

PA/09876/19 & PA/01948/20 – Updated conditions

Notification of commencement of works

1. Prior to the commencement of further works on site, the ERA's Compliance and Enforcement Unit (CEU) shall be formally notified at least five working days ahead on: ced.consult.era@era.org.mt.

Environmental Permitting

2. The operational discharge of trade effluent (i.e. any liquid, with or without other material in suspension or dissolved in it, which is discharged from trade premises, other than uncontaminated storm water run-off and domestic sewage) qualifies for an Environmental Permit. Application forms can be found on <https://eris.eraportal.org.mt>. The operational discharge shall not commence until the applicant is in possession of the necessary authorisation from ERA.
3. Interventions on existing trees (including their transplanting) shall be undertaken in line with Environmental Permit EP/01262/23.

Implementation of approved document – Works Method Statement

4. Works are to be carried out in accordance with the approved Works Method Statement, as accessible from <https://era.org.mt/era-project/pa9876-19/>.

Required submission – Restoration Method Statement – rocky shore

5. The rocky shore is to be restored to its pristine state to the satisfaction of ERA. This is to include any redundant hard landscaping and currently built footprint that will be removed or displaced as a consequence of the proposed redevelopment. In this regard, a Restoration Method Statement (RMS) shall be submitted for ERA's approval within six (6) months from the issuing of the development permission. Thereafter, the restoration works shall proceed in line with the approved version of the RMS and shall comply with the timeframes indicated therein.

Required submission - Landscaping plan

6. A Landscaping Plan shall be submitted for ERA's approval within six (6) months from the issuing of the development permission. The landscaping plan shall conform to the following specifications:
 - a. The planting scheme and its layout shall be duly adapted to the coastal context, general topography/land contours and ecological characteristics of the site and its surroundings, and species (including any compensation for any uprooted trees) shall consist of appropriate indigenous and/or archaeophytic species. No invasive or otherwise alien species are allowed;
 - b. The plan shall clearly indicate the location of all proposed, retained and transplanted trees/shrubs/vegetation within the site, including the respective scientific and vernacular names;
 - c. The plan shall also identify all other associated interventions that are envisaged (e.g. earth mounding/re-profiling, fencing and existing rubble walls; any soft and hardened surfaces; green infrastructure, and any outdoor furniture).

All landscaping shall be implemented according to the approved Landscaping Plan.

Required submission - Lighting plan

7. A Lighting Plan shall be submitted for ERA's approval within six (6) months from the issuing of the development permit. The Lighting Plan shall include all necessary measures to pre-empt adverse impacts from lighting on the surrounding natural, rural and coastal environment, and conform to the following specifications:
- a. The development shall not be a source of light pollution, with lighting strictly limited to within the approved part of the site, and its height and orientation shall be designed in a manner that does not cause illumination beyond the developed site. No lighting of ancillary access roads, tracks and paths or other lighting beyond the developed area is allowed;
 - b. Exterior lighting fittings and their supports shall be installed on the inner side of any peripheral landscaping, so as to be screened from the surrounding environment by means of the landscaping itself;
 - c. All exterior lighting installed on site shall be located at low level, horizontally aligned, downward-pointing, fully-shielded, full cut-off (ULR = 0%), and of low-intensity 'warm light' colour (<3000K). No luminaire globes, uplighters and/or high-level floodlighting are allowed;
 - d. The average illumination levels of pathways shall not exceed 3 lux, and the total luminous flux of all luminaires installed for outdoor areas (e.g. pool areas, lobby entrance and main entrance) and balconies shall not exceed 10 lm/m² (note: task area of outdoor areas shall be calculated excluding the areas of pools and other non-accessible green areas in between);
 - e. Balcony lights shall be switched off by default and shall be designed and installed in a manner that avoids lighting beyond the balcony;
 - f. Exterior lighting shall be intruder-triggered or motion-sensor lighting, where possible, so as to avoid continuous nocturnal lighting; and
 - g. Decorative lighting on rooftops and on plants/landscaping is not allowed.
- All exterior lighting shall then be installed and used according to the approved Lighting Plan.

Construction works

8. Waste management operations are subject to all relevant regulations. Efforts shall be made to maximise reuse of inert material, resulting from excavation and/or construction, within the same site. Any remaining fractions shall be transported and disposed in accordance with the relevant waste management regulations. 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.
9. The deposition and re-use of soil and/or inert material on land must be limited to areas approved for soft landscaping and/or existing cultivable fields without any reclamation of non-agricultural land or damage to natural habitats including garrigue. Deposition and reuse of soil, other than already specified in the approved plans, may require prior clearance from ERA. Deposition must respect existing site topography, site characteristics, features and landform, and must not require or entail site engineering operations beyond the approved building footprint such as modification of access, raising the height of field walls, encroachment beyond current field boundaries, breaching of retaining walls, and/or permanent mounding of surplus soil/material.
10. Any fissures (*dagħbien*), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered must be reported immediately to ERA. No further workings or activity which would

disturb or damage these features must take place until the respective investigations have been completed and thereafter works shall proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate *in situ* preservation of the discovered features.

11. Any infrastructure including pipelines, ducts or sewers damaged accidentally in the course of works shall be immediately repaired to the required specifications to prevent environmental damage or pollution. In the event of environmental damage or pollution, the works that caused such damage/pollution 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.
12. New, extended or replacement of infrastructure services (including any required connections to the already existing public supply as well as any extension, renewal or modification of the public supply to serve the site) shall be located underground in appropriate ducts or trenches that are confined to already-existing road carriageways. Depth of trenches is to be kept to a reasonable minimum. This condition covers all infrastructural services including those related to water, electricity, sewerage, telecommunications and any other services to be installed on the site or on other land to service the site. No new poles, or overhead wiring/cables/pipework or off-street trenching are allowed, and any currently existing poles, overhead services and redundant infrastructure are to be removed.

Runoff and effluent management

13. The development shall not result in any intended or unintended discharge of surface water (other than clean overflow from run-off reservoirs), wash waters, sewage, and spillages from the development site into the ground, onto any surrounding land, or into the sea (apart from any discharge of trade effluents duly permitted by ERA).
14. Rainwater or wastewater other than domestic sewage shall not be discharged into the domestic sewer. Foul sewer drains must be strictly segregated from storm-water drains, and rainwater shall be segregated from all process areas that are potentially contaminated. If this is not possible, rainwater from areas where contamination by oil or fuel is likely (such as loading/unloading) shall pass through an adequately sized interceptor appropriate for this purpose.