

Environmental Impact Assessment

Screening

(According to Schedule IB of L.N. 114/2007)

PA file no.: PA 03595/16

Other reference: EA 00032/14

Project Title: To sanction extension of existing Class 5C unit (Aluminium / Metal factory) pre 1967 and differences in elevations

Location: Uskin Ltd, Triq Il-Belt Valletta, Zurrieq, Malta

Screening date: October 2016

1. Description of Proposal

1.1 Outline of project/development

PA 03595/16 is a planning application to sanction an extension to an existing pre-1967 Class 5C unit (Aluminium / Metal factory) and differences in elevations at Uskin Ltd, Triq Il-Belt Valletta, Zurrieq, Malta. The development consists of a workshop and storage of raw materials, an open yard and assembly area, a small office, and sanitary facilities. Activities on site include the production and installation of garage doors/shutters and gates.

There are water, sewage and electrical services on site.

1.2 Site description and related considerations

The entire site area measures about 1,800m². It has a building footprint of around 620m² while the pre-1967 buildings spanned over about 410m². Thus, the area to be sanctioned is about 210m². The PDS states (pg. 1) that the site was originally used as a cement block factory when the area was characterized by active quarrying along Triq il-Belt Valletta; these have now largely been rehabilitated back to agricultural land.

The site falls Outside Development Zone (ODZ) and lies approximately 100 metres from the nearest built-up area (Zurrieq). Furthermore, the site lies within a Ground water Safeguard Zone as identified by under the Water Policy Framework Regulations (S.L. 549.100)

Figures 1 - 5 below indicate the location and block plan of the proposed development, as well as a view into the site.



Figure 1: Location of the site earmarked for the proposed development (Source: PA Mapserver, 2012; Accessed: 2016)



Figure 2: Close-up of the site and its immediate surroundings (Source: PA Mapserver, 2012; Accessed: 2016)



Figure 3: View into the site (Source: PDS; Doc. PA03595/16/89e)

