



Environmental Permit

Environment Protection Act (CAP. 549)

Permit number

EP 0008/23

Approved documents

EP 0008/23/DOC1

EP 0008/23/DOC2

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 applicable subsidiary legislation referred to in this Permit, hereby authorises:

Dragonara Resort Ltd. (hereinafter “the Permit Holder”),
Company Registration number: **C 15307**

Of / Whose Registered Office is at:

Westin Dragonara Resort,
Dragonara Road,
St. Julian’s STJ 3134

to operate an installation at:

Westin Dragonara Resort,
Dragonara Road,
St. Julian’s STJ 3134

The Permit is valid for **four (4) years** from the date below.

Signed	Date
Perit Vincent Cassar Chairman	Permit Granted:

Authorised to sign on behalf of the Competent Authority

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Conditions

1 General

The Permitted Installation shall, subject to the conditions of this Permit, be managed, controlled and operated as described in the Environmental Permit Application, or as otherwise previously agreed in writing by the Authority.

1.1 Permitted Operations

The Permit Holder is authorised to carry out the operations and the associated operations specified in Table 1.1.1.

Table 1.1.1 – List of Permitted operations

Operations	Description of specified operation	Limits of specified operation
Hospitality, leisure and tourism	Accommodation, restaurants and other leisure amenities	From receipt of raw materials required for amenities, use of facilities and supply of services to disposal of associated wastes.
Associated operation of utilities	Three (3) diesel boilers to produce steam and hot water	From receipt of fuel to delivery of utility
	One (1) stand-by diesel generator with a rated thermal input less than 1MW _{th} and three (3) stand-by diesel generators with a rated thermal input of 1.27 MW _{th} , 2.06 MW _{th} & 2.30 MW _{th}	From receipt of fuel to delivery of utility/energy
	Four (4) boreholes	From extraction of sea water to delivery of utility for the cooling water system and reverse osmosis plant
	One (1) reverse osmosis plant	From extraction of sea water through boreholes to delivery of utility and discharge of brine reject to sea.
	Three (3) LPG gas storage tanks	From receipt of fuel to delivery of utility
	One (1) LHO storage tank	From receipt of fuel to delivery of utility
	Two (2) chillers	From extraction of sea water through boreholes, use of sea water in chillers, passage through a heat exchanger and direct discharge to sea.

	Three (3) grease traps	From generation of contaminated waste water from kitchens to disposal of treated water to sewerage system and dispatch for disposal or recovery offsite of waste grease to authorised facilities either locally or abroad.
	Three (3) freshwater pools	From direct input of water from reverse osmosis plant or bowser to discharge of chlorinated backwash water to sea.
	Three (3) diesel fire pumps	From receipt of fuel to delivery of utility.
Associated operation of waste management	Handling and storage of waste generated from installation prior to dispatch offsite	From generation of waste to storage and dispatch for disposal or recovery (including recycling) offsite to authorised facilities locally or abroad. This includes the baling and compaction of cardboard. In the case of all other wastes, storage only.
Loading and storage of fuel	Delivery, storage and use of fuel for the operation of the combustion plants	From receipt of gas oil and EN590 to storage and burning of fuel in the combustion plants.

1.2 General Conditions

- 1.2.1 Whenever there is a conflict between the conditions of this Permit and approved documents, the conditions of the Permit shall prevail
- 1.2.2 This Permit is granted saving third party rights and without prejudice to any other legislation or regulations or authorisations required from any other competent authorities or site owners.
- 1.2.3 In these conditions and their interpretation, all terms shall have the same meaning as that assigned to them in CAP549 Environment Protection Act and its subsidiary legislation.
- 1.2.4 A copy of this Permit including any Variation Notice and amendments to it shall be available at the place of work, at all times, for reference by all staff carrying out work subject to the requirements of the Permit.

