants eligible to carry out such audits can be found [here](#).

15. The development shall not result in any intended or unintended discharge of waste waters, operational overflows, sewage or spillages into the ground or onto any surrounding land.