

## Environmental Permit

Environment Protection Act (CAP. 549)

Permit number  
**EP 0095/20**

The Environment and Resources Authority (hereinafter the Authority; the Competent Authority or ERA) in exercise of its powers under the Environment Protection Act (CAP. 549), hereby authorises:

**Mr. Paul Camilleri o.b.o. Bay Street Hotel Complex Ltd**

(hereinafter “the Permit Holder”),  
Of / Whose Registered Office (or principal place of business) is at:

**Bay Street Hotel Complex Limited  
Bay Street Hotel Complex  
Bay Street management Offices  
St. George’s Bay  
St. Julians,  
STJ 02**

(Company registration number: C26451 Bay Street Hotel Complex Limited)

to operate an installation at

**Be Hotel  
Sqaq Lourdes C/N  
St. George’s Bay  
St Julians,  
STJ 3311**

The validity of this permit is **four (4) years** from the granted date below. An application for renewal of this permit is to be submitted at least **six (6) months** prior to expiry of this permit.

Signed	Date
Prof. Victor Axiak Chairman	Permit Granted: 12 / 02 / 2021

**Authorised to sign on behalf of the Competent Authority**

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## Conditions

### 1 General

The Permitted Installation shall, subject to the conditions of this Permit, be managed, controlled and operated as described in the EP Application, or as otherwise previously agreed in writing by the Authority.

#### Status Log

Detail	Date
<i>EP Application submitted</i>	29 October 2016
<i>Permit Granted</i>	30 August 2016
<i>Renewal application submitted</i>	12 June 2020
<i>Renewal determined by ERA Board</i>	18 December 2020

### 1.1 Permitted Activities

1.1.1 The Permit Holder is authorised to carry out the activities and the associated activities specified in Table 1.1.1.

**Table 1.1.1**

Activity	Description of specified activity	Limits of specified activity
Hospitality, leisure and tourism.	Accommodation, restaurants and other leisure amenities.	From receipt of raw materials required for amenities to disposal of associated wastes.
Associated activity of utilities	Two (2) diesel boilers to produce steam and hot water.	From receipt of fuel to delivery of utility.
	Two (2) diesel stand-by generators to produce electricity with associated fuel tanks.	From receipt of fuel to delivery of energy.
	One (1) LPG gas storage tank	From receipt of fuel to delivery of energy.
	Two (2) diesel tanks.	From receipt of fuel to delivery of energy.
	One (1) grease trap	From generation of contaminated wastewater from kitchens to disposal of treated water to sewerage system and dispatch offsite of waste grease by registered waste carrier for disposal or recovery at an authorised facility.
	One (1) freshwater pool	From receipt of freshwater to discharge of chlorinated water to sewer.

	Two (2) sea-wells	From extraction of seawater to delivery of utility for the cooling water system.
	Cooling Water system (chillers)	From receipt of cooling water from the sea via the intake from boreholes, to discharge of cooling water effluent to sea.
Maintenance workshop	Basic maintenance and repairs takes place such as basic painting.	From maintenance/repair activity to appropriate recovery/disposal of any waste created.
Associated activity of storage, treatment and disposal/recovery of waste materials	Handling, storage, and treatment of wastes generated from installation prior to dispatch offsite for disposal/recovery.	From generation of waste to dispatch for disposal or recovery (including recycling) offsite by a registered waste carrier to an authorised facility.  This includes the baling of cardboard. In the case of all other wastes, storage only.

## 1.2 Site

- 1.2.1 The activities authorised under condition 1.1.1 shall not extend beyond the Site boundary, as per Site Map in Schedule 2 to this Permit.

## 1.3 General Conditions

- 1.3.1 The conditions and obligations of this permit are without prejudice to any other regulation, code of practice, conditions or requirements requested by other Authorities or entities, including but not limited to the Planning Authority, Occupational Health and Safety Authority, Transport Malta and the Regulator for Energy and Water Services (REWS).
- 1.3.2 This permit is granted saving third party rights. The Permit Holder is not excused from obtaining any other permission required by law.
- 1.3.3 A copy of this permit shall be available at all times on site at the permitted facility, including any Variation Notices or amendments to it.
- 1.3.4 In these conditions and their interpretation, all terms shall have the same meaning as that assigned to them in CAP 549 the Environment Protection Act and its subsidiary legislation.
- 1.3.5 The Permit Holder has the sole responsibility to ascertain compliance with legal obligations, permit conditions and to undertake activities on and off site in line with good environmental practices at all times.
- 1.3.6 The Permit Holder shall maintain a register of third party complaints. The register shall record the name and address of the complainant(s), the date, source and nature of the complaint and the corrective action undertaken, where such action proves necessary.
- 1.3.7 All plant, equipment and technical means used in operating the Permitted Installation shall be maintained in a good operating condition and without causing polluting

emissions, leaks and spillages. The Permit Holder shall keep maintenance records as per Section 3.3 of this Permit.