- 1.2.5 The Permit Holder shall maintain a register of third-party complaints. The register shall record the details of complainant(s) if available, the date, source and nature of the complaint and the corrective action undertaken, where such action proves necessary.
- 1.2.6 The Permit Holder shall undertake all necessary measures and precautions to prevent spillage of raw materials, intermediates, products, waste and any other materials.
- 1.2.7 All plant, equipment and technical means, including all permitted combustion plants used in operating the permitted installation shall be maintained in good operating condition and without causing polluting emissions, leaks and spillages. Maintenance records of the above shall be kept by the Permit Holder, and must be made available to the Authority upon request.
- 1.2.8 The Permitted Installation shall be managed, controlled, supervised and operated by staff who are aware of the importance of environmental protection and suitably trained on the requirements of this Permit, in particular on those Permit conditions relevant to their duties.
- 1.2.9 All staff shall be provided with adequate training and written operating instructions to enable them to effectively carry out their duties. Such training shall be recorded and maintained.
- 1.2.10 Upon the joint application of a Permit Holder and a proposed transferee, the Permit Holder may request to transfer an Environment Permit. The Permit shall not be transferred from the Permit Holder without prior approval from the Authority. Upon the Authority's decision to transfer the Permit to the transferee, all rights, obligations, liabilities shall subsist onto the transferee.
- 1.2.11 In case of any monitoring requirements specified in this Permit, there shall be provided safe means of access to enable sampling/monitoring to be carried out by the Authority or by a third party if deemed necessary.
- 1.2.12 The Authority may carry out regular pre-set or unannounced compliance or monitoring checks that vary in frequency according to the site's compliance with the Permit conditions and safeguarding of natural assets. Any checks or audits carried out by the Authority may be made at the Permit Holder's financial expense at the rate and arrangement communicated by ERA.
- 1.2.13 The Authority's representatives may inspect and photograph any part of the site and ask for any closed or locked areas to be opened and may demand to be provided with any proof, documentation, plans, receipts or any other records.
- 1.2.14 The Authority may add, amend, delete or substitute any of the conditions of this Permit after notifying the Permit Holder of its intention and after describing the changes to the Permit Holder. This is without prejudice to any prevailing circumstances that would preclude the Authority from following such a procedure.
- 1.2.15 The Permit is valid for a period of **four (4) years** from the date of the granting. The Permit Holder may apply for a renewal to this Permit expressing his/her intention at

least **six (6) months** prior to the expiry of this Permit. The Permit will be considered renewed once the official renewed Permit is issued by the Authority.

- 1.2.16 This Permit is granted against a Bank Guarantee of **€38,000** which shall be renewed annually. This guarantee will have to be maintained throughout the validity of the Permit. Following renewal and/or variations to this Permit, the Authority may require amendments to the Bank Guarantee.
- 1.2.17 The Authority may withdraw the full amount of the Bank Guarantee if any of the Permit conditions are not complied with or the Permit Holder fails to comply with any instruction given or any other legal obligation under the Act or its subsidiary legislation. Withdrawal of the Bank Guarantee does not preclude the Authority from taking any other action to ensure that the conditions of this Permit are complied with. Should the Authority withdraw the Bank Guarantee either in part or in full during the validity of the Permit, the Permit Holder shall ensure that this is replenished without undue delay, in any case not exceeding 2 months from the date of withdrawal. The Bank Guarantee shall only be released upon confirmation of compliance with the Permit conditions by the Authority.
- 1.2.18 In cases where the Bank Guarantee does not cover the expenses incurred by the Authority to take any remedial action on the Permit Holder's behalf, the Permit Holder is to financially reimburse the Authority of all the expenses incurred.
- 1.2.19 The Authority may suspend or revoke this environmental Permit in line with the provisions of CAP549.
- 1.2.20 The Authority may request additional monitoring, installation of additional abatement equipment and/or review of operational practices and 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.
- 1.2.21 Without prejudice to condition 1.2.20, the Authority may take any action deemed necessary including but not limited to the suspension of any operation until investigations are concluded.
- 1.2.22 All persons have a duty of care to protect the environment. The Permit Holder shall become familiar with his legal obligations and good environmental practice.
- 1.2.23 In the event of cessation of operations of any plant and equipment specified in this Permit and/or which is integral to the carrying out of the Permitted operations, the Permit Holder shall notify the Authority about the type of equipment, its intended fate and details of the transferee.

Unless the plant/equipment shall be transferred off-site in its current state, the Permit Holder shall submit a plan to the Compliance and Enforcement Unit which shall include the following details:

- a. The appointed contractor or other competent person who shall carry out any works (e.g. cleaning, dismantling etc.).
- b. A complete inventory of all the materials that shall be dismantled/removed, including waste streams classified according to their respective EWC code as

per S.L. 549.63 and details on the manner in which waste will be managed. Waste resulting from depollution shall also be included.

- c. The proposed cleaning, dismantling and transport procedures
- d. Precautions and mitigation measures during such works to prevent spillages and other potential emissions to the environment.
- e. Timeframes associated with the implementation of this plan.