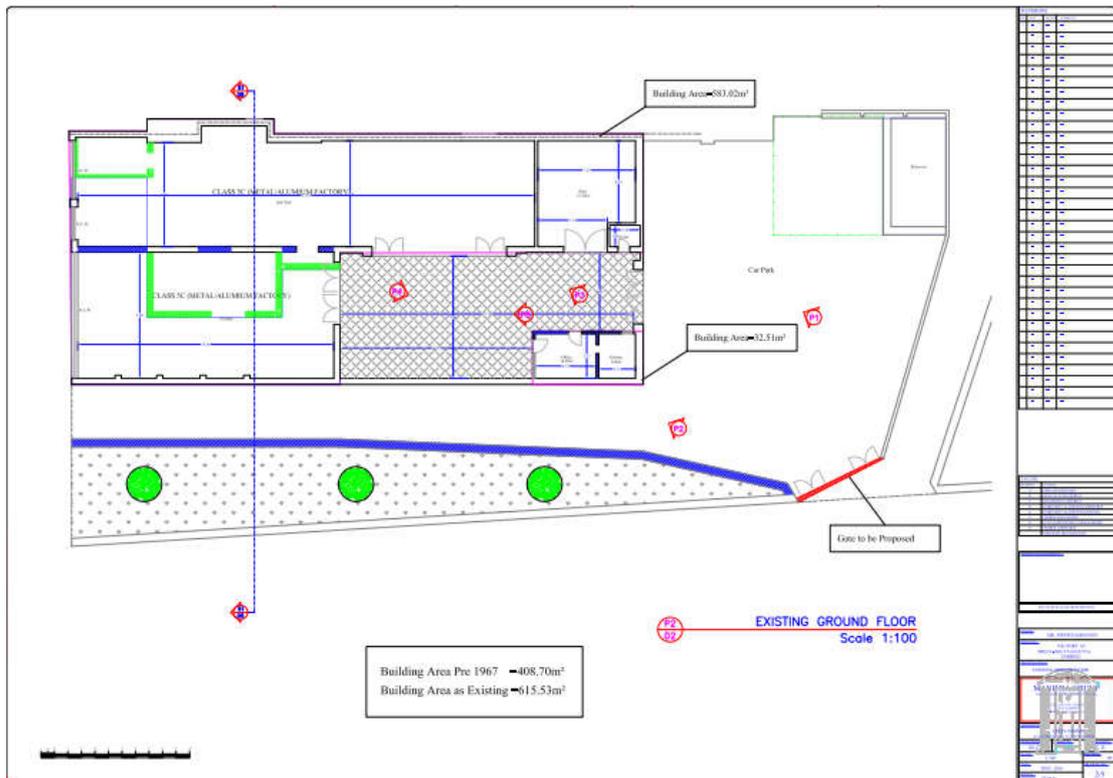


Figure 4: Existing/Proposed Block Plan (Source: Doc. PA03595/16/15c)

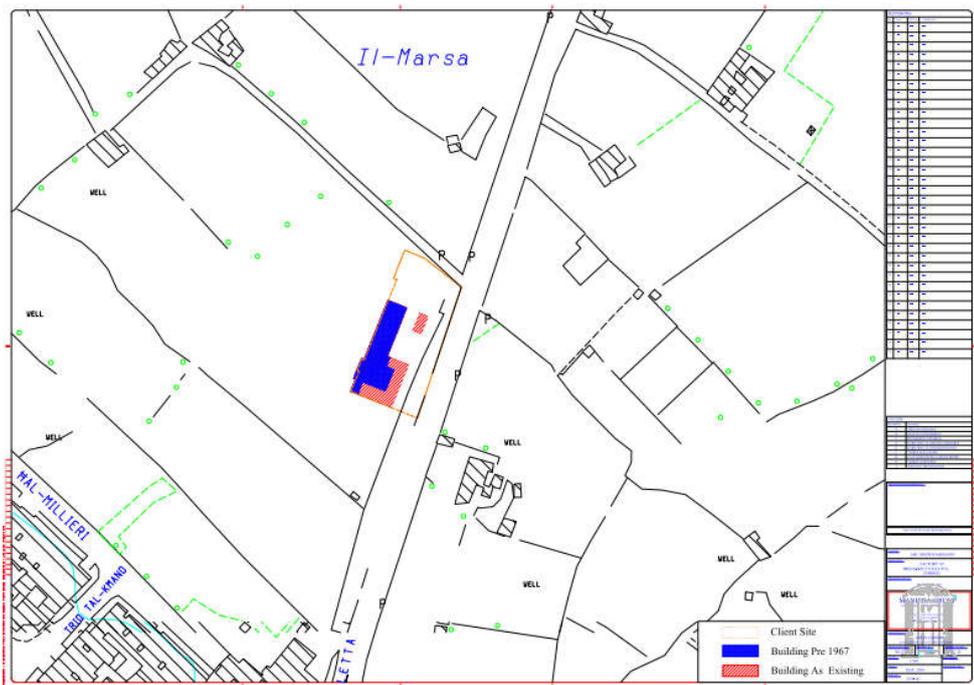


Figure 5: Existing/Proposed Site Plan (Source: Doc. PA03595/16/1i)

2. EIA-relevant history

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

At ERA screening stage (Doc. PA03595/16/11), the proposed development was deemed to qualify for an EPS as per Schedule IA, Category II 3.7.B.2.2 (Industrial development not within an industrial estate with a gross floor area of more than 1000m² and (ii) within the aquifer protection zone or within 500m of a borehole or water extraction point) 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. PDS dated 26th June 2016 (Doc. PA03595/16/89)
2. Plans and Drawings dated 26th June 2016 (Doc. PA 03595/16/15)

