

# Environmental Impact Assessment

## Screening

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

**PA file no.:** PA 03779/16

**Other reference:** EA 00008/17

**Project Title:** To include adjacent committed site to existing open storage approved by PA 4400/10, to relocate approved landscaping scheme, proposed lightweight shed for heavy vehicles, proposed new gate for a safer access to site plus other additions and alterations.

**Location:** Site at, ta` L-Ibraġġ off, Triq Ta' L-Ibraġġ, Ibraġ, Swieqi, Malta

**Screening date:** March 2017 revised May 2017 (following revised PDS)

### 1. Description of Proposal

#### 1.1 Outline of project/development

PA 03779/16 is a development application for the extension of, as well as alterations and additions to, an existing open storage facility at Triq tal-Ibraġ, Ibraġ, Swieqi. Presently, the site is permitted by virtue of PA 04400/10, and includes various structures and equipment, namely, offices, truck repair garage, truck parking area, garages, parking area, mobile stone crusher, and stockpile storage. PA 03779/16 will extend these uses to an adjacent, connected site, as well as to an area originally earmarked for restoration to agricultural use, also permitted by virtue of PA 04400/10.

This expansion will not intensify the operations on site but will seek to better manage the available space through a reorganisation of the site. This reorganisation will involve the deposition of construction and demolition waste on the area permitted for agricultural restoration. The adjacent site will be used as an open storage area and will include all activities currently taking place on the permitted site, namely truck repair, stockpile storage, parking, and the use of a crusher. A roof will also be built over part of the site in order to consolidate the area used for the parking and maintenance of Heavy Goods Vehicles (HGVs). Already existing structures (some of which are permitted – See Figures 3 and 4), which include residences, tool rooms, and stables, will all be converted to store rooms; the only exception is the existing reservoir, which will be kept in place and used as a reservoir. It should also be noted that this area is already being used in this way, and an Enforcement Order (**ECF 00364/10**) is currently in place for such uses on site without a permit.

There are water, sewage and electrical services on site.

#### 1.2 Site description and related considerations

The site lies just off Triq tal-Ibraġ (Figure 1), and has a site area of approximately 11,000m<sup>2</sup>, approximately 6,800m<sup>2</sup> of which was previously approved as an open storage area by virtue of PA4400/10. The current proposal seeks to extend the open storage area by about 4,200m<sup>2</sup>.

Presently the site can be described as disturbed land with vegetation typical of these environments. The area, which was originally a quarry, is bound by open storage areas, SME sites and a scrap yard to the south and west, whilst to the north and east are agricultural land and Triq tal-Ibraġ, respectively.

The site falls Outside Development Zone (ODZ) and lies approximately 250 metres from the residential area of Tal-Ibraġ, Swieqi.

### **1.3 Relevant planning history**

- **PA 04400/10:** To sanction existing buildings and additions and alterations to form an area for open storage (**Approved**) – Case was also subject to EIA Screening and exempted from further studies.
- **ECF 00364/10:** Ghandek zvilupp minghajr permiss li jikkonsisiti minn: Bini ta' diversi kmamar, imhazen, garaxxijiet, stalel, u ufficini. Bdil t'uzu ta' parti mis-sit ghal scrapyard. Bdil t'uzu ta' parti ohra mis-sit ghal post fejn qed jinzammu z-zwiemel. Kif ukoll bdil t'uzu ta' parti ohra fejn qed jigu pparkjati ngenji kbar ghal uzu ta' kostruzzjoni u jinhazen materjal relatat (**Pending**)
- **PA 03779/16:** Current Application (**Pending**)

