

Environmental Clearance

Environment Protection Act (CAP. 549)

Clearance number

CA 00009/25

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) and Environmental Permitting (Procedure for Applications and their Determination Regulations (SL 549.172), is hereby clearing:

db Hotel San Antonio Ltd. (Hereinafter “the Permit Holder”)

Company Registration Number: **C302**


Of / Whose Registered Office (or principal place of business) is at:

**San Antonio Hotel & Spa,
Triq it-Turisti,
San Pawl il-Bahar,
SPB 1024**

To operate an installation with discharges of effluent to sea (Category 2.12):

**San Antonio Hotel & Spa,
Triq it-Turisti,
San Pawl il-Bahar,
SPB 1024**

This clearance is valid for **four (4) years** from the *Clearance Granted* date below and subject to the conditions overleaf. A renewal application for a permit on which a clearance has been granted must be submitted **at least six (6) months prior** to the expiry of this Clearance.

Signed	Date
 f/Director Regulatory Affairs	Clearance Granted: 26/11/2025

Authorised to sign on behalf of the Competent Authority

Conditions

1. This Clearance is granted without prejudice to third-party rights and does not exempt the Clearance Holder from compliance with any other applicable legislation, regulations, or the need to obtain authorisations from other competent authorities, entities, or site owners. Upon submission of a renewal application, the Authority reserves the right to request clearances or approval from other relevant entities as it deems necessary.
2. This clearance does not cover activities subject to the Urban Waste Water Treatment Regulations (S.L.549.22).
3. 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).
4. Any boreholes and seawells on site are to be registered in accordance to the Notification of Groundwater sources Regulations (S.L. 549.164) and Borehole Drilling and Excavation Works within the Saturated Zone Regulations (S.L. 549.165) respectively unless registration number already exists.
5. 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 operator is to ensure:
 - a) The polluting operation is immediately stopped;
 - b) Contamination is contained, collected and disposed of at authorised facilities; and
 - c) The Authority is informed immediately on ceu.notifications.era@era.org.mt.
6. Effluent discharges to the marine environment shall only take place through the discharge points specified in Table 6.1.

Table 6.1: Discharge points to the marine environment		
Emission reference	Effluent type and source	Geo-referenced co-ordinates in decimal degrees (WGS84)
ED1	Cooling waters from Chillers	35.954658°N; 14.416937°E
ED2		
ED3	Reverse Osmosis brine	35.954658°N; 14.416937°E

7. Monitoring for ED1, ED2 and ED3 prior to discharge to sea shall be carried out by the Clearance Holder on an annual basis for the parameters listed in Table 9.1. Sampling with replicates shall take place at least three (3) times during the year and is to reflect seasonal and operational variations.

Table 9.1: Emission limits to the marine environment			
Emission point reference	Parameter	Limit	Frequency
ED1 and ED2	Temperature	5°C above ambient at outlet	Minimum of 3 sampling exercises with replicates shall take place once between December and February, once in May or October, and once in July or August.
ED3	pH	6 - 10	Minimum of 3 sampling exercises with replicates shall take place once between December and February, once in May or October, and once in July or August.
	Total dissolved solids (TDS)	N/A (mg/l)	
	Salinity	N/A (psu)	
	Dissolved oxygen	N/A (% Saturation O ₂)	
	Temperature	5°C above ambient at outlet	

8. The Authority may request additional monitoring to assess any impacts on the marine environment as result of the discharge of effluent to sea which may be undertaken by the Authority at the Clearance Holder's expense.
9. The effluent monitoring results shall be submitted as part of the annual report. The information contained in this report shall be prepared in accordance with the format specified in Schedule 2.
10. The parameters, limits and frequency specified in Table 9.1 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.
11. The Clearance Holder shall ensure that chemical analysis is carried out by a laboratory accredited to at least EN ISO 17025:2017 and preferably for every test listed in Table 9.1. The Clearance Holder shall submit a report with the effluent monitoring results, including a copy of the laboratory's accreditation certification, as part of the annual report. Certificates of analyses are to be submitted with monitoring results.
12. The Clearance Holder shall make sure that sampling, chemical analysis and any statistical data analysis is carried out according to the requirements in Schedule XI of S.L. 549.100 (Water Policy Framework Regulations).
13. 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.
14. The Authority may request the operator to install mitigation/treatment measures as deemed necessary.

15. The Clearance Holder shall install and maintain a flow meter for discharge point ED3 indicated in Table 6.1. This is to be maintained and calibrated as per the manufacturer's specifications and records shall be kept as per condition 39. Data from the flow meter shall be recorded and reported in line with table S2.1 of Schedule 2 as part of the annual report.
16. In case of technical constraints (i.e. infrastructural and/or operational limitations) inhibiting the installation of a flow meter(s), an alternative means of measurement, calculation or estimates for the Total Annual Load of pollutants specified in Table 9.1 shall be used. The use of an alternative method by the Clearance Holder shall not prejudice the Authority's future assessment regarding the adequacy of the justification provided for the non-installation of flow meter(s).
17. The Clearance Holder shall submit to the Authority the annual report of the previous year by not later than end of March of each year, providing the information listed in Schedule 2 of this clearance and in the format specified therein.
18. All reports required by this clearance shall be made and sent via e-mail to the Authority addressed to the Compliance and Enforcement Unit, Environment and Resources Authority on ceu.notifications.era@era.org.mt.
19. The Clearance Holder shall provide a reply to any clarifications which the Authority may have about any documentation or submissions made within the timeframe stipulated by the Authority.
20. The Authority may request additional monitoring and/or review of operational practices and may commission any audits/reports as deemed necessary to address any circumstances that may affect the quality of the surrounding environment, at the expense of the Permit Holder.
21. Wastewater generated from industrial processes shall not be diluted prior offsite transfer and shall be segregated from all other wastewater streams, including domestic wastewater and storm water. Under no circumstances shall any effluent be discharged to surrounding land, subsoil or water body.
22. The infrastructure used for the catchment, treatment, and storage of industrial wastewater shall be maintained as per the requirements of SL549.45 Waste Management (Activity Registration) Regulations.
23. Rainwater from areas where contamination by oil or chemicals is likely (such as loading/unloading and bunded areas) shall be appropriately treated.
24. All plant, equipment, and associated abatement systems used in the operation of the installation shall be maintained in good working order and in accordance with the manufacturer's specifications and maintenance schedules.

