

## Environmental Clearance

Environment Protection Act (CAP.549)

Clearance number

**CA 00002/25**

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 authorises:

**Accommodation Property Investments Ltd** (Hereinafter “the Permit Holder”)

Company Registration Number: **C 53970**

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

**Sky Way Offices, Block C,**

**Flats 3, Marina Street, Pieta, Malta**


To operate an installation at:

**Riviera Spa Resort – Adults Only**

**Marfa Road, Limits of Mellieħa**

**Mellieħa, MLH 9069**

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
 Asst. Environment Protection Officer f/Director Regulatory Affairs	Clearance Granted: 07/07/2025

**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](mailto:ceu.notifications.era@era.org.mt).
6. The Authority may request 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 Clearance Holder.
7. Effluent discharges to the marine environment shall only take place through the discharge points specified in table 7.1:

<b>Table 7.1: Discharge points to the marine environment</b>		
<b>Emission point reference</b>	<b>Source</b>	<b>Geo-referenced co-ordinates in decimal degrees (WGS84)</b>
ED1	Reverse Osmosis brine	35.98644 N, 14.34422 E

8. The Authority may carry out environmental monitoring to assess any impacts which may arise on the marine environment as a result of the discharge of ED1 at the Clearance Holder's expense.

9. Monitoring of ED1 prior to discharge to sea shall be carried out 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.

<b>Table 9.1: Emission limits to the marine environment</b>			
<b>Emission point reference</b>	<b>Parameter</b>	<b>Limit</b>	<b>Frequency</b>
ED1	Temperature	5°C above ambient at outlet	Minimum of 3 sampling exercises with replicates shall take place 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 <sub>2</sub> )	
	pH	6-10	

10. 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.
11. 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.
12. 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 annual reporting. Certificates of analyses are to be submitted with monitoring results.
13. 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).
14. In the case of monitoring that makes use of multi-parametric probes, these shall be calibrated as per instrumentation standard. A copy of latest certification is to be submitted to the Authority together with the monitoring results.
15. The Authority may request the operator to install mitigation/treatment measures as deemed necessary.
16. The Clearance Holder shall install and maintain a flow meter for discharge point ED1 indicated in Table 9.1. This is to be maintained and calibrated as per the manufacturer's specifications and records shall be kept as per condition 40. 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.

17. 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 assessment regarding the adequacy of the justification provided for the non-installation of flow meter(s).
18. The Clearance Holder shall submit to the Authority as part of 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 permit and in the format specified therein.
19. All reports required by this clearance shall be made and sent to the Authority addressed to the Compliance and Enforcement Unit, Environment and Resources Authority on [ceu.notifications.era@era.org.mt](mailto:ceu.notifications.era@era.org.mt).
20. 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.
21. The Authority may carry out environmental monitoring to assess any impacts which may arise on the marine environment as a result of the brine discharge at the Permit Holder's expense.
22. The Authority may request the operator to install mitigation/treatment measures as deemed necessary.
23. 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.
24. 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.
25. 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.
26. Rainwater from areas where contamination by oil or chemicals is likely (such as loading/unloading and bunded areas) shall be appropriately treated.
27. 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.

28. 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.
29. In the event of abnormal emissions, the Clearance Holder shall investigate immediately, take corrective action, and adjust operations to reduce emissions, and record the incident and actions taken.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. The site shall be kept clean and free from litter and uncontrolled waste at all times. Any accidental release of waste or materials must be immediately contained, collected, and disposed of properly. Fugitive waste or litter from loading, unloading, or material transfer must be promptly managed to prevent environmental contamination.
36. 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.
37. 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.

38. 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.
39. 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.
40. 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.
41. 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 1 - Site Plan



Fig. S1.1: Site of the permitted installation, showing the extent of the area outlined in red. The extent of the site is indicative and shall not be used for interpretation purposes. Not to scale.

**Schedule 2**  
**Annual Reporting**

**S2.1 Emission to the marine environment**

Emission point reference	Effluent	Parameter	Emission Limit Value	Standard methodology used	Concentration				Unit	Total annual number of exceedances <sup>1</sup>	Flow rate (m <sup>3</sup> /hr) <sup>3</sup>	Total annual load (kg)
					December to February exercise	May/October exercise	July/August exercise	Annual mean <sup>2</sup>				
ED1	Reverse Osmosis brine	Temperature	5°C above ambient at outlet						°C			/
		Ambient Temperature at outlet	N/A						°C	/		/
		pH	6-10						-			/
		Total dissolved solids (TDS)	N/A						Mg/l	/		
		Salinity	N/A						psu	/		
		Dissolved oxygen	N/A						% saturation O <sub>2</sub>	/		

1 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 (table S2.2) to regularise the situation.

2 Annual average (mean) per parameter of the 3 sampling exercises

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)**

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

**END OF CLEARANCE**