- 1.3.8 The Permitted Installation shall be managed, controlled, supervised and operated by staff who are aware of the importance of environmental protection and suitably trained on the requirements of this Permit. All staff shall be provided with adequate training and written operating instructions to enable them to effectively carry out their duties. Such training records shall be recorded and maintained in line with Condition 3.3.3. Subcontractors who enter the site shall also be made aware of any obligations arising from the permit which might affect their duties.
- 1.3.9 In case of any monitoring requirements specified in this permit, there shall be provided safe means of access to enable sampling/monitoring to be carried out by the Authority or by a third party if deemed necessary.
- 1.3.10 The Authority may request additional monitoring and/or review of operational practices and/or commission audits on the installation as deemed necessary to address any circumstances that may affect the quality of the surrounding environment. Any required monitoring and audits shall be carried out at the expense of the Permit Holder.
- 1.3.11 Without prejudice to condition 1.3.10, the Authority may take any action deemed necessary including but not limited to the suspension of any activity/operation until investigations are concluded.
- 1.3.12 The permit is valid for a period of four years from the date of the granting. The Permit Holder is able to renew the permit upon application with the Authority expressing his/her intention at least six (6) months prior to the expiry of this permit. The permit will be considered renewed once the official renewed permit is granted by the Authority.
- 1.3.13 The permit is granted against a Bank Guarantee of **€8,100** which shall be renewed annually. This guarantee will have to be maintained throughout the validity of the permit. Following renewal and/or variations to this permit, the Authority may require amendments to the Bank Guarantee.
- 1.3.14 The Bank Guarantee shall remain in place for the duration of validity of this permit and shall only be released upon confirmation of full compliance with the permit conditions by the Authority.
- 1.3.15 The Authority may take part or all of the bank guarantee if the Permit Holder fails to take the necessary action, or fails to fulfil his legal obligations under the Act or its subsidiary legislation thereof, in cases of non-compliance with these permit conditions, or in cases where environmental integrity is threatened. This bank guarantee is without prejudice to any environmental liabilities incurred by the Permit Holder through failure to adhere with permit conditions or any other works/activity carried out on site. Should the Authority forfeit the Bank Guarantee either in part or in full, the Permit Holder shall ensure that this is replenished without undue delay, in any case not exceeding 2 months from the date of forfeiture.
- 1.3.16 In cases where the bank guarantee does not cover the expenses incurred by the Authority to take any remedial action on the Permit Holder's behalf, the Permit Holder is to financially reimburse the Authority of all the expenses incurred within.
- 1.3.17 The Authority may add, amend, delete or substitute any of the conditions of this permit after notifying the Permit Holder of its intention and after describing the changes to the Permit Holder. This, without prejudice to any prevailing circumstances that would preclude the Authority from following such a procedure.
- 1.3.18 The Authority may carry out regular pre-set or unannounced compliance checks that vary in frequency according to the site's compliance with the permit conditions. Any

checks or audits carried out by the Authority may be made at the Permit Holder's financial expense.

- 1.3.19 The Authority's representatives may inspect and photograph any part of the site and ask for any closed or locked areas to be opened and may demand to be provided with any proof, documentation, plans, receipts or any other records.
- 1.3.20 The Authority may suspend or revoke this environmental permit in line with the provisions of CAP 549.
- 1.3.21 The Permit Holder shall undertake all necessary measures and precautions to prevent spillage of raw materials, intermediates, products, waste and any other materials.
- 1.3.22 Upon the joint application of a Permit Holder and a proposed transferee, the Permit Holder may request to transfer an environment permit. The permit shall not be transferred from the Permit Holder without prior approval from the Authority. Upon the Authority's decision to transfer the permit to the transferee, all rights, obligations, liabilities shall subsist onto the transferee.

## 1.4 Operational Changes

- 1.4.1 The Permit Holder may apply for a variation in permit and shall seek the Authority's written agreement prior to any operational changes, by sending to the Authority:
- a) Written notice of the details of the proposed change, including an assessment of its possible effects (including changes in emissions and waste production) on risks to the environment from the Permitted installation;
  - b) Any relevant supporting information (e.g. chemical/fuel consumption, technical details, changes in the type/use of substances/mixtures, etc.);
  - c) Any relevant supporting assessments and drawings, and;
  - d) The proposed implementation date.

Any such change shall only be implemented following the granting of a variation of the permit by the Authority.

- 1.4.2 The Permit Holder shall notify the following matters to the Authority in writing at least 10 working days prior to their occurrence:
- a) Any change in the Permit Holder's trading name, registered name or registered office address;
  - b) Any change to particulars of the Permit Holder's corporate identity.

## 1.5 Improvement Programme

- 1.5.1 The Permit Holder shall complete the improvements specified in Table 1.5.1 by the date specified in that table, and shall send written notification of the date of completion of each requirement to the Authority on [ced.facilities@era.org.mt](mailto:ced.facilities@era.org.mt) within 10 working days (of the completion of such requirement).

Table 1.5.1: Improvement programme		
Reference	Requirement	Deadline
5.	To install appropriate secondary containment or bunding for the diesel fuel day tank and submit certification from an	Within 6 months of granting of the permit.

	independent, warranted engineer indicating that the capacity of the bund is of a minimum of 110% of the largest tank within the bund or 25% of the total volume of all the tank within the bund, whichever is greater.	
6.	To submit a monitoring programme as per Schedule 4 for the discharge point to sea E1 as per Table 2.1.2 and in line with Condition 2.1.3 for approval by the Authority.	Within 3 months of granting of the permit.

## 2 Operating Conditions

### 2.1 Emissions

#### Emissions to Air

2.1.1 All processes which generate significant levels of airborne contaminants (such as dusts, toxic gases, odorous chemicals) shall have effective local collection and shall discharge (after treatment where necessary) through a stack or vent located and/or designed in such a way as to avoid local effect.

2.1.2 Emissions to air shall only arise from the emission points specified in Table 2.1.1, as per description in the submitted EP Application.

<b>Table 2.1.1 : Emission points to air</b>	
<b>Emission point references <sup>1</sup></b>	<b>Source</b>
PS1	Boiler B1
PS2	Boiler B2
PS3	Generator G1
PS4	Generator G2
PS5	Kitchen hood

2.1.3 ERA recommends that diesel (gas oil) used for the generator shall have a Sulphur content not greater than 0.1%.

2.1.4 The co-incineration of any material or additional fuel including engine or other waste oil is strictly prohibited. Any change in fuel type shall require the notification and approval of the Authority prior to commencement of its utilisation.