25. Air emissions shall be prevented, or where not practicable, reduced from process areas, storage (including waste), and transfer systems such as pipes and valves. Processes generating significant airborne contaminants shall have local collection and discharge through a stack or vent, designed to avoid local impact.
26. In the event of abnormal emissions, the Clearance Holder shall investigate immediately, take corrective action, adjust operations to reduce emissions, and record the incident and actions taken.
27. In the event of non-compliance causing immediate danger to human health and/or the environment, operations must be suspended and the relevant Competent Authorities informed within 24 hours.
28. All raw materials/waste shall be stored and handled as specified in respective SDS sheets in clearly designated and appropriately labelled areas. Storage shall be segregated and contained in a manner that prevents spills, leaks, or the generation of litter. Incompatible materials/waste shall be stored separately to prevent adverse chemical reactions.
29. Spillages of chemicals or hazardous materials/waste must be addressed immediately to prevent contamination and disposed of appropriately. An adequate supply of appropriate spill kits shall be maintained and be readily accessible at designated critical areas.
30. All storage of materials, fuels, oils and waste shall take place only in contained areas with impervious ground and where thorough clean up and site reinstatement can be readily undertaken.
31. Bulk liquid storage tanks shall have a roofed bund with an impermeable base and walls, meeting the following requirements:
 - i. Capacity of at least 110% of the largest tank or 25% of the total tank volume, whichever is greater.
 - ii. All filling and off-take points within the bund.
 - iii. Certification of integrity by a warranted engineer every four years.
32. Wastewater generated from industrial processes shall not be diluted prior offsite transfer and shall be segregated from all other wastewater streams, including domestic wastewater and stormwater. Under no circumstances shall any effluent be discharged to surrounding land, subsoil or water body.
33. Rainwater from areas where contamination by oils, chemicals or fuels is likely (such as loading/unloading and bunded areas) shall be appropriately treated.
34. Waste intended for recycling or recovery shall be segregated by waste stream and stored in clearly designated and appropriately labelled areas. Hazardous waste shall be strictly segregated from non-hazardous waste at all time to prevent cross-

contamination and to ensure proper handling, storage, and disposal in accordance with applicable waste management regulations.

35. Waste generated on site shall be transported to authorised waste management facilities, either locally or abroad, using a waste carrier that holds the necessary permits for waste transportation. If a waste broker is required to facilitate the management of waste, only waste brokers authorised by the ERA shall be engaged.
36. Hazardous waste transferred from the site to local authorised waste management facilities shall be accompanied by a valid consignment permit and consignment note obtainable from the Authority.
37. Waste intended for export shall follow the procedures established under Waste intended for export shall follow the procedures established under Regulation (EU) 2024/1157 of the European Parliament and of the Council of 11 April 2024 on shipments of waste, amending Regulations (EU) No 1257/2013 and (EU) 2020/1056 and repealing Regulation (EC) No 1013/2006.
38. Records shall be maintained for any waste transfers, maintenance, complaints, certification and incidents and shall be kept for five years and made available to the Authority upon request
39. In the event of cessation of operations either in part or in full, all equipment, materials and waste must be removed from the site and managed in an environmentally sound manner according to relevant legislation. ERA shall be notified prior to such cessation and the intended fate prior to removal from the site.

Schedule 2
Annual report

S2.1 Emissions to the marine environment

Emission point reference	Effluent	Parameter	Emission Limit Value	Standard methodology used	Concentration				Unit	Total annual number of exceedances ¹	Flow rate (m ³ /hr)	Total annual load (kg)
					December to February exercise	May/October exercise	July/August exercise	Annual mean ²				
ED1 & ED2	Cooling waters from Chillers	Temperature	5°C above ambient at outlet									
ED3	Reverse osmosis brine	pH	6 - 10									
		Total dissolved solids (TDS)	N/A (mg/l)									
		Salinity	N/A (psu)									
		Dissolved oxygen	N/A (% Saturation O ₂)									
		Temperature	5°C above ambient at outlet									

Name of laboratory(ies) where tests in this section were carried out (as applicable)	
Accreditation certificate of laboratory that carried out the emission monitoring AND/OR a valid instrument calibration certificate	

S2.2 Corrective Action (to be compiled if emission limit values in section S2.1 are exceeded)

Emission Point Reference	Proposed Action (may include reference to additional documentation)
e.g. ED_	

<p>Clearance Holder's declaration</p> <p>I declare that, to the best of my knowledge, all the above information is correct and substantiated.</p>		
<p>_____</p> <p style="text-align: center;">Name <i>(in block letters)</i></p>	<p>_____</p> <p style="text-align: center;">ID Card Number</p>	<p>_____</p> <p style="text-align: center;">On behalf of / in my own name <i>(in block letters)</i></p>
<p>_____</p> <p style="text-align: center;">Date</p>	<p>_____</p> <p style="text-align: center;">Signature</p>	

END OF CLEARANCE