

PA/05420/21 – Conditions

Notification of commencement of works

1. Prior to the commencement of works on site, ERA's Compliance and Enforcement Unit (CEU) shall be formally notified at least five working days ahead on: ced.consult.era@era.org.mt.

Environmental permitting

2. The permit holder shall submit an application for an Environmental Permit addressing proposed interventions on protected trees and the use of any medium combustion plants (such as generators and boilers) exceeding a rated thermal input of 1 MWth. No interventions/operations shall take place until such time that the Environmental Permit for the respective activity is conclusively determined by ERA. Application forms can be found on <https://eris.eraportal.org.mt>.

Required submission – Lighting Plan

3. During both construction and operational phases, the development shall not be a source of light pollution and shall include all necessary measures to pre-empt adverse impact on the surrounding rural and coastal environment. To this effect, an external Lighting Plan shall be submitted within six (6) months from the issuing of this development permit, for ERA's approval, which shall include the following information/specifications:
 - Quantities, positioning and orientation of proposed luminaires;
 - Details of proposed luminaires (luminous flux per type of lamp, with associated polar diagrams) for the various areas of the development;
 - Modelling of the envisaged illumination levels of key areas including any decorative lighting;
 - Lighting shall be strictly limited to within the site, and its height and orientation shall be designed in a manner that does not cause illumination beyond the site;
 - The exterior lighting fittings and their supports shall be installed on the inner side of any peripheral landscaping, so as to be screened from the surrounding environment by means of the landscaping itself;
 - All exterior lighting installed on site shall be located at low level, horizontally aligned, downward-pointing, fully-shielded, full cut-off (ULR = 0%), and of low-intensity 'warm light' colour with a temperature not exceeding 3000K. No luminaire globes, uplighters, high-level floodlighting, decorative lighting on rooftops/plants/landscaping are allowed;
 - The total luminous flux per task area for roads and other facilities shall be < 15 lm/m² before 23:00 and < 8 lm/m² after 23:00 until morning; and for parking and pavements < 2 lm/m² before 23:00 and < 1 lm/m² after 23:00 until morning (*Note: the total luminous flux per task area is not to be mistaken as illuminance levels (lux), as illuminance does not consider light spill. The indicated values refer to the total lumens of the luminaire divided by the illuminated task area*).

All exterior lighting shall then be installed and used according to the approved Lighting Plan.

Required submission – Landscaping Plan

4. A Landscaping Plan shall be submitted for ERA's approval within six (6) months from the issuing of the development permission. The landscaping plan shall conform to the following specifications:
- The planting scheme and its layout shall be duly adapted to the coastal/rural context, general topography/land contours and ecological characteristics of the site and its surroundings, and species (including any compensation for any uprooted trees) shall consist of appropriate indigenous and/or archaeophytic species. No invasive or otherwise alien species are allowed;
 - The plan shall clearly indicate the location of all existing, transplanted, and proposed trees/shrubs/vegetation within the site, including the respective scientific and vernacular names;
 - The removal of any trees and/or invasive or otherwise alien species on site shall be carried out in accordance with the methodology of ERA's Guidelines on Managing non-native Plant Invaders and Restoring Native Plant Communities in Terrestrial settings in the Maltese Islands, or any updates, revisions or substitutes thereof, and shall include all the measures to be taken in order to avoid any further invasion within the site and its surroundings; and
 - The plan shall also identify all other associated interventions that are envisaged (e.g. earth mounding/re-profiling, fencing and existing rubble walls; any soft and hardened surfaces; green infrastructure, and any outdoor furniture).

All landscaping shall then be implemented according to the approved Landscaping Plan.

Construction works

5. All works shall be monitored by an environmental monitor, focusing on the surrounding terrestrial ecology and the downstream area leading to the dunes/beach, to ensure that works are undertaken in accordance with the conditions in this document and the best available techniques. ERA shall be notified immediately should any damage/ disturbance to the surrounding area be observed, to enable action as required.
6. All works shall be managed in such manner so as to avoid environmental damage to the adjoining land, natural habitats or the sea (and its shore). All material, approved temporary installations, vehicles and machinery used for, or generated by, the works shall be entirely confined within the perimeter of the site approved for such works, and shall be removed immediately from site once works have been completed.
7. Overspills of polluted materials (including runoff) into the surrounding area shall be strictly avoided at source through proper containment measures, such as hoarding and bunding, which should be also adequate for proper use during adverse weather conditions (including wind, run off, etc.).

8. Works shall be undertaken during daylight hours only. High-noise-generating interventions shall be avoided during the most sensitive periods for seabirds, and noise abatement measures for machinery and equipment shall be implemented.
9. Uncontaminated inert material resulting from excavation and/or construction, shall be subject to all relevant regulations, and shall:
 - Be re-used within the same site, with priority, as long as such use is in line with the approved plans and other conditions of this permit; or
 - Alternatively, be transported in accordance with the relevant waste management regulations and deposited at sites duly authorised by ERA to accept such waste.
10. The deposition and re-use of soil and/or inert material on land must be limited to soft-landscaped areas within the site or existing cultivable fields without any reclamation of non-agricultural land or damage to natural habitats including garrigue. Deposition and reuse of soil other than within the site for the approved soft landscaping may require prior clearance from ERA. Deposition must respect existing site topography, site characteristics, features and landform, and must not require or entail site engineering operations such as modification of access, raising the height of field walls, encroachment beyond current field boundaries, breaching of retaining walls, and/or permanent mounding of surplus soil/material.
11. 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 ERA. No further works or activities must take place until the respective investigations have been completed and thereafter works shall proceed strictly in line with the terms established by the ERA. The approved development may need to be amended to accommodate *in situ* preservation of the discovered features.
12. Any infrastructure including pipelines, ducts or sewers damaged accidentally in the course of works shall be immediately repaired to the required specifications in order to prevent environmental impacts. In the event of environmental impacts, the works that caused such impacts shall cease with immediate effect, adequate and effective mitigation measures shall be put in place against further impacts on the environment, and the accident shall be reported immediately to the respective competent authorities and entities.

Runoff and effluent management

13. The development shall not result in any intended or unintended discharge of surface water (other than clean overflow from runoff-collection reservoirs and valley runoff passing through the site), wash waters, operational effluents or overflows, sewage, or spillages from the development site into the ground, onto the surrounding land, or downstream towards the dunes/beach.