2.1.5 The Permit Holder shall keep the periods of start-up and shut-down of the boilers as short as possible.

2.1.6 The Permit Holder shall ensure that each of the boilers (PS1 and PS2) referred to in Table 2.1.1 are certified every four (4) years by an independent warranted engineer or an accredited laboratory indicating that the equipment is in good working condition. Monitoring from boilers/generators shall be carried out whilst in operation. The certification and the monitoring results shall be submitted as part of the Annual Environmental Report. The Authority may request the right to require an increase in the frequency of such measurements.

<sup>1</sup> According to Section 7 of the Environmental Permit application.

- 2.1.7 Industrial combustion plants shall comply with the provisions of S.L. 549.122 (Limitation of emissions of certain pollutants into the air from Medium Combustion Plants Regulations) and any other applicable subsidiary legislation.
- 2.1.8 The limits for emissions to air for the parameters and emission points set out in Table 2.1.2 shall not be exceeded. The limits are defined at a temperature of 273,15 K, a pressure of 101,3 kPa and after correction for the water vapour content of the waste gases and at a standardised O<sub>2</sub> content of 3%.
- 2.1.9 Every three (3) years, the Permit Holder shall monitor the emissions from the generators G1 and G2 according to the parameters in Table 2.1.2 and submit the results of this monitoring as part of the Annual Environmental Report (AER). The results are to be certified by an independent warranted engineer or an accredited laboratory
- 2.1.10 The first measurement in line with condition 2.1.9 shall be taken within four months of the granting of the permit. The Authority reserves the right to require an increase in the frequency of such measurements.

**Table 2.1.2: Emission limits to air and monitoring**

Emission point reference	Parameter	Limit (g/Nm <sup>3</sup> )
PS3, PS4	Oxides of Nitrogen	250
PS3, PS4	Carbon Monoxide	-

- 2.1.11 During each measurement, as specified in Conditions 2.1.9 the plant shall be operating under stable conditions at a representative even load. In this context, start-up and shutdown periods shall be excluded.
- 2.1.12 The Permit Holder shall keep a record of annual operating hours of Generators G1 and G2 and provide the Authority with such information in the format specified in the AER.
- 2.1.13 Sampling and analysis of polluting substances and measurements of process parameters shall be based on methods enabling reliable, representative and comparable results. Methods complying with harmonised EN standards shall be presumed to satisfy this requirement.
- 2.1.14 The Permit Holder shall keep a record of and process all monitoring results in such a way as to enable the verification of compliance with the emission limit values in Table 2.1.2.
- 2.1.15 Should the Permit Holder intend to install equipment which could lead to additional emissions to air (e.g. an additional boiler, generator etc.), a variation of this Permit must be secured prior to installation and operation of this equipment.
- 2.1.16 All other emission points shall be equipped with vents or stacks that are to be directed upwards and shall be located and designed in such a way that optimises dispersion (of the emission) and that minimises local effect.
- 2.1.17 Fumes from frying shall pass through a filter system for removal of oils and fats.
- 2.1.18 Minor kitchen exhausts shall be treated and/or vented in such a way as to prevent adverse environment effects. Low level vents such as wall grills shall discharge above head height and be directed upwards.
- 2.1.19 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 adverse environment effects.
- 2.1.20 In the event of malfunction or breakdown leading to abnormal emissions from equipment, the Permit Holder must:
- a. Investigate immediately and undertake corrective action, and



- b. Adjust the process or activity to minimise those emissions, and  
 c. Record the events and actions taken.
- 2.1.21 Further to condition 2.1.13, the Permit Holder shall provide ERA with details of the specific cause of the malfunction and the remedial steps taken or to be taken to address the malfunction.
- 2.1.22 All abatement equipment and ducting shall be cleaned and maintained on a regular basis (as per manufacturer specifications) and records of such maintenance are to be kept in accordance with Section 3.3 of the Permit.
- 2.1.23 The Permit Holder shall prevent or where that is not practicable, minimise fugitive emissions of substances to air from the Permitted Installation.

### Effluent discharges

- 2.1.24 The operations shall not hinder the achievement of the environmental objective of any protected area or for the relevant water body as established in the Water Policy Framework Regulations (S.L. 549.100) and the Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44).
- 2.1.25 The Permit Holder shall not allow the introduction into groundwater of any substance included in the Regulations for the Protection of Groundwater against pollution and deterioration (S.L. 549.53). The Permit Holder shall also not allow any discharges to groundwater for substances other than those specified in the Regulations unless specifically permitted by the Malta Resources Authority.
- 2.1.26 In case of contamination to the seawater body (including but not limited to scum, foam, particulates or other residual matter) resulting from the permitted operations at the installation, the Permit Holder is to ensure that the polluting activity is immediately stopped, contamination contained, collected and disposed of at authorised facilities.
- 2.1.27 Discharges to the marine environment shall only take place through the discharge point specified in Table 2.1.2, as marked in Schedule 2, as per description in the submitted Environmental Permit Application.

<b>Table 2.1.3: Emission point to marine environment</b>		
<b>Emission Point Reference<sup>1</sup></b>	<b>Source</b>	<b>UTM coordinates (Easting, Northing)</b>
E1	Cooling water (sea water) from chillers	35°55'33.9"N 14°29'18.7"E

- 2.1.28 No other chemicals other than those listed in the environmental permit application shall be used. The utilisation of other chemicals shall be subject to approval by the Authority.
- 2.1.29 The Permit Holder shall carry out monitoring for the parameters listed in Table 2.1.3 prior to discharge to sea.