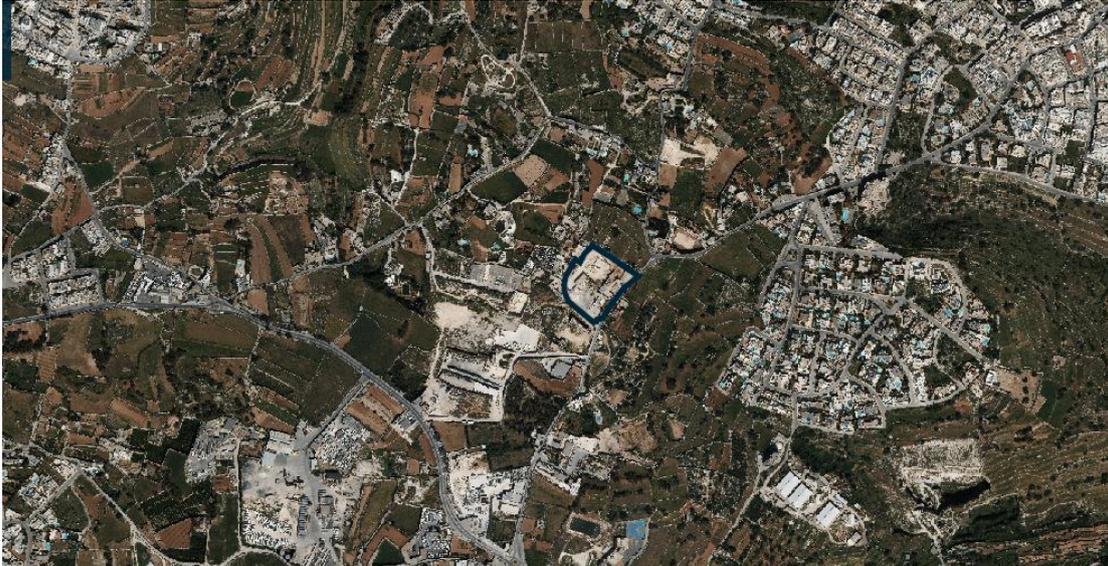


Figure 1: Location of the site earmarked for the proposed open storage yard (Source: PA Geoserver)



Figure 2: Close-up of the site and its immediate surrounds - 2016 (Source: PA Geoserver)



**2012**



**2016**

Figure 3: Close-up of the site showing differences between 2012 and 2016 (Source: PA Geoserver)