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 has a site area of approximately 2,000m ² located outside the development zone, and was committed to development pre-1967. The area to be sanctioned (about 210m ²) lies within pre-1967 site boundaries.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No. The entire has already been committed before 1967 and, thus, any additional buildings within this area are not likely to have a significant impact on landuse, changes in water bodies, and topography.	PDS Pgs. 1-2 (Doc. PA03595/16/89B) 1957 and 1967 aerial photos in PDS (Doc. PA03595/16/89C)
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 proposal has a site area of approximately 2,000m ² located ODZ, and was committed to development pre-1967. The proposal also includes the use of a variety of building materials, including concrete, bricks, plastic, membranes, and asphalt during construction and of water and electricity during operations.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No. The use of such resources for this individual project per se is not likely to have a significant impact, particularly since the amounts expected to be used are minimal. The energy and water requirements of the project are expected to be minimal, thus no significant impact is envisaged.	PDS Pgs. 12, 14-17 (Docs. PA03595/16/89B & 89C)
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	Yes. The project construction and operational phases will not generate any emissions, vapours or particulates. However, during operations, the proposal will include operational traffic which may have an impact on air emissions. Furthermore, while no chemicals and hazardous liquids are to be	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No. Potential dust impacts from construction works are minimal and temporary. During operation, the proposal may potentially lead to an increase in air emission impacts generated by traffic in and around the area, however given that the AADT was predicted to be 18 vehicles, the proposal is not likely to have a significant impact on air quality during	PDS Pgs. 15-17 (Doc. PA03595/16/89C) and Doc. PA3595/16/92a

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	or the environment or raise concerns about actual or perceived risks to human health?	kept on site there is the possibility of accidental spillages of hazardous substances (spent oils, acids and fuels) from vehicles kept on site.	operation. Paving of previously unpaved areas will also address any dust emissions arising from the passage of vehicles. Any possible impacts may also be sufficiently mitigated through the application of mitigation measures identified in the Environmental Management Construction Site Regulations (S.L. 522.09), which is highlighted in the PDS. The PDS also outlines a number of specific mitigation measures with regards to hazardous waste; <ul style="list-style-type: none"> All paved areas will have a membrane layer and sealed concrete to make them impermeable to any liquids. 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. Spill kits will be strategically placed around the site. 	
4	Will the Project produce solid wastes during construction, operation or decommissioning ?	Yes. During the construction phase, a number of waste streams are expected, namely, concrete (<0.1tonnes), wood (<0.05tonnes), bituminous mixtures (<0.07tonnes), plastic (<0.01tonnes), iron and steel (<0.01tonnes), and cables (>0.01tonnes). The operational phase will generate municipal waste from the employees on site and surface run-off from precipitation.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts are envisaged when considering the scale of the proposal, as well as the proposed mitigation measures below. Any possible impacts may be sufficiently mitigated through the application of mitigation measures identified in the Environmental Management Construction Site Regulations (S.L. 522.09), which is highlighted in the PDS. Operational municipal waste may be absorbed by the existing national waste management mechanisms.	PDS Pgs. 15-18 (Doc. PA03595/16/89C)
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Yes. The proposal itself will not generate any emissions, vapours or particulates. However, during operations, the proposal will include operational traffic which may have an	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No. Any possible construction phase impacts may be sufficiently mitigated through the application of mitigation measures identified in the Environmental	PDS Pgs. 21 (Docs. PA03595/16/89C) and PA3595/16/92a

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
		impact on air emissions.	<p>Management Construction Site Regulations (S.L. 522.09), which is highlighted in the PDS.</p> <p>During operation, the proposal may potentially lead to an increase in air emission impacts generated by traffic in and around the area, however given that the AADT was predicted to be 18 vehicles (<i>source: PA3595/16/92a</i>), the proposal is not likely to have a significant impact on air quality during operation.</p> <p>Paving of previously unpaved areas will also address any dust emissions arising from the passage of vehicles.</p>	
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 both construction and operation.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>During construction potential noise 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 as the site is far from any sensitive noise receptors. Furthermore, the only noise emissions will likely be produced from sheet metal cutting, which will be intermittent and only audible from within the site. Any ambient noise that is generated in the surroundings will also be influenced by traffic along Triq il-Belt Valletta as well as the adjacent quarrying activities.</p>	PDS Pgs. 22 (Doc. PA03595/16/89C)
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 falls within the Groundwater Safeguard Zone under the Water Policy Framework Regulations (S.L. 549.100).</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>No.</p> <p>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>A number of mitigation measures will also be implemented during operations;</p> <ul style="list-style-type: none"> All paved areas will have a membrane layer and sealed concrete to make them impermeable to any liquids. 	PDS Pgs. 15-18, 20-21 (Doc. PA03595/16/89C)

