

# Environmental Impact Assessment

## Screening

(According to Schedule IB of S.L. 549.46)

**PA file no.:** PA 03605/16  
**Other reference:** EA 00034/16  
**Project Title:** Proposed additional floor to old people's home approved by PA 02854/09  
**Location:** Site at, Triq Il- Pitiross, Gudja, Malta  
**Screening date:** April 2017

### 1. Description of Proposal

#### 1.1 Outline of project/development

PA 03605/16 is an application to add an additional floor to an old people's home approved by virtue of PA 02854/09 and PA 07305/06. This proposal will also reorganise the interior of the already approved structure.

The new floor will increase gross floorspace by 720m<sup>2</sup>, and include 25 rooms with en-suite facilities. The number of beds will be increased from 83 to 155 beds as a result of the new floor as well as the internal alterations of the currently permitted structure.

The site is accessed through Triq il-Pitiross via Triq Ħal Għaxaq. Water, sewage and electrical services are readily available.

#### 1.2 Site description and related considerations

Previous applications, namely PA 07305/06 and PA 02854/09, approved an outline application and full development permission for an old people's home respectively. The currently approved plans have a site area of 3,000m<sup>2</sup>, and have a total of 78 beds. The proposal will house amenities to residents requiring medical assistance (such as facilities for nurses, clinics, kitchen/dining area and open recreational spaces) and a mortuary facility. There will also be a chapel and 39 parking spaces. PA 02854/09 underwent EIA screening but was exempted from further studies, although the EPD objected to the proposal at the time due to the location of the project.

Most of the site lies Outside Development Zones (ODZ) in a Strategic Open Gap (local plan policy SMCO 10), and in an Agricultural Area (SMAG 01), while the rest of the site is within a Category I Rural Settlement area in accordance with the South Malta Local Plan.

Developments in the surrounding vicinity are mainly residential and agricultural. The areas directly to the North and East of the site are characterised by a Category I Rural Settlement and the Ħal Għaxaq Development Zone. Arable land and agricultural features dominate the rest of the surrounding areas adjacent to the site, while the Gudja Development Zone lies about 350m to the West.

Furthermore, the proposal is located; (i) directly adjacent to a number of Groundwater Protection Zones, (ii) less than 250 metres from Palazzo Dorell (scheduled as per Government Notice 404 of 1998), and (iii) about 850 metres from L-Ajruport ta' Ħalluqa 'Bird Sanctuary' (as per Legal Notice 41 of 2003, albeit this is only a nominal environmental constraint, as the "bird sanctuary" in question is intended as a prohibition of shooting activities for the purpose of airport safety, and is not related to environmental protection).

Figures 1 - 2 below indicate the location and second floor plan of the proposed development.



## 2. EIA-relevant history

### 2.1 Relevant EIA/screening criteria (citations refer to S.L. 549.46, except where otherwise specified):

At screening stage (Doc. PA/03605/16/13), the proposed development was deemed to qualify for an EPS as per Schedule IA, Section 10 (*Changes or extensions to approved projects, including (b) an amount equivalent to 50% of the appropriate threshold*) of the EIA Regulations, 2007 (S.L. 549.46) and thus the submission of a Project Description Statement (PDS) was required.

