

PA/01398/23 – Conditions to be annexed to permit as an approved document

Notification of commencement of works

1. Prior to the commencement of works on site, ERA's Compliance and Enforcement unit is to be formally notified at least five (5) days ahead on: ced.consult.era@era.org.mt.

Reserved matters

2. An improved Green Travel Plan (and/or other appropriate measures as may be agreed to by ERA) shall be submitted to address adverse air quality impacts from increased operational traffic. The plan shall identify additional measures to reduce traffic generation whilst avoiding other environmental impact, and shall include a quantification of the expected reduction in emissions, showing the effectiveness of such additional measures. The development shall not be put to use until such time that the improved Green Travel Plan has been submitted to and cleared by ERA.

Environmental Permitting

3. Should any combustion plants such as generators and boilers be present on site exceeding the rated thermal input of 1 MWth applicant is to apply for an Environmental permit in line with S.L.549.122. Such combustion plants are to comply with the respective emission limit values set out in Schedule 2 of the aforementioned subsidiary legislation. Application forms can be found on <https://eris.eraportal.org.mt>.

Waste management

4. All operations concerning the management of waste are subject to all relevant regulations, including the Waste Regulations (S.L.549.63) and the Waste Management (Activity Registration) Regulations (S.L.549.45).
5. All wastes shall be separated according to the different waste streams as per EWC codes as defined in Commission Decision 2000/532/EC and deposited in sites permitted by ERA to accept such wastes.
6. All storage of waste, including waste oils, required for or generated from the project shall take place only in locations where thorough clean-up and site reinstatement can be readily undertaken. Waste oils generated during all phases of the project must be stored in a secure leakproof container and may only be disposed of through a facility authorised for the collection of waste oils or at an authorised site as per the legal provisions of the Waste Regulations (S.L.549.63).

Runoff and effluent management

7. The development shall not result in any intended or unintended discharge of wash waters, operational effluents or overflows, sewage, spillages, seepages or leakages from the development site into the ground or onto any surrounding lands.
8. Rainwater or wastewater other than sewage shall not be discharged into the domestic sewer. Foul sewer drains must be strictly segregated from storm water drains. Rainwater shall be collected in a reservoir for reuse on site.
9. Rainwater shall be segregated from all process areas that are potentially contaminated with raw materials, intermediates and/or products. Wherever this is not possible, rainwater from areas where contamination by oil or fuel is likely (such as loading/unloading and bunded areas) shall pass through an adequately sized interceptor.

Subterranean features

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.

Mitigating light pollution

11. To reduce the effects of light pollution, the following specifications shall be adhered to:
 - a. The height and orientation of lighting on site shall be designed in a manner that does not cause illumination beyond the site;
 - b. all exterior lighting installed on site shall be horizontally aligned, downward-pointing, fully-shielded and full cut-off. No luminaire globes, uplighters and/or high-level floodlighting are allowed;
 - c. all exterior lighting, except for safety purposes in case of navigation, shall be switched off or at least dimmed to 50% after 11pm; and
 - d. all exterior lighting shall be of low intensity 'warm light' colour with a correlated colour temperature not exceeding 3000K.