For any plant/equipment and/or parts thereof which shall not be considered as waste in accordance with S.L. 549.63, The Waste Regulations, a certificate of good working order from an independent warranted engineer shall be submitted to the Compliance and Enforcement Unit following any works that may be necessary at the Permitted Installation.

1.3 Operational Changes

1.3.1 The Permit Holder may apply for a variation in Permit and shall seek the Authority's written agreement prior to any operational changes, by sending to the Authority:

- a. Written notice of the details of the proposed change, including an assessment of its possible effects (including changes in emissions and waste production) on risks to the environment from the Permitted installation;
- b. Any relevant supporting information (e.g. chemical/fuel consumption, technical details, changes in the type/use of substances/mixtures, etc.);
- c. Any relevant supporting assessments and drawings, and;
- d. The proposed implementation date.

1.3.2 The Permit Holder shall notify the following matters to the Authority in writing at least ten (10) working days prior to their occurrence:

- a. Any change in the Permit Holder's trading name, registered name or registered office address;
- b. Any change to particulars of the Permit Holder's corporate identity.

1.3.3 The Permit Holder shall notify the Authority, without undue delay, of any planned change to the Permitted combustion plants.

1.4 Improvement Programme

1.4.1 The Permit Holder shall complete the improvements specified in Table 1.4.1 by the date specified in this table and shall send written notification of the date of completion of each requirement to the Authority's Compliance and Enforcement Unit within ten (10) working days (of the completion of each such requirement).

Table 1.4.1: Improvement programme		
Reference	Requirement	Deadline
3.	Submission of a decommissioning plan for the two (2) R22 chillers including details of	Within 6 months of the granting of the Permit.

	date, contractor and final disposal location.	
4.	First measurements for the air monitoring for diesel generators G1, G3 and G4 as per approved document EP 0008/23/DOC2	Within 4 months of the granting of the Permit.
5.	Installation of appropriate bunding of waste cooking oil container.	Within 3 months of the granting of the Permit

2 Site Infrastructure and Operations

2.1 Site Infrastructure

- 2.1.1 No storage of waste, equipment or materials is permitted on property outside the site premises
- 2.1.2 Only those combustion plants listed in Table 1.1.1 can be operated at the site and the operations authorised under condition 1.1.1 shall not extend beyond the site boundary, as per Site Map in Schedule 2A of this Permit.

3 Operating Conditions

3.1 Emissions to Air

- 3.1.1 All processes which generate significant levels of airborne contaminants (such as dusts, toxic gases, odorous chemicals) shall have effective local collection and shall discharge (after treatment where necessary) through a stack or vent located and/or designed in such a way as to avoid local effect.
- 3.1.2 Emissions to air shall only arise from the emission points specified in Table 3.1.2 as per description in the submitted Environmental Permit application.

Table 3.1.2 : Emission points to air

Emission point references ¹	Source
PS1	Hot Water Boiler (B1)
PS1A	Hot Water Boiler (B2)
PS1B	Hot Water Boiler (B3)
PS2	Main Kitchen Hood
PS3	Diesel Generator (G1)
PS4	Exhaust from Drainage Sump
PS5	Palio's Kitchen Hood
PS6	Quadro's Kitchen Hood
PS7	Diesel Generator (G2)
PS8	Diesel Generator (G3)
PS9	Pavillion Kitchen Hood

¹ According to Section 7 of the Environmental Permit application.

PS10	Diesel Generator (G4)
PS11	Diesel Fire Pump (DF1)
PS12	Diesel Fire Pump (DF2)
PS13	Diesel Fire Pump (DF3)

- 3.1.3 ERA recommends that diesel (gas oil and EN590) used for the generators and fire pumps shall have a sulphur content not greater than 0.1%, whilst light heating oil used for the boilers shall have a sulphur content not greater than 1% by mass.
- 3.1.4 Diesel (gasoil) shall be utilised as a source of fuel for diesel generators G1, G2 and G3, diesel (EN590) shall be utilised as a source of fuel for diesel generator G4 and light heating oil shall be utilised as a source of fuel for boilers PS1 (B1), PS1A (B2) and PS1B (B3). The co-incineration of any material or additional fuel including engine or other waste oil is strictly prohibited. Any change in fuel type shall require a variation of this Permit as per condition 1.4.1 prior to commencement of its utilisation.
- 3.1.5 The Permit Holder shall keep the periods of start-up and shut-down of the boilers as short as possible.
- 3.1.6 The limits for emissions to air for the parameters and emission points set out in Table 3.1.6 shall not be exceeded. The limits are defined at a temperature of 273.15 K, a pressure of 101.3 kPa, after correction for the water vapour content of the waste gases and at a standardised O₂ content of 15%.