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
			<ul style="list-style-type: none"> 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. Spill kits will be strategically placed around the site. 	
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"/> No <input checked="" type="checkbox"/> 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. Considering the scale, nature and size of the project, the proposed development is not expected to lead to significant demographic or social changes. The project will employ an equivalent of 12 full-time workers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No significant changes are expected.	PDS Pgs. 13 (Doc. PA03595/1 6/89B)
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 it has been active since before 1967.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No such negative cumulative impacts are envisaged, especially since the appropriate measures will be taken to mitigate any adverse environmental impacts on the surroundings. Notwithstanding, it is noted that the intensification and other potential similar development in the area is not encouraged from an environmental point of view. Reply to Question 3 refers.	/
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	No. The site does not fall within any protected areas.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged.	PDS Pgs. 10 (Doc. PA03595/1 6/89B)

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	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?	No. The site does not fall within any listed ecological sensitive areas.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged.	PDS Pgs. 10 (Doc. PA03595/1 6/89B)
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. The site does not contain any protected, important, or sensitive species.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged.	PDS Pgs. 10 (Doc. PA03595/1 6/89B)
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"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> Reply to Question 7 refers.	PDS Pgs. 15-18, 20-21 (Doc. PA03595/1 6/89C)
15	Are there any areas or features of high landscape or scenic value on or around the location which could be effected	No. The site does not fall within any areas or features of high landscape or scenic value.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> <hr/> No significant impacts are envisaged. Notwithstanding, it is noted that the intensification and other potential similar development in the area is not	PDS Pgs. 10 (Doc. PA03595/1 6/89B)

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	by the project?		encouraged from an environmental point of view.	
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?	<p>Yes.</p> <p>The site along Triq il-Belt Valletta, Zurrieq. These roads are used for access to the nearby settlement of the Zurrieq Development Zone, and the surrounding agricultural areas.</p> <p>A minor increase in operational traffic is expected as a result of the proposal.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>No.</p> <p>As the AADT was predicted to be 18 vehicles, the proposal is not likely to have any significant impacts.</p>	PDS Pg. 19 (Doc. PA03595/1 6/89C) and Doc. PA03595/1 6/92a
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> <hr/> <p>Reply to Question 16 refers</p>	PDS Pg. 19 (Doc. PA03595/1 6/89C) and Doc. PA03595/1 6/92a
18	Is the project in a location where it is likely to be highly visible to many people?	<p>Yes.</p> <p>The site lies Outside Development Zone (ODZ) and along Triq il-Belt Valletta, Zurrieq. These roads are used for access to the nearby settlement of the Zurrieq Development Zone. Therefore, the proposal is currently visible to most of the locals.</p> <p>The proposed structures are also visible from the agricultural areas around the project.</p>	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>The entire area has already been committed before 1967 and, thus, any additional buildings within this area are not likely to have a significant impact.</p>	/
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.	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/></p> <hr/> <p>Reply to Question 11 refers.</p>	PDS Pgs. 10 (Doc. PA03595/1 6/89B)