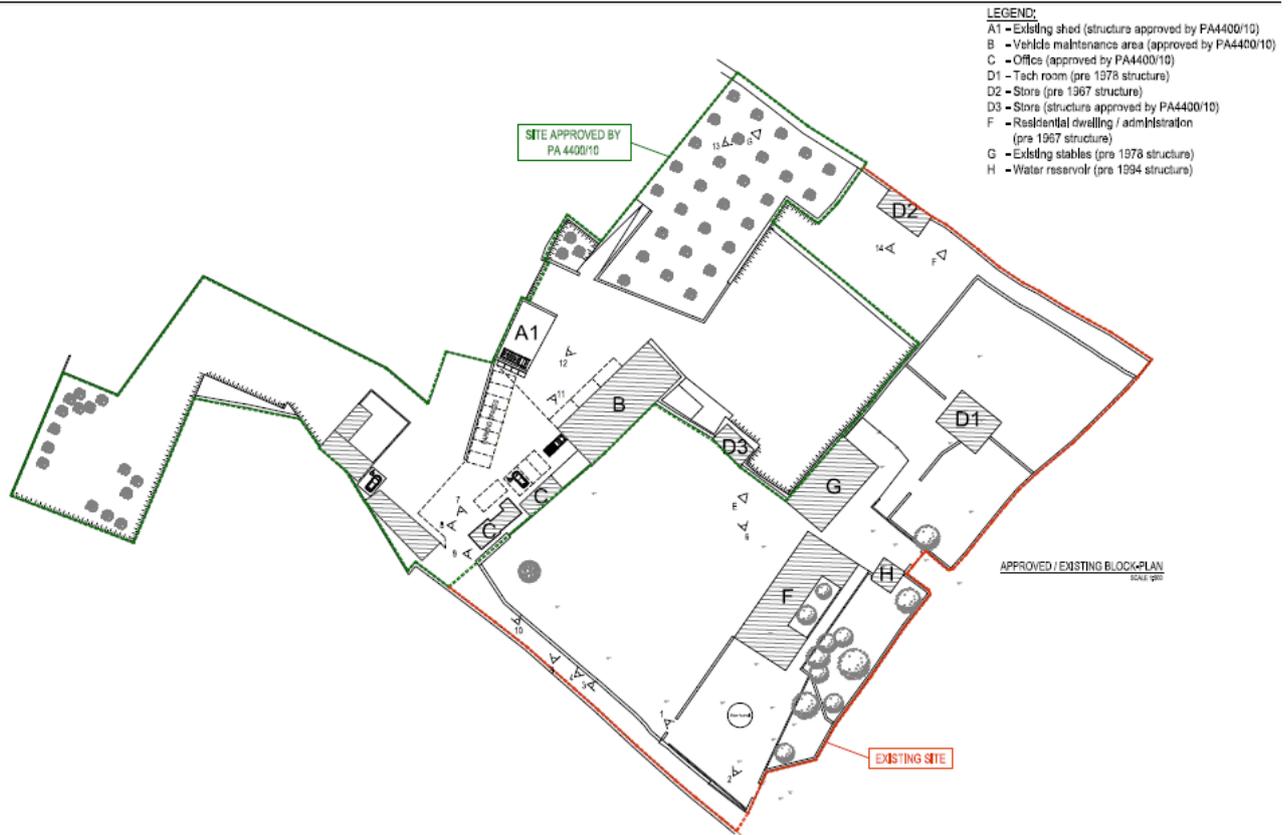


Figure 4: Proposed Ground Floor (Source: PDS)

## 2. EIA-relevant history

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

At screening stage (PA/03779/16/Doc. 21), the proposed development was deemed to qualify for an EPS as per Schedule IA, Category 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) is required.

### 2.2 **Version of documents used for screening**

1. PDS dated 21<sup>st</sup> December 2016 (Doc. PA/03779/16/56c) and referred to ERA by the Planning Authority on 9 February 2017; and
2. ERA Response dated 3<sup>rd</sup> May 2017 (Doc. PA/03779/16/21a)
3. Updated PDS dated 11<sup>th</sup> May 2017

## 3. Screening Matrix

	Issues to be considered	Relevant environmental constraints, considerations & potential impacts	Is any significant effect envisaged?	Document reference

	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)?	<p>Yes.</p> <p>The proposal seeks to extend the currently permitted site area (PA 4400/10) by approximately 4,200m<sup>2</sup> located outside the development zone, resulting in the expansion of the applicant's current industrial activity in this rural area.</p> <p>The extension will be used as an open storage area and will include all activities currently taking place on the permitted open storage area (by virtue of PA 4400/10), namely truck repair, stockpile storage, parking, and the use of a crusher. A roof will also be built over part of the site in order to consolidate the area used for the parking and maintenance of Heavy Goods Vehicles (HGVs). It should also be noted that this area is already being used in this way, and an Enforcement Order (ECF 00364/10) is currently in place for such uses on site without a permit.</p> <p>Furthermore, the applicant intends to use part of the already permitted (by virtue of PA 4400/10) area to store construction and demolition waste before recycling through a crusher. However, the area to be used is currently permitted for rehabilitation into agricultural land. Thus, its use for industrial activity would prevent such rehabilitation.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged.</p> <p>Although the site has been significantly and illegally altered (from agricultural to open storage area), and the practice of committing a site to a particular land-use, and proceeding to apply for retroactive sanctioning, is of environmental concern, the scale and location of the proposal are such that there will not be any large changes in environmental conditions given that there are a number of industrial activities within the area.</p>	PDS Pgs. 1-4
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?	<p>Yes.</p> <p>The proposal also includes the use of 23 tonnes of building materials, including concrete, bricks, plastic, membranes, and asphalt during construction and of water and electricity during operations.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No.</p> <p>Besides the use of land discussed in Question 1, the use of such resources for this individual project per se is not likely to have a significant impact, particularly since the amount of resources expected to be used are minimal.</p> <p>The energy and water requirements</p>	PDS Pgs. 1-4, 19