Table 3.1.6 : Emission points to air						
Emission point references [UTM coordinates (Easting, Northing)]	Monitoring Frequency	Pollutant	Emission Limit Value (mg/Nm ³)	Abatement		
PS3 (35.925890N 14.491873E)	Every 3 Years	NO _x	1850	None		
		CO	--			
PS8 (35.925988N 14.491935E)		NO _x	250	None		
		CO	--			
PS10 (35.925962N 14.491835E)		NO _x	190	None		
		CO	--			

- 3.1.7 The Permit Holder is exempted from compliance with the emission limit values for PS3, PS8 and PS10 until such time that the rolling average of the operating hours over three (3) years for PS10 and five years for PS3 and PS8 exceeds 500 hours or as communicated by the Authority. The exemption shall only exempt the Permit Holder from compliance with the emission limit values set out in Table 3.1.6. Monitoring is still to be carried out with the frequency indicated in the same table. The Authority reserves the right to terminate exemption and in such case, shall communicate the expiry of the exemption in writing.

- 3.1.8 The first measurement shall be taken within four (4) months of the granting of the Permit.
- 3.1.9 The Permit Holder shall submit for boilers PS1, PS1A, PS1B, diesel generator PS7 and fire pumps PS11, PS12 and PS13 referred to in Table 3.1.2, certification by an independent warranted engineer showing that each combustion plant is in good working condition. Recertification shall be submitted with the renewal application of this permit.
- 3.1.10 The Permit Holder shall maintain a record of the operating hours for diesel generators PS3 (G1), PS8 (G3) and PS10 (G4) referred to in Table 3.1.2 and provide the Authority with such information in the format specified in the Annual Environmental Report.
- 3.1.11 Industrial combustion plants (e.g. boilers, generators, etc.) shall comply with the provisions of S.L. 549.122 (Limitation of emissions of certain pollutants into the air from medium combustion plants regulations) and any other applicable subsidiary legislation.
- 3.1.12 Sampling and analysis of polluting substances and measurements of process parameters shall be based on methods enabling reliable, representative and comparable results. Methods complying with harmonised EN standards shall be presumed to satisfy this requirement. All analysis shall be conducted by a laboratory accredited to at least EN ISO 17025:2017. In the case of in-situ monitoring, analysis shall be conducted via appropriately calibrated instrumentation. A copy of the laboratory's accreditation certificate and a valid calibration certificate for all instrumentation are to be provided to the Authority as part of the AER.
- 3.1.13 The monitoring results shall be submitted as part of the Annual Environmental Report (AER) of year in which the monitoring has been carried out.
- 3.1.14 Unless exempted from compliance with the emission limit values, should the emission limit values in Table 3.1.6 be exceeded, as part of the Annual Environmental Report, the Permit Holder is to propose measures that will be taken to ensure compliance with the emission limit values.
- 3.1.15 Monitoring shall be carried out according with the frequency stated in Table 3.1.6. During each measurement, the plant shall be operating under stable conditions at a representative even load. In this context, start-up and shutdown periods shall be excluded. The Authority reserves the right to require an increase in the frequency of such measurements.
- 3.1.16 Should the Permit Holder intend to install equipment which could lead to additional emissions to air (e.g. boiler, etc.), a variation of this Permit must be secured prior to installation and operation of this equipment.
- 3.1.17 All emission points listed in table 3.1.2 shall be equipped with vents or stacks that are to be directed upwards and shall be located and designed in such a way that optimises dispersion (of the emission) and that minimises local effect.