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	No. The proposal has a site area of approximately 2,000m ² located outside the development zone, and was committed to development pre-1967. The area to be sanctioned (about 210m ²) lies within pre-1967 site boundaries.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No. The entire area has already been committed before 1967 and, thus, any additional buildings within the site will not result in the loss of additional greenfield land.	PDS Pgs. 1-2 (Doc. PA03595/1 6/89B) 1957 and 1967 aerial photos in PDS (Doc. PA03595/1 6/89C)
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. The proposed development is located approximately 140m north of the Zurrieq residential area, and in a predominantly agricultural area with individual isolated instances of non-agricultural activity.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> The proposed additions and alterations to the existing aluminium/metal factory are not expected to result in any significant impacts on the adjacent residential area in the short term, noting that the site has long been committed to such use. Nonetheless it is noted that the area is not a designated industrial area, and that the incremental intensification of industrial uses adjacent to a residential area and the proliferation of scattered development outside the development zone is not recommended.	PDS Pgs. 3, 10, 11 (Doc. PA03595/1 6/89B)
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"/> No <input checked="" type="checkbox"/> 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 be affected by the project?	Yes. The proposed development is located approximately 140m North of the Zurrieq residential area.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> The proposed additions and alterations to the existing aluminium/metal factory are not expected to result in any significant impacts on the adjacent residential area in the short term, noting that the site has long been committed to such use. Nonetheless it is noted that the area is not a designated industrial area, and that the incremental intensification of industrial uses adjacent to a residential area and the proliferation of scattered development outside the development zone is not recommended.	PDS Pgs. 3, 10, 11 (Doc. PA03595/1 6/89B)
24	Are there any areas on or around the location which are occupied by sensitive land	Reply to Question 23 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> Reply to Question 23 refers.	/

	Issues to be considered	Relevant constraints, environmental considerations & potential impacts	Is any significant effect envisaged?	Document reference
	uses e.g. hospitals, schools, places of worship, community facilities which could be affected 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?	Reply to Question 7 refers.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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"/> No <input checked="" type="checkbox"/> Unclear <input type="checkbox"/> No significant impacts envisaged.	/
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"/> No <input checked="" type="checkbox"/> 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, Category II Section 3.7.B.2.2 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 in accordance with the same Regulations, given that no significant environmental impacts have been identified. In this regard, the proposal qualifies for the exemption process established in the EIA Regulations, 2007 as per Regulation 3(8) of S.L. 549.46.

However basic mitigation measures (as outlined in the above matrix) are 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.

4.2 Pending Further Submissions (Required pre-development permission)

1. The proposal qualifies for an Environmental Registration/Permit with ERA's Environmental Permitting Unit. Applicant is to be requested to immediately contact the Environmental Permitting Unit (industrial.applications@era.org.mt) to discuss the requirements below. Kindly note that the ERA would not be in a position to recommend the proposal favourably should the environmental permitting requirements not be fulfilled accordingly.
2. The applicant is also required to note that clearance/consultation from the following Authorities is required:
 - a. WSC, in view of the potential requirement of a sewer discharge permit;
 - b. Regulation for Energy and Waster Services in view of fuel storage issues.
3. Applicant is required to provide further information and updated plans/sections as per requests below. Such requests would need to be addressed as part of the project design in order to ensure that activities meet particular environmental standards related to their operation.

Clarifications required for continued ERA processing of the case:

4. The finished production capacity of aluminium / aluminium products in tonnes per day;
5. The type and quantity of materials (chemicals/fuels/lubricants/paints) that will be kept on site. For any solvents or materials such as paints, varnishes and resins used containing VOC solvents, the annual estimated annual consumption in tonnes/year;
6. Clarification whether spray painting shall be carried out on site and if so indicate the location of the spray booth and all ductwork and vents from all spray booths which are to be fitted with a suitable air extraction and filtration system. A supporting document which includes specifications for the spray booth and the filtration equipment are also to be provided.

ERA requires changes in drawings prior to the issuing of the development permit:

7. For any boilers, generators and associated fuel storage stored on site (if applicable), applicant is to mark their location on the plans and indicate how:
 - i. All bulk fuel 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 within the bund or 25% of the total volume of all the tanks within the bund, whichever is greater. All filling and off-take points shall be located within the bund;
 - ii. Exhaust gases from boilers, oil or solid fuel generators shall vent through stacks 3 m above roof level or as otherwise specified in the Ambient Air Quality Regulations, 2010. The design and location of the exhaust system should take into account noise and visual intrusion;