<sup>1</sup> According to Section 6 of the Environmental Permit application

2.1.30 Monitoring of E1 (as per Table 2.1.3) prior to discharge to sea shall be carried out on an annual basis. Sampling with replicates shall take place at least three (3) times during the year and is to reflect seasonal and operational variations (i.e. winter, summer, and summer peak).

<b>Table 2.1.4: Emission limits to the marine environment</b>			
<b>Emission point reference</b>	<b>Parameter</b>	<b>Limit</b>	<b>Frequency</b>
E1	Temperature	5°C above ambient at outlet	Minimum of 3 sampling exercises with replicates per annum, taking into account seasonal and operational variations.  Sampling with replicates shall take place in winter, summer, and summer peak.

2.1.31 The parameters and limits specified in Table 2.1.3 may be subject to revision by the Authority, as deemed necessary. These limits shall not be used as means of selecting the detection limits of the equipment or analytical method to be used.

2.1.32 The Permit Holder shall make sure that any sampling and chemical analyses is carried out by a laboratory accredited (or in the process of accreditation, as confirmed by the National Accreditation Body (NAB-Malta) or equivalent to at least EN ISO 17025:2005/Cor 1:2006 and preferably for each and every test listed in Table 2.1.31. The Permit Holder shall include a copy of the laboratory's accreditation certification in the AER.

2.1.33 In the case of monitoring that makes use of multi-parametric probes, these are to be calibrated as per instrumentation standard. A copy of latest certification is to be submitted to the Authority together with the monitoring results.

2.1.34 The results obtained may require the Permit Holder to submit an action programme to the Authority aimed at reducing the emission limits of certain parameters, as deemed necessary by the Authority.

2.1.35 The effluent monitoring results shall be submitted as part of the Annual Environmental Report. The information contained in this report shall be prepared in accordance with the format specified in Schedule 1.

2.1.36 Foul sewer drains must be strictly segregated from storm water drains.

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

2.1.38 No chemicals including descalants shall be added to the sea water for the Cooling water system.

2.1.39 The Permit Holder shall make sure that sampling, chemical analysis and any statistical data analyses is carried out according to the requirements in Schedule XI of S.L. 549.100.

2.1.40 Further to Item 7 in Table 1.5.1 the Permit Holder shall carry out environmental monitoring as per Schedule 4 to assess any impacts which may arise on the marine environment as a result of the brine and cooling waters discharge. This monitoring shall be carried out in line with an approved monitoring programme and within the timeframes approved by the Authority. Monitoring episodes shall be carried out within the first year of the validity of this permit, together with a follow up monitoring exercise prior to the expiry of the permit. The second monitoring exercise shall also include a comparison with the findings of the first set of results.

2.1.41 The operator shall install a flow meter at the emission point E1 indicated in Table 2.1.2.

## **2.2 Waste**

### **Waste storage and handling**

2.2.1 All operations concerning the management of waste are subject to the Waste Regulations S.L. 549.63 and the Waste Management (Activity Registration) Regulations S.L. 549.45.

2.2.2 All wastes shall be stored within a designated and controlled storage area(s) prior to ultimate disposal. Wastes to be recycled shall be stored in a designated container or area and shall not be mixed with other wastes.

2.2.3 Liquid and hazardous wastes shall be stored in a labelled, closed container(s) within a designated and controlled storage area(s) prior to ultimate disposal. Wastes of different natures and having different European Waste Catalogue codes as established by Commission Decision 2000/532/EC shall not be mixed in the same container.

2.2.4 Packaging material and containers containing residual quantities of chemicals shall be regarded as hazardous waste and shall be disposed of in an appropriate manner.

2.2.5 No storage of waste, equipment or materials is permitted on property outside the site premises.

2.2.6 No storage of waste destined for disposal is permitted for a period exceeding 12 months. No storage of waste destined for recovery is permitted for a period exceeding 3 years.

### **Waste recovery or disposal**

2.2.7 The Permit Holder shall be committed to reduce waste generation where possible.

2.2.8 The Permit Holder shall ensure to keep records for every consignment of waste removed from the Site indicating the EWC Code, description, quantities, date of removal, contractor name (including for transport), consignment note number (where applicable) and manner and place of final disposal/recovery.

2.2.9 The Permit Holder is to prevent litter or other wastes escaping from the site boundaries, particularly during loading/unloading. Any such escape of waste shall be collected immediately upon detection.

2.2.10 Off-site disposal or recovery of wastes may only take place at a facility licensed for that purpose.

2.2.11 On-site disposal of wastes by any means including burning, disposal to surface water, discharge to sea or burying or deposition on land, is prohibited.

- 2.2.12 Movement of hazardous waste to authorised facilities shall be covered by a valid consignment permit obtainable from the Competent Authority. Each movement shall also be covered by a consignment note obtainable from the Authority.
- 2.2.13 Disposal certificates shall be kept on record and made available for inspection for a period of at least 3 years from date of their issue.
- 2.2.14 Transboundary movement of waste shall be carried out in accordance with the following regulations, as amended from time to time:
- a. Regulation (EC) N° 1013/2006 of the European Parliament and of the Council of 14 June 2006 on shipments of waste as implemented through SL 549.65;
  - b. Commission Regulation (EC) N° 1418/2007 of 29 November 2007 concerning the export for recovery of certain waste listed in Annex III or IIIA to Regulation (EC) N° 1013/2006 of the European Parliament and of the Council to certain countries to which the OECD Decision on the control of transboundary movements of waste does not apply, and
  - c. Any other applicable legislation.
- 2.2.15 The Permit Holder shall make use of the services of a registered waste carrier for the transport of waste from the site in accordance with activity 38 of schedule 1 of Subsidiary Legislation 549.45, the Waste Management (Activity Registration) Regulations. Where the company removes wastes using its own transport the vehicle(s) must also be registered as a waste carrier in accordance with S.L. 549.45 or any statutory provisions or regulations amending or replacing them.
- 2.2.16 Should the Permit Holder require the services of a waste broker, it shall be ensured that any such broker is a duly registered waste broker in accordance with S.L. 549.45.
- 2.2.17 In the case of waste that is sent for treatment or recovery to another facility locally or abroad, the audit trail shall cover all waste from the point of generation or collection to the end recovery or disposal facility.