### 2.2 Version of documents used for screening:

1. Updated PDS dated 24<sup>th</sup> March 2017.

## 3. Screening Matrix

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, landuse, changes in water bodies, etc)?	No. The proposal seeks to add an additional floor, and reorganise, an already approved old people's home.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No. The proposal seeks to add an additional floor, and reorganise, an already approved old people's home.  Moreover, the principle of the proposal has been already approved by virtue of PA/02854/09 and PA 07305/06.	PDS Pgs. 1-2
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes, the development will make use of approximately 1,000 tonnes of building materials including steel, concrete, bricks, plastic, membranes and glass as well as electricity, and water which are non-renewable and in short supply.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No. The use of such resources for this individual project <i>per se</i> is not likely to have a significant impact.	PDS Pgs. 11-15
3	Will the Project involve use, storage, transport, handling or production of substances or materials or energy, especially any resources which could be harmful to human health or the	Yes. Fugitive dust emissions during site clearing, excavation and construction. This may have an impact on the surrounding environment.  It is being assumed that negligible storage, transport, handling or production of such harmful materials will occur as mentioned in the PDS. Therefore, any storage areas indicated in the drawings will not store any hazardous	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/>  No, the added impact from the additional floor and internal alterations is not expected to be significant.  Standard mitigation measures for dust control, which is a temporary impact, should be enforced in accordance with the Environmental Management Construction Site Regulations (L.N. 552 of 2009, thus	PDS Pgs. 11-15

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	environment or raise concerns about actual or perceived risks to human health?	material/waste or will be regulated through an environmental registration.	reducing impacts.  Since negligible storage, transport, handling or production of harmful materials is envisaged, impact is not considered to be significant. However, if the need arises to store any hazardous material, mitigation measures can be adequately managed through a combination of standard design specifications that are to be covered by a valid development permit and an environmental registration as necessary.	
4	Will the Project produce solid wastes during construction, operation or decommissioning ?	<p>Yes. Solid and liquid wastes shall be produced during excavation, construction and operation.</p> <p>Cleared soil will either be shifted to run-off areas and landscaped sections within the proposed track or for reuse by the Agricultural Department.</p> <p>Waste generated during site clearance and excavation will be disposed of in accordance with standard waste management procedures. During operation, municipal and medical waste will be produced.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No. Considering the scale, nature and size of the alterations made to the proposal, the amount of wastes likely to be produced during construction and operation are not considered to be significant.</p> <p>Furthermore, municipal waste shall be collected in the conventional manner, and disposed of appropriately through a third party contractor or taken to an authorised facility. Similarly, medical waste will be stored in appropriate containers and disposed of following established approved protocols and taken to an authorised facility. Waste containers shall be clearly labelled and stored until they are collected by a licensed waste carrier. These 'bins' will be within the site precincts as they need to be protected from adverse weather and will be adequately banded and ventilated, as appropriate.</p>	PDS Pg. 11-15
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Yes.</p> <p>Construction is expected to produce fugitive dust emissions from construction activities and emissions from operational traffic.</p> <p>The number of beds will also be increased from 83 to 155 beds, thus likely increasing operational traffic and, subsequently,</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No, the added impact of the proposal is not expected to be significant.</p> <p>Furthermore, noise and dust-related impacts during construction are temporary and can be mitigated through the application of mitigation measures identified in the Environmental Management</p>	PDS Pg. 19-20.

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		airborne pollutants from operational traffic exhaust.	Construction Site Regulations (L.N. 552 of 2009).  The proposal is not expected to generate a considerable amount of traffic during operation given its scale and the low number of residents.	
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Yes. Noise and vibration experienced during the construction phase as a result of the new floor being built.</p> <p>During its operation, the increased number of beds is expected to also increase the visitor numbers, which would possibly lead to increased noise levels, as well as increase the amount of light pollution.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No, the added impact of the proposal is not expected to be significant.</p> <p>Furthermore, during construction works, noise and vibration impacts are expected to be of minor significance and of a temporary nature. All construction vehicles will be kept in good state of repair, fitted with appropriate acoustic suppression equipment and serviced regularly to minimise exhaust and noise emissions. Standard mitigation measures during construction should be enforced in accordance with the Environmental Management Construction Site Regulations (L.N. 552 of 2009).</p> <p>Light emissions above the current baseline situation may be reduced through appropriate mitigation measures.</p>	PDS Pg. 18
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	<p>Yes. The site lies within a Groundwater Protection Zone and is surrounded by a number of boreholes. During the construction phase, spillages of oils and lubes, as well as overspillings of construction/excavation debris, may result. During operational phase, runoff from the site into the surrounding fields may result.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No, the added impact of the proposal is not expected to be significant.</p> <p>The implementation of appropriate design and operational measures should suffice for ensuring that there is no percolation of such pollutants into the groundwater.</p> <p>Any spillages during the construction phase can be effectively prevented through the application of mitigation measures identified in the Environmental Management Construction Site Regulations, 2007.</p>	PDS Pg. 14.