- 3.1.18 Fumes from frying shall pass through a filter system for removal of oils and fats.
- 3.1.19 Minor kitchen exhausts shall be treated and/or vented in such a way as to prevent odour inconveniences. Low level vents such as wall grills shall discharge above head height and be directed upwards.
- 3.1.20 The exhaust from general building ventilation (e.g. extractors or fans in walls or roofs) shall be vented in such a way as to avoid local inconvenience.
- 3.1.21 In the event of malfunction leading to abnormal emissions, the Permit Holder must:
- a. Investigate immediately and undertake corrective action; and
 - b. Adjust the process or activity to minimise those emissions; and
 - c. Record the cause of malfunction and actions taken.
 - d. In the event of non-compliance causing immediate danger to the environment, operation of the activity must be suspended and the Competent Authority informed within 24 hours
- 3.1.22 Further to condition 3.1.21, the Permit Holder shall provide the ERA with details of the specific cause of the malfunction and the remedial steps taken or to be taken to address the malfunction.
- 3.1.23 All abatement equipment and ducting shall be cleaned and maintained on a regular basis (as per manufacturer specifications) and records of such maintenance are to be kept in accordance with Section 4 of the Permit.
- 3.1.24 The Permit Holder shall prevent or where that is not practicable, minimise fugitive emissions of substances to air from the Permitted Installation.
- 3.1.25 The Authority may request monitoring of the other emissions to air listed in Table 3.1.2, apart from PS3, PS8 & PS10, which shall be undertaken in accordance with the terms of reference provided by the Authority.
- 3.1.26 The Permit Holder shall inform the Authority in advance should the Permit Holder intend to use any further VOC solvents which because of their content of volatile organic compounds, are classified as carcinogens, mutagens, or toxic to reproduction, and are assigned or need to carry the hazard statements H340, H341, H350, H350i, H351, H360D or H360F and may fall under S.L. 549.79. In this case, the Authority may set emission limits for these substances and monitoring requirements.

3.2 Effluent Discharges

- 3.2.1 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).

- 3.2.2 The Permit Holder shall not allow the introduction into groundwater of any substance included in the Regulations for the Protection of Groundwater against pollution and deterioration (S.L. 549.53). The Permit Holder shall also not allow any discharges to groundwater for substances other than those specified in the Regulations unless specifically permitted by the Malta Resources Authority.
- 3.2.3 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 Permit Holder is to ensure that:
- a. The polluting activity is immediately stopped;
 - b. Contamination is contained, collected and disposed of at authorised facilities; and
 - c. The Authority is informed immediately on ced.coast@era.org.mt.
- 3.2.4 Discharges to the marine environment shall only take place through the discharge point specified in Table 3.2.4, as marked in Schedule 2, as per description in the submitted Environmental Permit application.

Table 3.2.4: Emission point to marine environment		
Emission Point Reference¹	Source	WGS84 Coordinates in Decimal Degrees
E1, E2, E3, E4	Brine reject from Reverse Osmosis (E1); Cooling waters from chillers, heat exchangers and (E2); Swimming Pool 1 Backwash (E3); and Swimming Pool 2 Backwash (E4).	35.926111N, 14.492500E
E5	Swimming Pool 3 Backwash	35.925277N, 14.494443E

3.2.5 The Permit Holder shall calculate the Total Annual Load of pollutants specified in Table 3.2.7 using the calculation method approved by the Authority. Values shall be recorded and reported in line with Table S1.9 of Schedule 1 as part of the Annual Environment Report.

3.2.6 No other chemicals other than those listed in the Environmental Permit application shall be used. The utilisation of other chemicals shall be subject to approval by the Authority.

¹ According to Section 6 of the Environmental Permit application

3.2.7 Monitoring of E1, E2, E3, E4 and E5 (as per Table 3.2.7) prior to discharge to sea shall be carried out on an annual basis for the parameters listed in Table 3.2.7. Sampling with replicates shall take place at least three (3) times during the year and is to reflect seasonal and operational variations (i.e. winter, summer, and summer peak).

Table 3.2.7: Emission limits to the marine environment			
Emission point reference	Parameter	Limit	Frequency
E1, E2, E3, E4	pH	6 - 10	Minimum of 3 sampling exercises with replicates per annum, taking into account seasonal and operational variations. Sampling with replicates shall take place in winter, summer, and summer peak.
	Total dissolved solids (TDS)	N/A (mg/l)	
	Salinity	N/A (psu)	
	Dissolved oxygen	N/A (% Saturation O ₂)	
	Total residual chlorine	0.3 mg/l	
	Total suspended solids (TSS)	35 mg/l	
	Temperature	5°C above ambient at outlet	
E5	Total residual chlorine	0.3 mg/l	
	Total suspended solids (TSS)	35 mg/l	
	pH	6-10	
	Temperature	5°C above ambient at outlet	

3.2.8 The parameters, limits and frequency specified in Table 3.2.7 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.