## **Storage**

- 2.2.18 All bulk oil and 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. Filling and off-take points shall be located within the bund. The Permit Holder shall also ensure and take all precautions to avoid any leakages or spills from liquid or solid material.
- 2.2.19 Bulk storage tanks for chemicals and fuels and associated bunding and pipe work shall be visually inspected at least once a month. Such records shall be kept and made available to the authority upon request.
- 2.2.20 Drums and containers of solvents, oils or any other chemicals shall be stored in designated and secure storage areas. Storage areas shall be designed so that surface and ground waters cannot be contaminated by spillages.
- 2.2.21 Chemicals of different properties shall be stored as specified in respective SDS sheets. Such sheets shall be made available and accessible to personnel responsible for the management of the storage areas and for inspection by the Competent Authority. Incompatible chemicals shall not be stored within the same bund.
- 2.2.22 The storage of flammable, toxic and hazardous substances shall be in line with the measures specified in the Material Safety Data Sheets (SDS) for that substance and

the maintenance of safety critical equipment shall correspond to manufacturer specifications.

### **3 Site Management**

#### **3.1 Staff obligations and Responsibilities**

- 3.1.1 One member of the staff shall be nominated as the Technically Competent Person (TCP) of the site, whereby this person is to physically represent the Permit Holder during the times when the Permit Holder will not be available.
- 3.1.2 Where the Permit Holder is also the designated TCP for the facility, a delegate TCP should also be appointed to represent the Permit Holder/TCP during the times when the Permit Holder/TCP will not be available
- 3.1.3 In the event of any short or long periods of leave of taken by the TCP for a period exceeding 10 days or change in the TCP, the Permit Holder is obliged to find a replacement for that member of staff without delay.
- 3.1.4 The TCP is responsible for the implementation of all the obligations stipulated in this permit, must supervise the rest of the staff on site and is completely responsible to ascertain that all permit conditions are being adhered to.
- 3.1.5 All the staff on site shall be fully aware of the procedures to be taken to contain any environmental hazard which may arise related to the activities being carried out on site.

#### **3.2 Accident prevention and control**

- 3.2.1 An Emergency Response Plan shall be maintained containing details of the location, nature and quantity of chemicals, oils and fuels stored, any special hazards, a drawing showing location of drains and the emergency phone numbers of the Permit Holder and relevant authorities. It shall also include actions to be taken in the case of incidents, which could affect the environment, such as fires and chemical/fuel spills. The emergency plan shall indicate that accidental releases of chemicals and fires caused by chemicals are to be managed as specified in the respective SDS.
- 3.2.2 In the case of an accident (including chemical spills, etc.), the Permit Holder shall follow the Emergency Response Plan referred to in Condition 3.2.1 and shall notify the ERA within 24 hours.
- 3.2.3 Spillages of chemicals or other hazardous material shall receive immediate attention to prevent escape to drain, surface water or land. Spilled material shall be disposed of in an appropriate manner. Kits for the collection of liquid and powder spills shall be available on site at strategic locations.
- 3.2.4 Small leaks or spills shall be cleared up immediately by the application of absorbent materials. All used absorbent materials shall be disposed of as hazardous waste at facilities permitted to accept such waste. Transfer of this waste shall be carried out as per conditions specified in Section 2.2 of this permit.
- 3.2.5 The Permit Holder shall have in storage an adequate supply of suitable absorbent material to absorb any spillage.

#### **3.3 Site Records & Archive**

3.3.1 The Permit Holder shall ensure that all records required to be made by this Permit and any other records made by it in relation to the operation of the Permitted Installation shall:

- a. Be made available for inspection by the Authority at any reasonable time;
- b. Be supplied to the Authority on demand and without charge and in the format requested;
- c. Be legible;
- d. Indicate any amendments which have been made and shall include the original record wherever possible; and
- e. Be retained at the Permitted Installation or accessed electronically from the Permitted Installation, for a minimum period of 3 years from the date when the records were made, unless otherwise agreed in writing.

3.3.2 A site daily operations log shall be made in a legible manner and kept on site and be made available for inspection by the Authority at any reasonable time. The following information shall be recorded on a daily basis and retained for 5 years:

- i. Total amount of waste in kilos removed from site for disposal or further treatment
- ii. Any incidents that took place on site such as mechanical faults in the machinery or equipment used on site, any spills, fires, etc and the remedial action taken
- iii. Any other incidents that the Permit Holder deems important to record in the Site daily operations log.

Each record shall be compiled within 24 hours of the relevant event. The records kept in the site daily operational log shall be available for inspection at any time when the Authority representatives request to inspect them.

3.3.3 The Permit Holder may wish to establish an Environmental Management System (EMS) to facilitate compliance with permit conditions and to assist in formalising procedures required by this permit. An EMS can take the form of a standardised system (e.g. EN ISO 14001:1996 or EMAS) or a non-standardised ("customised") system, provided that is properly designed and implemented. Guidance for a non-standardised ("customised") system is included in schedule 3 of this permit.

## **3.4 Closure and Decommissioning**

3.4.1 The Permit Holder shall notify the Authority prior to ceasing operations permanently in part or full, whereby an application for cessation of operations shall be made to the Authority and shall include a decommissioning plan.