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			During operation, the site will be rendered impermeable and the on-site reservoir will be used to collect run-off water.	
8	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	No increase in the risk of accidents is envisaged, other than 'normal' occupational risks typically associated with construction activity. There is also a minor risk of leakages from vehicles making use of the site during operation, but is being mitigated through appropriate measures.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No, the added impact of the proposal is not expected to be significant.  Response to Question 7 refers.	/
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	No. The proposal seeks to increase the number of beds from 78 to 155 beds for the elderly during operation.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No, the added impact of the proposal is not expected to be significant.	PDS Pg. 1-5
10	Are there any such factors which should be considered such as the consequential development which could lead to environmental effects or the potential for cumulative impacts with other existing or planned activities in the locality?	None that are known of. The proposed complex can be considered as an extension of the existing residential area.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No significant impacts are being envisaged.	/
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Part of the site lies Outside Development Zone (ODZ), and is located within a Strategic Open Gap (Local Plan Policy SMCO 10), and Agricultural Area (local plan policy SMAG 01) while the rest of the site is within a Category 1 Rural Settlement area in accordance with the South Malta Local Plan.  Furthermore, the proposal is located; (i) directly adjacent to a number of Groundwater Protection Zones, (ii) less than 250 metres from Palazzo Dorell	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No, the added impact of the proposal is not expected to be significant as long as good operational measures (e.g. control of overflows, effective runoff management, safeguards vis-à-vis future expansion and consequential development, and avoidance of invasive species) are rigorously applied. Furthermore, no direct impacts are foreseen apart from a potential visual impact on the Grade 1 scheduled property, due to the increased height of the building	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		and It-Torri ta' Xlejli (both scheduled as a single property as per Government Notice 404 of 1998), and (iii) about 850 metres from L-Ajruport ta' Hal Luqa 'Bird Sanctuary' (as per Legal Notice 41 of 2003, which is only a nominal environmental constraint, as the "bird sanctuary" in question is intended as a prohibition of shooting activities for the purpose of airport safety, and is not related to environmental protection) .	which lies at the edge of the built-up area.	
12	Are there any areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other water bodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Reply to Question 11 refers.	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>Reply to Question 11 refers.</p>	/
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Replies to Question 11 and 12 refer.	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>Reply to Question 11 refers.</p>	/
14	Are there any inland, coastal, marine or underground waters on or	Reply to Question 7 refers.	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>Reply to Question 7 refers.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	around the location which could be affected by the project?			
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected by the project?	<p>Yes, part of the site lies Outside Development Zone (ODZ), and is located within a Strategic Open Gap (Local Plan Policy SMCO 10), and Agricultural Area (local plan policy SMAG 01) while the rest of the site is within a Category 1 Rural Settlement area in accordance with the South Malta Local Plan.</p> <p>Furthermore, the site lies less than 250 metres from Palazzo Dorell and It-Torri ta' Xlejli (both scheduled as a single property as per Government Notice 404 of 1998), This is a landmark which adds scenic value to the surrounding landscape.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No, the added impact of the proposal is not expected to be significant given that the proposal has already been approved by virtue of PA 02854/09, and the current proposal seeks to add one additional floor.</p>	/
16	Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Yes. The site lies in the vicinities of Triq Ħal Għaxaq, a main road connecting Gudja with Ħal Għaxaq and Bir id-deheb.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No, the added impact of the proposal is not expected to be significant given that the proposal has already been approved by virtue of PA 02854/09, and the current proposal seeks to add one additional floor.</p>	PDS Pg. 16
17	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Reply to Question 16 refers.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>Reply to Question 16 refers.</p>	PDS Pg. 16
18	Is the project in a location where it is likely to be highly visible to many people?	Yes. The site lies in the vicinities of Triq Ħal Għaxaq, a main road connecting Gudja with Ħal Għaxaq and Bir id-Deheb. The site also lies approx. 50 metres from the village of Ħal Għaxaq, and lies at the edge of the built-up area. Therefore, the proposal is likely to be visible to most of	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <p>No, the added impact of the proposal is not expected to be significant.</p>	/