3.2.9 The Permit Holder shall make sure that any sampling and chemical analyses is carried out by a laboratory accredited or in the process of accreditation, as confirmed by the National Accreditation Body (NAB-Malta) or equivalent to at least EN ISO 17025:2005/Cor 1:2006 and preferably for each and every test listed in Table 3.2.7. The Permit Holder shall include a copy of the laboratory's accreditation certification in the Annual Environmental Report. Certificates of analyses are to be submitted with monitoring results.

- 3.2.10 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.
- 3.2.11 The results obtained may require the Permit Holder to submit an action programme to the Authority aimed at reducing the emission limits of certain parameters, as deemed necessary by the Authority.
- 3.2.12 The effluent monitoring results shall be submitted as part of the Annual Environmental Report. The information contained in this report shall be prepared in accordance with the format specified in Schedule 1.
- 3.2.13 Foul sewer drains must be strictly segregated from storm water drains.
- 3.2.14 Rainwater from areas where contamination by oil or chemical is likely (such as loading/unloading and bunded areas) shall pass through an adequately sized interceptor.
- 3.2.15 No chemicals including descalants shall be added to the sea water for the cooling water systems.
- 3.2.16 The Permit 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.
- 3.2.17 The Permit Holder shall carry out environmental monitoring to assess any impacts which may arise on the marine environment as a result of the brine and cooling waters discharge. This monitoring shall be carried out in line with the approved monitoring programme EP 0008/23/DOC1. Following completion of the first monitoring exercise in September 2023, the second monitoring exercise shall be carried out between three (3) to four (4) years from the first monitoring exercise and the results submitted upon completion. The second monitoring exercise shall also include a comparison with the findings of the first set of results. Additional monitoring exercises may still be requested by the Authority as per condition 1.2.19.
- 3.2.18 Process effluents shall not be diluted prior to off-site transfer.

3.3 Emissions to Land

- 3.3.1 No emission from the Permitted Installation shall be made to land.
- 3.3.2 In the event of contamination of land, the Permit holder shall notify the Authority within twenty four (24) hours, forward a decontamination plan for the Authority's approval and execute it within an agreed time frame.

3.4 Waste storage and handling

- 3.4.1 All operations concerning the management of waste are subject to the Waste Regulations S.L. 549.63 and the Waste Management (Operation Registration) Regulations S.L. 549.45.
- 3.4.2 The site shall be maintained in a tidy condition, free from litter and waste (whether arising from own activities/operations or external sources).
- 3.4.3 All wastes shall be stored within a designated and controlled storage area(s) prior to ultimate disposal. Wastes to be recycled shall be stored in a designated container or area and shall not be mixed with other wastes.
- 3.4.4 Liquid and hazardous wastes shall be stored in a labelled, closed container(s) within a designated and controlled storage area(s) prior to ultimate disposal. Wastes of different natures and having different European Waste Catalogue codes as established by Commission Decision 2000/532/EC shall not be mixed in the same container.
- 3.4.5 Packaging material and containers containing residual quantities of chemicals or which came into contact with hazardous substances shall be regarded as hazardous waste and shall be disposed of in an appropriate manner.
- 3.4.6 No storage of waste destined for disposal is permitted for a period exceeding twelve (12) months. No storage of waste destined for recovery is permitted for a period exceeding three (3) years.
- 3.4.7 The Permit Holder shall ensure that all waste management operations authorised in accordance with this Permit are carried out in an orderly manner and in such a way as not to cause adverse impact on the environment.

3.5 Waste recovery and disposal

- 3.5.1 The Permit Holder shall be committed to reduce waste generation where possible.
- 3.5.2 The Permit Holder shall ensure to keep records for every consignment of waste removed from the Permitted Installation indicating the EWC Code, description, quantities, date of removal, contractor name (including for transport), consignment note number (where applicable) and manner and place of final disposal/recovery. The records shall be maintained for a minimum period of five (5) years and be made available, upon request, to the Authority.
- 3.5.3 The Permit Holder is to prevent litter or other wastes escaping from the site boundary, particularly during loading/unloading. Any such escape of waste shall be collected immediately upon detection.
- 3.5.4 Off-site disposal or recovery of wastes may only take place at a facility licensed for that purpose.
- 3.5.5 On-site disposal of wastes by any means including burning, disposal to surface water, discharge to sea or burying or deposition on land, is prohibited.