3.4.2 In the event of cessation of operations on the site, the Permit Holder shall remain responsible for all wastes and hazardous materials on site, which shall be removed from the site in accordance to good environmental practice and in such a manner that minimises environmental risks.

3.4.3 The Decommissioning Plan shall be implemented once approved by the Authority and within 12 months of final cessation of operations or as agreed with the Authority in writing.

- 3.4.4 The obligations arising from this permit shall subsist until the Authority confirms in writing that the decommissioning plan has been implemented to its satisfaction.
- 3.4.5 When deemed necessary, the Authority may require the Permit Holder to take such additional measures as it considers necessary with respect to after care obligations in relation, but not limited to the remedial action, rehabilitation, and monitoring of the waste management or waste production site.

### **3.5 Reporting**

- 3.5.1 The Permit Holder shall submit to the Authority an Annual Environmental Report (AER) of the previous year by not later than end of March of each year, providing the information listed in Schedule 1 of this Permit and in the format specified therein.
- 3.5.2 In the event where operations cease temporarily (2 weeks or more), the TCP or Permit Holder are obliged to notify the Authority within two (2) days and are also to inform the Authority with regards to when the works are intended to resume.

## **4 Ozone Depleting Substances**

- 4.1 No new equipment or components (including refrigeration and fire-fighting equipment or insulation foam), containing substances falling within the scope of EC Regulation No. 1005/2009 on substances that deplete the Ozone Layer & Subsidiary Legislation 549.58 Substances that deplete the Ozone Layer, regulations, shall be installed within the site.

## Schedule 1

### Annual Environmental Report

**Important note**

By this submission, you confirm that you give your explicit consent for the entire contents of this Annual Environment Report to be made available on the Authority's public website.

**S1.1 Introduction**

Environmental Permit Number	
Reporting Year (Calendar Year: 1 January to 31 December)	
Name and locality of Site	
Brief description of activities at the site	

**S1.2 Fuel Consumption Data**

Equipment <sup>1</sup>	Fuel type	Fuel Consumption	Units
			tonnes
			tonnes
			tonnes
			tonnes

**S1.3 Off-site transfers of hazardous waste**

Date of transfer	EWC Code <sup>2</sup>	Quantity of waste (in kg)	Consignment note number and/or TFS (Transfrontier Shipment of waste) reference number	Ultimate destination

<sup>1</sup> E.g. Boiler, generator, vehicles, etc.

<sup>2</sup> European Waste Catalogue Code (Reference: Commission decision 2000/532/EC establishing a list of wastes)



### S1.4 Off-site transfers of non-hazardous Waste

Date of transfer	EWC Code <sup>1</sup>	Quantity of waste (in kg)	Ultimate destination	Name(s) of registered waste carrier used during reporting year

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<sup>1</sup> European Waste Catalogue Code (Reference: Commission decision 2000/532/EC establishing a list of wastes)

## S1.5 Monitoring Data

### S1.5.1 Emissions to the Marine Environment

Parameter	Emission point reference	Limit Value	Standard methodology used	Total annual number of exceedances <sup>1</sup>	Concentration (Annual Average)	Unit	Total Annual Load	Flow rate (m <sup>3</sup> / hr)	Unit
Temperature	E1	5°C above ambient at outlet				°C			

### S1.5.2 Emissions to Air from Generator

Parameter	Emission point reference	Limit Value	Standard methodology used	Total annual number of exceedances <sup>2</sup>		Concentration (Annual Average)			Total Annual Load		
				Previous reporting period <sup>3</sup>	Present reporting period	Unit	Previous reporting period	Present reporting period	Unit	Previous reporting period	Present reporting period
Carbon Monoxide	G1/PS3	-				mg/m <sup>3</sup>			kg		
Carbon Monoxide	G2/PS4	-				mg/m <sup>3</sup>			kg		

<sup>1</sup> If the total number of exceedances exceeds 0, the value of each of these exceedances (for the reporting year) must be submitted in a separate report, together with action taken to regularise the situation.

<sup>2</sup> If the total number of exceedances exceeds 0, the value of each of these exceedances (for the reporting year) must be submitted in a separate report, together with action taken to regularise the situation.

<sup>3</sup> "Previous reporting period" is not applicable for the first reporting period.

Parameter	Emission point reference	Limit Value	Standard methodology used	Total annual number of exceedances <sup>2</sup>		Concentration (Annual Average)			Total Annual Load		
				Previous reporting period <sup>3</sup>	Present reporting period	Unit	Previous reporting period	Present reporting period	Unit	Previous reporting period	Present reporting period
Oxides of Nitrogen	G1/PS3	250 mg/m <sup>3</sup>				mg/m <sup>3</sup>			kg		
Oxides of Nitrogen	G2/PS4	250 mg/m <sup>3</sup>				mg/m <sup>3</sup>			kg		

**S1.6 Submission of certificates/monitoring**

Certification of boilers every four (4) years	<input type="checkbox"/>
Certification of stand-by Generators every three (3) years	<input type="checkbox"/>
Certification of the laboratory's accreditation every year	<input type="checkbox"/>
Monitoring results of E1 (as per Table 2.1.4) prior to discharge to sea on an annual basis.	<input type="checkbox"/>

<b>Applicant's declaration</b>		
<i>I declare that, to the best of my knowledge, all the above information is correct and substantiated.</i>		
.....	.....	.....
<b>Name</b> <i>(in block letters)</i>	<b>ID Card Number</b>	<b>on behalf of / in my own name</b> <i>(in block letters)</i>
.....		.....
<b>Signature</b>		<b>Date</b>