8. Submit updated plans showing how contaminated water produced on site shall be routed through an adequately sized oil separator and/or sediment trap in order to remove the solids entrained therein, including their final discharge point. This shall be shown in a section through the separator. All gutters leading to the above mentioned filtration equipment shall be shown on plan;
9. Submit updated plans showing the location of a waste storage area for the storage of wastes and contaminated materials, waste oils, paints, etc. with the necessary bunding and roofing in order to prevent any contaminated effluent from escaping to the surrounding environment;
10. Submit updated plans showing the location of abatement equipment installed where significant emissions to air are envisaged;
11. Submit updated drawings showing how the exhausts (including wall grilles) shall be designed and located in such a way as to discharge above head height and be directed upwards so that the exhaust that will eventually be generated from general building ventilation (e.g. fans in walls or roofs) shall be vented in such a way as to avoid local nuisance.

4.3 Proposed ERA Conditions

1. 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/permit 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.
2. All works covered by this development permit shall be restricted to the area shown on the site plan at Doc. PA03595/16/1A and drawings at Doc. PA03595/16/15B-F with the intent of servicing legal and/or approved structures. Works outside the area shown on the site plan at Doc. PA03595/16/1A are prohibited and there shall be no overspills outside the permitted area.
3. All works are to be carefully managed so as not to cause damage to any land, habitats or features. No overspills 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.
4. Buildings, concrete flooring, paving and other hard or formal surfacing shall be limited to the areas indicated on drawings at Doc. PA03595/16/15b-f. All other un-built areas are to be left un-surfaced and in their current state.
5. 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.
6. Landscaping shall be implemented in its entirety in accordance with the approved drawings at Doc. PA03595/16/15b-f. The landscaping scheme shall be implemented in its entirety prior to the issue of any compliance certificate on the site. The landscaping scheme shall be maintained in perpetuity.
7. Clean rainwater from roofs and ground surfaces shall be laid to fall to a water reservoir of sufficient capacity, and the applicant shall be responsible for ensuring that such water is duly segregated from foul water, waste and other pollution sources.
8. 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.
9. The permitted development shall not be a source of light pollution, especially at night;
 - 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.
10. When considering the 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 (L.N. 184 of 2011, as amended, S.L.549.63) and the Waste Management (Activity Registration) Regulations, 2007 (L.N. 106 of 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 (L.N. 184 of 2011, as amended, S.L.549.63) and the Waste Management (Activity Registration) Regulations, 2007 (L.N. 106 of 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.
 - 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 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.
 - Paint scraping, grinding and sanding should be carried out on a dry impermeable surface. The waste from these operations should be collected into a plastic bag or leak-proof drum for storage prior to off-site disposal.
 - All processes which generate significant levels of airborne contaminants shall have effective local collection and dust suppression equipment, and shall discharge (after treatment where necessary) through a stack or vent located / designed in such a way as to avoid local nuisance.
 - Extracted fumes, gases and fugitive emissions (dusts or other airborne contaminants) shall vent through stacks extending at least 3 m above roof level. The vent shall be designed and located in such a way as to avoid local nuisance and shall be equipped with adequate abatement.
 - Welding, grinding and polishing activities should be carried in a designated area with efficient exhaust extraction (with proper filtration systems were indicated).
 - Spray painting should be carried out in a spray booth or in any case, in a dedicated area fitted with suitable air extraction and venting arrangements in such a way as to avoid local nuisance. Spray painting outside the premises is prohibited.
 - Minor exhausts, such as wall grills, shall discharge above head height and be directed upwards.
 - The exhaust from general building ventilation (e.g. extractors or fans in walls or roofs) shall be vented in such a way as to avoid local nuisance.
 - Drums and containers of solvents/chemicals/oils shall be stored in designated and secure storage areas. Storage areas shall be bunded or otherwise designed so that surface and ground waters cannot be contaminated by spillages.

- 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 within the bund or 25% of the total volume of substance that can be stored. Filling and off-take points shall be located within the bund.
- All activities shall be carried out on impervious ground where contamination of underlying substrate is not envisaged.

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