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			during both construction and operation of the project are also expected to be minimal, thus no significant impact is envisaged.	
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 environment or raise concerns about actual or perceived risks to human health?	<p>Yes.</p> <p>Dust emissions and aerial pollutants will take place during construction phases.</p> <p>During operations, aerial pollutants from operational traffic to and from the site are expected.</p> <p>While no chemicals and hazardous liquids are expected to be kept on site there is the possibility of accidental spillages of hazardous substances (spent oils, acids and fuels) from HGVs on site during construction and operation.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged.</p> <p>Potential dust impacts and other airborne emissions from construction works are minimal and temporary, and can be mitigated through the application of mitigation measures identified in the Environmental Management Construction Site Regulations (S.L. 522.09).</p> <p>No impacts are expected during operation, as the proposal will not involve any industrial intensification and is seeking the reorganisation of the current activity on site.</p> <p>The PDS provides specific mitigation measures to reduce impacts from hazardous waste, namely:</p> <ul style="list-style-type: none"> <li>• that all paved areas will have a membrane layer and sealed concrete for impermeability;</li> <li>• all paved areas will be connected to an oil/water separator system where surface water runoff will be filtered, collected in a reservoir and recycled for use as second class water on site and for irrigation;</li> <li>• and spill kits will be strategically placed around the site.</li> </ul>	PDS Pgs. 19, 23-27
4	Will the Project produce solid wastes during construction, operation or decommissioning ?	<p>Yes.</p> <p>During the construction phase, a number of waste streams, related to the construction phase are expected.</p> <p>The operational phase will generate municipal waste from employee activities, and surface run-off from precipitation, although the latter will be recycled through the use of a reservoir. The cleaning and maintenance of HGVs and the mobile crushing unit will also be the source of oils and lubricant waste, as well as vehicle and</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged given that the amount of solid wastes likely to be produced by the project during construction and operation is not likely to be significant, considering the scale of the proposal. The quantities and nature of the waste produced are manageable through established waste management procedures and facilities.</p> <p>Operational municipal waste may be absorbed by the existing national waste management mechanisms.</p>	PDS Pgs. 17-19

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		electrical parts.		
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	<p>Yes.</p> <p>Dust emissions and aerial pollutants will take place from construction activities.</p> <p>During operations, aerial pollutants from operational traffic to and from the site are expected.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>Impacts associated with dust generation during the construction phase are not considered to be of significance, given the nature of the proposal, due to the fact that construction is temporary and as long as the construction phase of the project respects the requirements of the Environmental Management Construction Site Regulations (S.L. 522.09). Paving of previously unpaved areas will also address any dust emissions arising from the passage of vehicles.</p> <p>No additional impacts are expected during operation as the proposal will not involve any industrial intensification and only seek to reorganise the activity on site.</p>	PDS Pgs. 23-27
6	Will the Project cause noise and vibration or release of light, heat, energy or electromagnetic radiation?	<p>Yes.</p> <p>The proposal will generate noise, vibrations, and light emissions during site clearance, excavation and construction.</p> <p>During operation, noise is expected to be generated from the proposed activity. Light emissions may be generated during night-time.</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged.</p> <p>During construction, noise, vibration and light impacts are likely to be short term, temporary and localised given the scale, duration and nature of the proposal.</p> <p>Operations are not likely to generate significant impacts due to the nature and scale of the proposal, especially since the current application seeks to reorganise the activity on site.</p>	PDS Pgs. 24, 27
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.</p> <p>The site lies within a Protected Area of Hydrological Importance as per Malta North Harbour Local Plan policy CG29. During the operational phase, there is the risk of water contamination as well as spillages of oils and lubes, and overflows of crushed inert waste (mostly through wind transportation).</p>	<p>Yes <input type="checkbox"/>    <b>No <input checked="" type="checkbox"/></b>    Unclear <input type="checkbox"/></p> <hr/> <p>No, likely impacts are not considered to be significant. The implementation of appropriate design and operational measures should suffice for ensuring that there is no percolation of waste materials into the groundwater. Furthermore, any spillages can be effectively prevented through the application of mitigation measures identified in the Environmental Management Construction Site Regulations, 2007 (S.L. 522.09).</p> <p>The PDS provides specific mitigation</p>	PDS Pg. 27