Schedule 2(a)  
Site Map

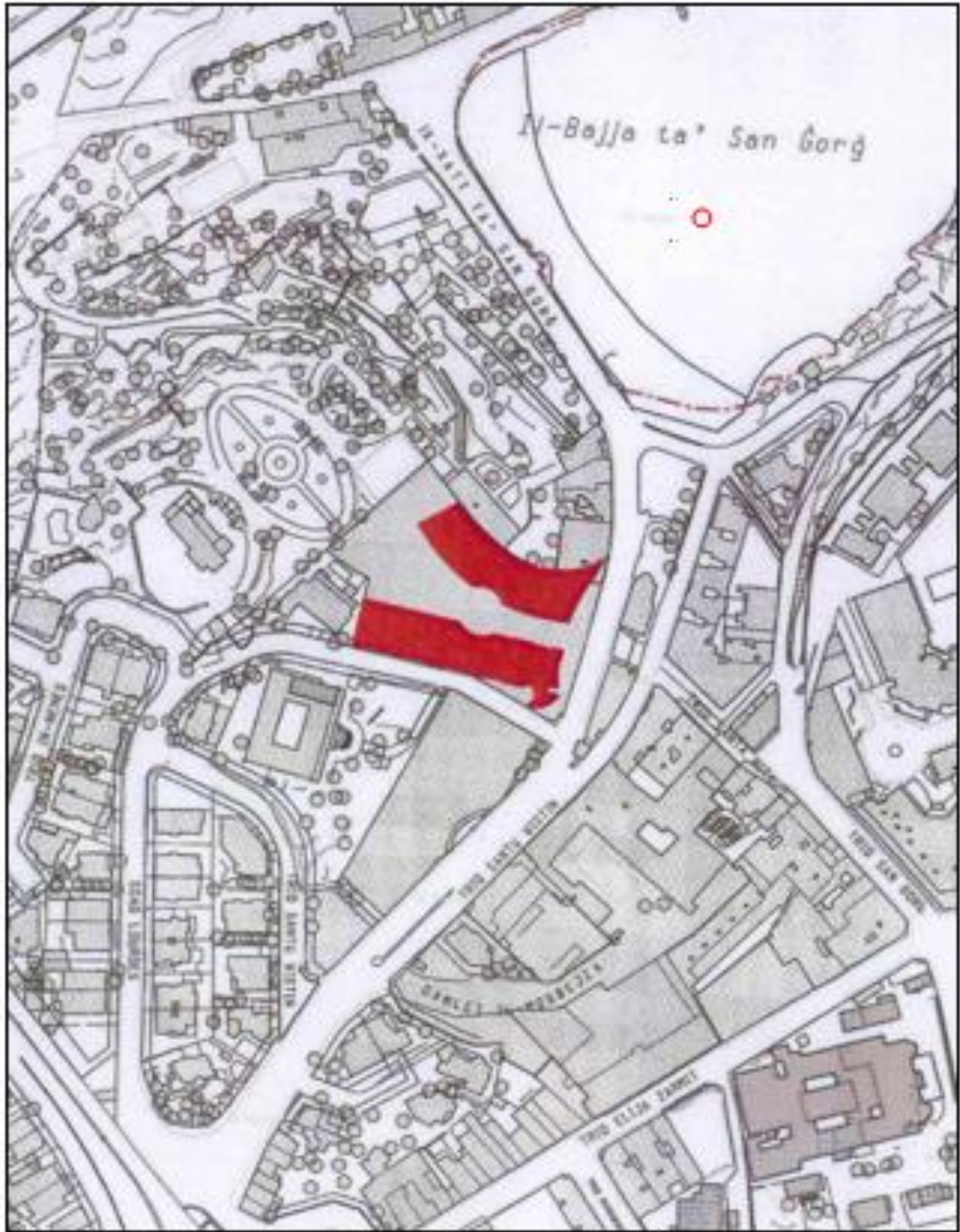
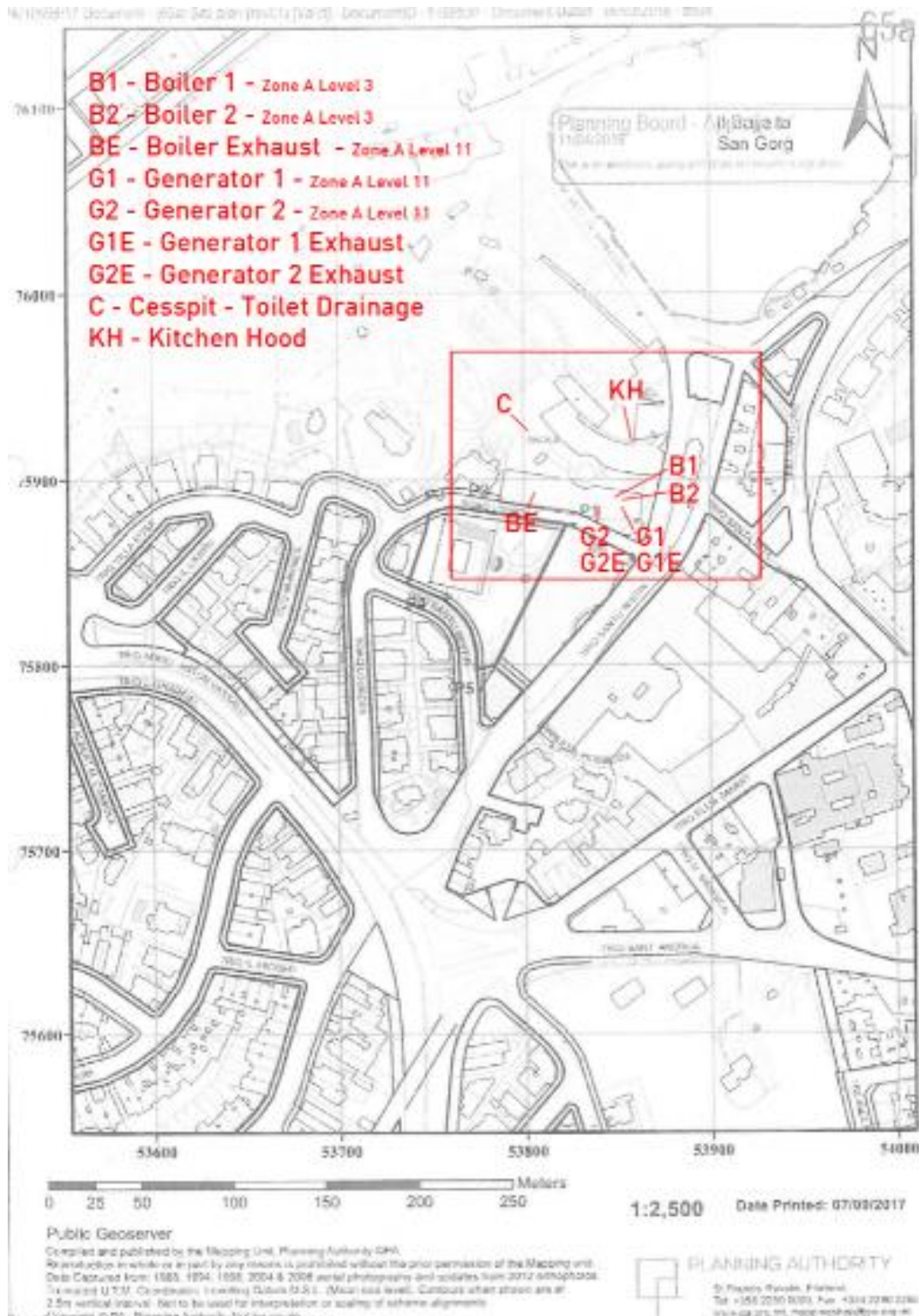


