

## **PA 04721/20: Conditions to be annexed to permit as an approved document**

### General

1. The executable version of this development permission together with the approved plans shall not be issued until such time that an application for a Nature Permit is conclusively determined by ERA.
2. Prior to the commencement of any works on site, the Environment and Resources Authority (ERA)/Compliance and Enforcement Directorate (CED) is to be formally notified at least five (5) days ahead on: [ced.consult.era@era.org.mt](mailto:ced.consult.era@era.org.mt).
3. All works covered by the development permission shall be restricted to the area shown on the approved site plan, shall be limited to the parts of the site approved for development as per approved drawings and shall be carefully managed so as not to cause environmental damage to any cultural or natural features, rubble walls or other features beyond the area and depth approved for development. All material and temporary installations, vehicles and machinery used for, or generated by, the works, are to be entirely confined within the perimeter of the site approved for development and/or the land area occupied by the existing road carriageways. There shall be no overspills of dust, mud, surface water runoff or other construction-phase debris or material from the site, or vehicular trampling/manoeuvring/parking, or storage of material/machinery beyond the boundaries of the approved site. This applies to both the construction/site preparation phase and the operational use of the site.
4. The area indicated as buffer zone in Annex III to ERA's Assessment and Recommendations shall be kept free from development and any eventual works in it would need to be clarified and assessed further.

### Soil and waste management

1. All operations concerning the management of waste are subject to all relevant regulations, including the Waste Regulations (S.L.549.63) and the Waste Management (Activity Registration) Regulations (S.L.549.45).
2. Any soil on the site shall not be built over but shall be collected for reuse. 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.

Soil and material removed from the site shall not be deposited on any open or undeveloped land outside officially approved development zones, nor used for land reclamation, unless with prior approval in writing by ERA.

3. Contaminated soils are to be managed and disposed of in accordance with the Waste Management Regulations (S.L.549.63) and Waste Management (Landfill) Regulations (S.L.549.29).
4. Inert waste material resulting from construction and excavation should 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 (S.L.549.63) and the Waste Management (Activity Registration) Regulations (S.L.549.45).
5. All wastes shall be separated according to the different waste streams as per EWC codes as defined in Commission Decision 2000/532/EC, and deposited at sites duly authorised by the Environment and Resources Authority (ERA) to accept such waste.
6. Any tarmac and asphalt resulting from excavation or demolition works shall be separated from all other wastes and deposited at sites duly authorised by the Environment and Resources Authority (ERA) to accept such waste.
7. Waste oils generated during the construction phase of the project must be stored in a secure leak proof container and may only be deposited at sites duly authorised by the Environment and Resources Authority (ERA) to accept such waste.
8. All storage of machinery and/or waste oils required for or generated from the project shall take place only in locations where thorough clean-up and site reinstatement can be readily undertaken.

#### Runoff and effluent management

9. All measures shall be adopted to avoid pollution of the adjacent terrestrial or subterranean environment, including through the action of runoff or percolation from potentially contaminated areas.
10. Rainwater or wastewater other than sewage shall not be discharged into the domestic sewer. Foul sewer drains must be strictly segregated from stormwater drains. The operator shall endeavour to collect rainwater in suitable reservoirs or cisterns.
11. Rainwater shall be segregated from all process areas that are potentially contaminated with raw materials, intermediates and/or products. If this is not possible, rainwater from areas where

contamination by oil or fuel is likely (such as loading/unloading and bunded areas) shall pass through an adequately sized interceptor.

*Accidental discovery of subterranean features*

12. Any fissures (dagħbien), caves, caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological and/or palaeontological interest which are discovered must be reported immediately to the Environment and Resource Authority (ERA). No further workings or activity which would disturb or damage these features must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate in situ preservation.

*Landscaping (as a reserved matter)*

13. A detailed Landscaping Plan shall be submitted for the approval of the Environment and Resources Authority (ERA) within three to six (3-6) months from the issuing of this development permission. The landscaping plan (including the type of species used, the planting layout, design measures of boundary/screening structures, ancillary/preparatory works, etc.) shall respect the site context and the surrounding landscape, and shall be duly adapted to the general topography/land contours and ecological characteristics of the site and its surroundings. The plan shall also conform to the following specifications:
- i. the planting shall consist of appropriate indigenous and/or archaeophytic species, and due attention shall be paid to the avoidance of species and assemblages that are alien to the surrounding environmental context;
  - ii. the plan shall clearly indicate the location of all existing, proposed and retained trees, shrubs, vegetation, etc. within the site, including the respective scientific and vernacular names, as well as any measures that will be implemented to prevent damage to any trees, shrubs, vegetation, etc. that will be retained as well as to any other relevant environmental features; and
  - iii. the plan shall also identify all other relevant interventions that are envisaged (e.g. earth mounding/re-profiling, screening, fencing and existing rubble walls; any soft and hardened surfaces; and vertical green walls or any other green infrastructure).

Prior to the issuing of any compliance certificate on the site, the above is to be implemented in its entirety and thereafter maintained in perpetuity.