	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		the locals.		
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Reply to Question 11 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 11 refers.	/
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No. The proposal only seeks to add an additional floor, and reorganise, an already approved old people's home.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No. Although the proposal will lead to the uptake of land currently not being within the development zone, the principle of the proposal has been already approved by virtue of PA/02854/09 and PA 07305/06.	PDS Pgs. 1-2
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes. Part of the site lies within a Category 1 Rural Settlement area and is approx. 50 metres from the village of Hal Ghaxaq.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No, the added impact of the proposal is not expected to be significant given that the proposal has already been approved by virtue of PA 02854/09, and the current proposal seeks to add one additional floor.	/
22	Are there any plans for future land uses on or around the location which could be affected by the project?	No such future uses are currently envisaged or known of.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
23	Are there any areas on or around the location which are densely populated or built up, which could	Yes. Part of the site lies within a Category 1 Rural Settlement area and is approx. 50 metres from the village of Hal Ghaxaq.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 21 refers.	/

	<b>Issues to be considered</b>	<b>Relevant constraints, environmental considerations &amp; potential impacts</b>	<b>Is any significant effect envisaged?</b>	<b>Document reference</b>
	be affected by the project?			
24	Are there any areas on or around the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities which could be affected by the project?	No such areas are present within the area of influence of the proposed development.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/
25	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Reply to Question 7 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> Reply to Question 7 refers.	/
26	Are there any areas on or around the location which have already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No such areas are known of.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> No significant impacts are envisaged.	/

	<b>Issues to be considered</b>	<b>Relevant constraints, environmental considerations &amp; potential impacts</b>	<b>Is any significant effect envisaged?</b>	<b>Document reference</b>
27	Is the project location susceptible to earthquakes, or subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?	No. No such events are likely to occur in this area given its location, topography and context.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No significant impacts are envisaged.	/

#### **4. EIA Screening Conclusion and recommended way forward**

##### **4.1 EIA screening conclusion**

The proposal falls within the scope of Schedule IA, Section 10 of the EIA Regulations (S.L. 549.46), however following detailed screening in accordance with Schedule IB of the same Regulations and matrix above, the proposal does not require an EIA given that no significant environmental impacts have been identified. In this regard, the proposal qualifies for the exemption process established in rRegulation 3(8) of the EIA Regulations, 2007 (S.L. 549.46).

##### **4.2 Pending Further Submissions (Required pre-development permission)**

1. Applicant has applied for an Environmental Registration with ERA's Environmental Permitting Unit (GBR 0120/14) which has been validated. Applicant is to be requested to immediately contact the Environmental Permitting Unit ([industrial.applications@era.org.mt](mailto:industrial.applications@era.org.mt)) to discuss the proposal further.

##### **4.3 Proposed ERA Conditions**

###### *Construction*

1. Any soil on the site shall not be built over and shall be collected for re-use in accordance with the Fertile Soil (Preservation) Act, 1973. A permit from the Director of Agriculture may be required to remove the soil from the site and to transport it to a different location. This condition does not exonerate the applicant, contractor or any other relevant party from complying with all permitting requirements as may be applicable for deposition of the removed soil onto other land. In particular, the deposition and reuse of any soil removed from the site shall be approved in advance by ERA if it would involve deposition or re-use in any site which is located Outside Development Zones or within a scheduled or otherwise legally protected site or if the soil is to be used for land reclamation.
2. Any vegetation and non-inert waste on the site where the infilling will be carried out shall be removed prior to the commencement of backfilling operations.