Fig. S2.1: Site of permitted installation, showing the extent of the area in a red shaded area for the carrying out of the activities specified in condition 1.1.1, including the location of the discharge to sea (E1) shown in a red circle. The extent of the site boundary is indicative and shall not be used for interpretation purpose

## Schedule 2(b) Site Layout Plan



**Fig. S2.2: Site of permitted installation, showing the location codes for the Boilers, Generators and their respective emission points to air.**

### Schedule 3

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## Minimum requirements for an Environment Management System (EMS)

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An EMS may include, as a minimum, the following elements:

#### 1. Management and Reporting Structure

This should in particular include the name of the person who will be responsible for managing environmental aspects of the installation. Relevant qualifications and experience should be listed, together with contact details (including a mobile number for emergency purposes).

#### 2. Environmental Objectives and Targets

The section should include a review of all operations and processes, a commitment by the Permit Holder to continuous improvement, and identification of priority areas where improvement to the operations is necessary and practicable, such as:

- a. Recycling of materials;
- b. Minimisation of waste;
- c. Efficient use of resources (especially water and energy);
- d. Use of biodegradable chemicals;
- e. Minimising use of solvents;
- f. Procedures to minimise noise disturbance to neighbours;

Targets should be set for priority areas identified (e.g. minimising waste generation by \_\_\_% annually).

#### 3. Environmental Management Programme (EMP)

This should include a time schedule for achieving the Environmental Objectives and Targets prepared under point 2 above. The time schedule should cover a period of 5 years. The EMP should include:

- a. Designation of responsibility for targets;
- b. The means by which they may be achieved;
- c. The time within which they may be achieved.

Targets and performance should be reviewed annually as part of the EMS.

#### 4. Documentation

A system of documentation should be established to ensure that records are kept of the priority areas chosen according to point 2. In addition, the Permit Holder should issue a copy of the environmental permit to all relevant personnel whose duties relate to any condition of the permit.

#### 5. Corrective Action

The Permit Holder should establish procedures to ensure that corrective action is taken should the specified requirements of the environmental permit not be fulfilled. The responsibility and authority for initiating further investigation and corrective action in the event of a nonconformity with the environmental permit should be defined.

#### 6. Awareness and Training

The Permit Holder should establish and maintain procedures for identifying training needs, and for providing appropriate training, for all personnel whose work can have an effect on the environment. Appropriate records of training should be maintained.

### 7. Maintenance Programme

The Permit Holder should establish and maintain a programme for maintenance of all plant and equipment based on the instructions issued by the manufacturer/supplier or installer of the equipment. Appropriate record keeping and diagnostic testing should support this maintenance programme.

The licensee should clearly allocate responsibility for the planning, management and execution of all aspects of this programme to appropriate personnel.



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**Schedule 4**  
**Environmental Monitoring Programme**

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Environmental monitoring is hereby being requested to be carried out within the marine area subject to the discharge of cooling waters. This monitoring shall be carried out at the frequency indicated in Condition 2.1.33. The monitoring programme should enable:

- (i) Assessment of any changes in condition or health status of *Posidonia oceanica* meadows and other habitats of conservation interest and their associated species, located in close proximity to the discharge point, preferably on the basis of indicators applied for the purpose of assessing status in terms of both Habitats Directive and Water Framework Directive;
- (ii) Assessment of water quality parameters to support the assessment of ecological condition;
- (iii) Observation of the establishment/extent of non-indigenous species in the vicinity of the discharge point that might be affecting the status of the above-mentioned habitat types.

The following details need to be provided for the assessments undertaken:

- (i) The area to be monitored including any monitoring stations;
- (ii) The monitoring methodologies;
- (iii) The frequency of monitoring;
- (iv) The water quality parameters to be monitored.

**END OF PERMIT**