

## **Annex I: Conditions for PA/08108/24**

### *Commencement of Works*

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

### *Environmental Permitting*

- 2) An application for an Environmental Permit is to be submitted to ERA if:
  - a. backfilling operations are undertaken; and/or if
  - b. any medium combustion plants (such as generators and boilers), exceeding a rated thermal input of 1 MWth, be present on site. Such combustion plants are to comply with the respective emission limit values set out in Schedule 2 of S.L. 549.122 (Limitation of Emissions of Certain Pollutants into the air from Medium Combustion Plants Regulations).Application forms can be found on <https://eris.eraportal.org.mt/>.

### *Waste and soil management*

- 3) All waste management operations are subject to all relevant regulations, notably the Waste Regulations (S.L.549.63), the Waste Management (Activity Registration) Regulations (S.L.549.45) and the Construction and Demolition Waste Framework Regulations (S.L. 549.161).
- 4) 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 in sites permitted by ERA to accept such wastes.
- 5) 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.

### *Runoff and effluent management*

- 6) The development shall not result in any intended or unintended discharge of wash waters, operational overflows, sewage and spillages from the development site into the ground or onto any surrounding land.

### *Light pollution*

- 7) The development shall not be a source of light pollution and shall include all necessary measures to pre-empt adverse impact on the surrounding environment. To this effect:
  - a. Lighting shall be strictly limited to within the developed part of the site, and its height and orientation shall be designed in a manner that does not cause illumination beyond the developed site;
  - b. Exterior lighting fixtures shall be of low-intensity 'warm light' colour (colour temperature not exceeding 3000K), be horizontally aligned, downward-pointing, fully-shielded and full cut-off (ULR = 0%). No luminaire globes, uplighters and/or high-level floodlighting, and decorative lighting on plants and trees are allowed;
  - c. The illumination level of paths (e.g. surrounding the garden centre) shall not be greater than 5 lux and the total luminous flux of luminaires installed in the outdoor areas shall not exceed 20 lm/m<sup>2</sup> for the task area (i.e. the area to be illuminated). Large areas with landscaping shall not be considered as task area; and
  - d. Exterior lighting shall be switched off when the development is not in operation, and any required security lighting shall be intruder-triggered (i.e. operated by motion sensors or similar) so as to avoid continuous nocturnal lighting.