

Annex II: PA/04863/22 ERA conditions

1. Pre-Commencement submissions

1.1 A comprehensive and reasonably exhaustive document is to be submitted, explaining how the proposed works will be carried out with the least possible damage to the site and its surroundings. The submission shall address all the relevant environmental considerations to ERA's satisfaction and shall include:

- a) A description of the envisaged works for each phase/stage of the project;
- b) The measures proposed to avoid, mitigate or reduce environmental impacts;
- c) A programme of works and proposed management arrangements for all the phases of the works;
- d) An environmental monitoring and reporting programme indicating how progress of works will be monitored, recorded and reported in a timely manner to enable immediate action, as required;
- e) A contingency plan for any risks of accidental damage and other potential risks to the environment; and
- f) Any relevant plans, drawings and photos related to the above.

No works shall commence on site prior to the approval by ERA of the submission.

1.2 In accordance with Regulation 5(4) of the *Construction and Demolition Waste Framework Regulations* (S.L. 549.161), the proposal requires the submission of a Pre-Demolition Audit (PDA) prior to the issuance of the commencement notice of works by the Building and Construction Authority. The PDA is to be submitted to the Environment and Resources Authority at through the following [link](#). The list of warranted architects, surveyors or duly qualified environmental consultants eligible to carry out such audits can be found [here](#).

1.3 Prior to the commencement of any works on site, ERA's compliance and enforcement Unit is to be formally notified at least five working days ahead on ced.consult.era@era.org.mt.

1.4 The proposed operations and interventions on protected trees would require an Environmental Permit pursuant to the Environmental Permitting (Procedure for Applications and their Determination) Regulations (S.L. 549.172).

2. Construction works

2.1 All works covered by this development permission (including material and temporary installations, vehicles and machinery used for the works as well as any material or waste generated by the works) shall be restricted to the areas approved for such purpose. Works outside such areas are prohibited and there shall be no encroachment or overflows onto surrounding land.

2.2 All works shall be carefully managed so as not to cause damage to any habitat beyond the area and depth approved for development.

2.3 Any infilled, caverns, hollows, Quaternary deposits or other features of potential geological, geomorphological or palaeontological interest which are known or discovered shall be reported immediately to ERA and any other relevant authorities (e.g. the Superintendence of Cultural Heritage). No further works or activities shall take place which would disturb or risk causing disturbance to these features, until these entities conclude their investigations.

2.4 No construction works shall be carried out during night-time hours. Any deviation from this requirement shall require the prior written approval of the Environment and Resources Authority (ERA), supported by a detailed justification and appropriate mitigation measures to minimise disturbance to the surrounding environment.

3. Waste management

3.1 All operations concerning the management of waste are subject to all relevant regulations, including the Waste Regulations (S.L.549.63) and the Waste Management (Activity Registration) Regulations (S.L.549.45).

3.2 Any excavated material generated shall be managed in line with the conclusions of the related land contamination study, i.e. *Site Clearance and Land Contamination Investigations* prepared for EA/00042/20.

3.3 Uncontaminated, inert material resulting from excavation, demolition and/or construction shall be used within the same site (as long as such use is in line with the approved plans and other conditions of this permit), or shall be transported in accordance with the relevant waste management regulations and deposited at sites duly authorised by the ERA to accept such waste.

4. Runoff and effluent management, and containment of overspills/pollutants

4.1 All measures shall be adopted to avoid overspills and pollution of the adjacent rural, coastal and marine environment, including through the action of adverse weather conditions.

4.2 The development shall not result in any intended or unintended discharge of surface water (other than clean overflow from runoff-collection reservoirs), wash waters, operational effluents or overflows, sewage, spillages, seepages or leakages from the development site into the ground or onto any surrounding lands or into the sea.

5. Landscaping plan

5.1 A Comprehensive Landscaping Plan covering the Waste-to-Energy Facility (WTE), Organic Processing Plant (OPP), Material Recovery Facility (MRF), and Transfer and Treatment Facility (TTF) shall be submitted to ERA for approval. The Plan shall establish an integrated landscaping scheme for the ECOHIVE Complex with the aim of mitigating the visual, ecological and landscape impacts arising from the proposed developments.

- a) The Plan shall include, but not be limited to, the proposed planting strategy, species selection, planting layouts, ancillary and preparatory works, implementation phasing, long-term management and maintenance measures, physical screening measures, and any other interventions necessary to enhance the landscape character and ecological value of the site.
- b) The Plan shall incorporate appropriately designed physical barriers along the footprint and/or perimeter of the proposed development, where feasible, to minimise potential impacts associated with noise propagation, light spill and the dispersion of wind-blown materials into the surrounding environment, including nearby Natura 2000 sites and other sensitive ecological receptors. The design and integration of such barriers shall be compatible with the overall landscaping and shall consider opportunities for their incorporation with vegetated screening and other landscape mitigation measures.
- c) Any relevant conditions/ specification arising from the Nature permit/s shall also be factored within the comprehensive landscaping plan.
- d) The landscaping plan shall respect the site context and surrounding landscape, be adapted to the site's topography, landforms and ecological characteristics and locally appropriate species.
- e) Landscaping works shall be implemented in accordance with the approved Comprehensive Landscaping Plan, and any material amendments thereto shall require the prior written approval of the ERA.

6. Lighting plan

6.1 A Comprehensive Lighting Plan covering the Waste-to-Energy Facility (WTE), Organic Processing Plant (OPP), Material Recovery Facility (MRF), and Transfer and Treatment Facility (TTF) shall be submitted to ERA for approval. The Plan shall establish an integrated lighting strategy for the ECOHIVE Complex with the objective of avoiding and minimising light pollution and its potential impacts on the surrounding landscape, residential receptors, and biodiversity. The Plan shall include, but not be limited to, lighting layouts, luminaire specifications, lighting levels, shielding details, operational controls, and any other measures necessary to minimise light spill, glare and sky glow. The following minimum requirements shall be incorporated into the Plan:

- a) lighting shall be strictly limited to areas where it is operationally necessary, and the height, orientation and intensity of lighting shall be designed to minimise illumination beyond the developed footprint of the site, insofar as is reasonably practicable;
- b) lighting of ancillary access roads, tracks, paths or areas beyond the site boundary shall be limited to locations required for operational safety, security or emergency purposes;
- c) all exterior lighting fittings and their supports shall, where practicable, be located on the inner side of peripheral landscaping or otherwise screened to minimise visibility from surrounding areas;
- d) all external luminaires shall be horizontally aligned, downward-directed, fully shielded and full cut-off. Uplighters, unshielded luminaires and high-level floodlighting shall not be permitted unless demonstrated to be operationally essential and approved by the ERA;

- e) all external lighting shall utilise low-intensity warm-white lighting with a correlated colour temperature not exceeding 3000 K, unless a higher colour temperature is demonstrated to be necessary for operational safety or security;
- f) where operationally feasible, lighting shall be controlled through motion sensors, timers or other adaptive lighting systems to avoid unnecessary continuous illumination during night-time hours; and
- g) the approved Comprehensive Lighting Plan shall be implemented and maintained throughout the operational life of the developments. Material amendments affecting the environmental performance of the lighting system shall require ERA approval.