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			measures to reduce impacts from hazardous waste, namely: <ul style="list-style-type: none"> <li>• that all paved areas will have a membrane layer and sealed concrete for impermeability;</li> <li>• all paved areas will be connected to an oil/water separator system where surface water runoff will be filtered, collected in a reservoir and recycled for use as second class water on site and for irrigation;</li> <li>• and spill kits will be strategically placed around the site.</li> </ul>	
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 proposed development.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged during both construction and operation.	/
9	Will the Project result in social changes for example, in demography, traditional lifestyles, employment?	No. The proposed development is not expected to lead to demographic or social changes.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant changes are expected.	PDS Pg. 16
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?	No such activities are known of.  The development is also unlikely to open up development pressures in the surrounding area considering that this area is already characterised by industrial activity.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No. The nature, scale and location of the proposal are such that there will not be any significant changes in environmental conditions. In particular, since various land uses around the development site are characterised by industry and quarrying, the features of the project are not likely to be significant.	/
11	Are there any areas on or around the location which are protected under international or national or local	Yes.  The site lies within a Protected Area of Hydrological Importance as per Malta North Harbour Local Plan policy CG29.  Reply to Question 7 refers.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> Reply to Question 7 refers.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	legislation for their ecological, landscape, cultural or other value, which could be affected by the project?			
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?	Yes.  The site is also approx. 200 metres from the important valley of Wied id-Dis	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged on Wied id-Dis from the proposal, when considering the distance of the site from the valley, as well as the mitigation measures proposed, namely; <ul style="list-style-type: none"> <li>• that all paved areas will have a membrane layer and sealed concrete for impermeability;</li> <li>• all paved areas will be connected to an oil/water separator system where surface water runoff will be filtered, collected in a reservoir and recycled for use as second class water on site and for irrigation;</li> <li>• and spill kits will be strategically placed around the site.</li> </ul>	/
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?	No such species are known of.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant impacts are expected.	/
14	Are there any inland, coastal, marine or underground waters on or around the location 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"/> <hr/> Reply to Question 7 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>
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?	No.  The site does not fall within any areas or features of high landscape or scenic value.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged.	/
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?	No.  While construction will involve a minor increase in HGV trips to the site, the proposal itself does not involve an intensification of operations and, thus, will not have an impact on the surrounding routes or facilities.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged.	PDS pg. 23
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	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> Reply to Question 16 refers	/
18	Is the project in a location where it is likely to be highly visible to many people?	No.  The proposal is enclosed within a depression (quarry) and due to the site's configuration and topography, the proposal is unlikely to be visible to many people.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> As the site is only potentially visible from the surrounding agricultural land, it is highly unlikely that significant impacts are envisaged.	PDS pg. 26
19	Are there any areas or features of historic or cultural importance on or around the location 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"/> <hr/> No significant impacts are envisaged.	/
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	While the site is already disturbed and does not technically involve the loss of greenfield land, part of the site is currently permitted for rehabilitation into agricultural land. Thus, its use as industrial	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/> <hr/> The area approved for rehabilitation is not extensive (c. 1,000m <sup>2</sup> ) and will not constitute a significant loss of greenfield land.	PDS Pgs. 1-4