3. All stockpiles of waste material are to be positioned in such a way as to avoid contamination of air and/or water through wind and/or runoff respectively. Dust and mud suppression equipment shall be installed in stockpiling area. Measures shall be taken to ensure that the vehicles leaving the site/engaged in the construction works do not deposit mud, rubble or other materials on public roads. There shall be no over spilling onto or contamination of adjacent sites by dust, mud, water and construction-phase debris.
4. All bulk oil storage tanks shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank or 25% of the volume of all the tanks within the bund, whichever is greater. All filling and off-take points shall be located within the bund.

#### *Operational*

5. The executable version of this development permission together with the approved plans and commencement notice shall not be issued until such time that the applicant submits a written acknowledgement from the Environment and Resources Authority (ERA) confirming that an update to GBR 0120/14 has been submitted and validated by ERA. Such time shall not be later than 3 calendar months from the issuing of the non-executable development permit.
6. All works covered by this development permit shall be restricted to the area shown on the site plan at Doc. PA/03605/16/1G and drawings at Doc. PA/03605/16/47B-M with the intent of servicing legal and/or approved structures. Works outside the area shown on the site plan at Doc. PA/03605/16/1G are prohibited and there shall be no overflows outside the permitted area.
7. All works are to be carefully managed so as not to cause damage to any land, habitats or features beyond the land approved for development. No overflows or vehicular trampling/manoeuvring beyond such land area are allowed. This applies to both the construction/site preparation phase and the operational use of the site.
8. Buildings, concrete flooring, paving and other hard or formal surfacing shall be limited to the areas indicated on drawings at Doc. PA/03605/16/47B-M. All other un-built areas are to be left un-surfaced and in their current state.
9. All surface water runoff shall be entirely contained within the construction site and discharged through appropriate means and in appropriate locations. No overflows, spillages, seepages or leakages of runoff water shall be permitted to occur, whether intentionally or otherwise, to the ground or to the surrounding environment.
10. Extracted fumes and gases from boilers and generators shall vent through stacks extending at least 3 metres above roof level or as otherwise specified in the Ambient Air Quality Regulations, 2010 (S.L. 549.59).

#### *Lighting*

11. The permitted development shall not be a source of light pollution on ODZ areas, especially at night. The below requirements apply to the parts of the development on or facing ODZ areas;
  - i. 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 it does not cause illumination beyond the development site;
  - ii. there shall be no lighting of access roads, tracks and paths leading to the site or other lighting beyond the site boundary;
  - iii. the lighting fittings and their supports shall be installed on the inner side of any peripheral landscaping, so as to be screened by the landscaping itself; and
  - iv. all exterior lighting installed on site is to be downward-pointing and full cut-off. No luminaire globes or uplighters are allowed.
  - v. exterior lighting shall be intruder-triggered, so as to avoid continuous nocturnal lighting.

## *Waste Management*

12. With respect to waste management of the site, the following should be adhered to:

- All operations concerning the management of waste are subject to the legal provisions of the Waste Regulations, 2011 (S.L.549.63) and the Waste Management (Activity Registration) Regulations, 2007 (S.L.549.45).
- Inert waste material resulting from construction and demolition may be reused as fill material within the site as long as such reuse is in line with the approved plans and other conditions of this permit, or shall be deposited at facilities duly permitted by ERA and in accordance with the Waste Regulations, 2011 (S.L.549.63) and the Waste Management (Activity Registration) Regulations, 2007 (S.L.549.45).
- All storage of materials or waste shall take place only in locations where thorough clean-up and site reinstatement can be readily undertaken.
- Waste material resulting from the installation of the hereby approved structure shall be disposed of and not left on site. Once such works have ceased, the waste generated shall be collected within appropriate containers and disposed of at sites duly licensed for that particular waste stream.
- 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; wastes to be recycled should be stored in a designated container or area and not mixed with other wastes.

### **4.4 Screening Disclaimer**

The above screening results, the ensuing conclusions and recommendations are without prejudice to any required changes or updates should the development proposal be eventually modified or should the information/assumptions provided turn out to be incorrect. Any deviations of the proposal from this submission may need to be re-assessed and the merits of this screening may need to be re-opened.