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		<p>activity would prevent such rehabilitation.</p> <p>This therefore constitutes a functional loss of greenfield land located outside the development zone.</p>	<p>Also, since various land uses surrounding the development site are characterised by industry and quarrying, features are not likely to be out-of-scale.</p>	
21	<p>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?</p>	<p>Yes. The proposed development is located approximately 250m West of Tal-Ibraġ residential area, and in an area characterised by agriculture and industrial activity.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged when considering the scale of the proposal. Furthermore, the proposal does not involve an intensification of activity, but reorganisation of the current operations of the site, although it will prevent the restoration of part of the site into agricultural land.</p>	PDS Pg. 6
22	<p>Are there any plans for future land uses on or around the location which could be affected by the project?</p>	<p>Yes, part of the site is currently permitted for rehabilitation into agricultural land. Thus, its use as industrial activity would prevent such rehabilitation.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <hr/> <p>The area approved for rehabilitation is not extensive (c. 1,000m<sup>2</sup>) and will not constitute a significant loss of Greenfield land.</p>	PDS Pgs. 1-4
23	<p>Are there any areas on or around the location which are densely populated or built up, which could be affected by the project?</p>	<p>Yes.</p> <p>The proposed development is located approximately 250m West of Tal-Ibraġ residential area.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged when considering the scale of the proposal. Furthermore, the proposal does not involve an intensification of activity but a reorganisation of the site.</p>	PDS Pg. 6
24	<p>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</p>	<p>No such areas are known of.</p>	<p>Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/></p> <hr/> <p>No significant impacts are envisaged.</p>	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	by the project?			
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?	Refer to Question 7.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  Refer to Question 7.	/
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?	Yes. Surrounding land uses include a number of quarries, industrial complexes, open plant yards, and a scrap yard.	Yes <input type="checkbox"/> <b>No <input checked="" type="checkbox"/></b> Unclear <input type="checkbox"/>  No significant impacts are envisaged when considering the scale of the proposal. Furthermore, the proposal does not involve an intensification of activity but a reorganisation of the site.	PDS Pg. 7
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.  The likelihood of such extreme events in the area can be considered as minimal.	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 above detailed EIA screening concludes that impacts of the development are unlikely to be significant to the point of warranting an EIA, as long as various mitigation measures are duly incorporated through the mainstream development consent mechanism and mitigated by means of conditions and specifications (e.g. approved documents) in the development permit. In this regard, the proposal does not require the submission of an Environmental Planning Statement (EPS), and qualifies for the exemption process as per Regulation 3(8) of S.L. 549.46.

Basic mitigation measures (as outlined in the above matrix) should be duly addressed in the development permitting process namely:

- The application of mitigation measures identified in the Environmental Management Construction Site Regulations (S.L. 522.09); and
- The management of hazardous wastes through the installation of sealed concrete flooring, a membrane layer, reservoir, and soil/water separator system.

In view of these screening results, and further information provided within the PDS, ERA finds the proposal acceptable from an environmental point of view.

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

1. The proposal qualifies for an Environmental Registration with ERA's Environmental Permitting Unit. 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-phase*

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. This development permit does not permit any intervention on trees; the removal or damage to natural habitats or vegetation; cutting, excavation or covering of any exposed rocky surface; and modification of site topography and damage to natural features. Measures shall be taken to ensure that the approved works are carried out in such a manner as to not damage or in any way adversely affect such features.

#### *Operational*

4. 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 application for an environmental registration 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. This application will include a

site management contract which ensures that individual unit operators apply for an environmental registration with the ERA.

### *Lighting*

5. 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*

6. When considering the waste management of the site, the following should be adhered to 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 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.

### **4.3 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 would need to be re-assessed and the merits of this screening would need to be re-opened.