- 3.5.6 Each movement of hazardous waste transferred off site and every individual movement of hazardous waste shall also be covered by a valid Consignment Permit and Consignment Note, obtainable from the Authority.
- 3.5.7 Disposal and/or recovery certificates shall be kept on record and made available for inspection for a period of at least five (5) years from date of their issue and shall be made available, upon request, to the Authority. Copies of such certificates shall be also be submitted on an annual basis as part of the AER.
- 3.5.8 Transboundary movement of waste shall be carried out in accordance with the following regulations, as amended from time to time:
- a. Regulation (EC) N° 1013/2006 of the European Parliament and of the Council of 14 June 2006 on shipments of waste as implemented through SL 549.65;
 - b. Commission Regulation (EC) N° 1418/2007 of 29 November 2007 concerning the export for recovery of certain waste listed in Annex III or IIIA to Regulation (EC) N° 1013/2006 of the European Parliament and of the Council to certain countries to which the OECD Decision on the control of transboundary movements of waste does not apply, and
 - c. Any other applicable legislation.
- 3.5.9 The Permit Holder shall make use of the services of a registered waste carrier for the transport of waste from the site in accordance with operation 38 of schedule 1 of Subsidiary Legislation 549.45, the Waste Management (Operation Registration) Regulations. Where the company removes wastes using its own transport the vehicle(s) must also be registered as a waste carrier in accordance with S.L. 549.45 or any statutory provisions or regulations amending or replacing them.
- 3.5.10 Should the Permit Holder require the services of a waste broker, it shall be ensured that any such broker is a duly registered waste broker in accordance with S.L. 549.45.

3.6 Storage

- 3.6.1 All bulk oil, chemical and liquid fuel storage tanks shall be provided with an adequately designed bund system with an impermeable base and walls. The capacity of the bund shall be a minimum of 110% of the largest tank within the bund or 25% of the total volume of all the tanks within the bund, whichever is greater. Filling and off-take points shall be located within the bund. The Permit Holder shall also ensure and take all precautions to avoid any leakages. Certification for integrity for all bunds is to be provided by an independent and warranted engineer and submitted to the Authority upon the submission of the renewal application.
- 3.6.2 Bulk storage tanks for fuels and associated bunding and pipe work shall be visually inspected at least once a month. Such records shall be kept and made available to the Authority upon request.

- 3.6.3 Drums and containers of solvents, oils, lubricants or any other chemicals shall be stored in designated and secure storage areas. Storage areas shall be designed so that surface and ground waters cannot be contaminated by spillages.
- 3.6.4 Spillages of fuels or other hazardous materials shall receive immediate attention to prevent escape to drain, surface water or land. Spilled material shall be disposed of in an appropriate manner.
- 3.6.5 The storage of flammable, toxic and hazardous substances shall be in line with the measures specified in the Safety Data Sheets (SDS) for that substance and the maintenance of safety critical equipment should correspond to manufacturer specifications.
- 3.6.6 Chemicals of different properties shall be stored as specified in respective SDS sheets. Such sheets shall be made available and accessible to personnel responsible for the management of the storage areas and for inspection by the Competent Authority. Incompatible chemicals shall not be stored within the same bund.
- 3.6.7 All small storages of oils and lubricants used for everyday site operations shall be equipped with a containment system such as drip trays in order to prevent leakages or spillages.

4 Site Management

4.1 Staff obligations and Responsibilities

- 4.1.1 All employees authorised by the Permit Holder to undertake waste management operations on his/her behalf, shall be fully conversant with the obligations of this Permit and shall be individually aware of their responsibilities and liabilities in observing the conditions of this Permit.
- 4.1.2 One member of the staff shall be nominated as the Technically Competent Person (TCP) of the site, whereby this person is to physically represent the Permit Holder during the times when the Permit Holder will not be available.
- 4.1.3 Where the Permit Holder is also the designated TCP for the facility, a delegate TCP should also be appointed to represent the Permit Holder/TCP during the times when the Permit Holder/TCP will not be available.
- 4.1.4 The TCP is responsible for the implementation of all the obligations stipulated in this Permit, must supervise the rest of the staff on site and is completely responsible to ascertain that all Permit conditions are being adhered to and that unauthorised waste does not enter the site.
- 4.1.5 In the event of any leave of absence taken by the TCP and delegate conjointly for a period exceeding ten (10) days, the Permit Holder is obliged to find a replacement for that member of staff without delay and the Authority informed accordingly.

- 4.1.6 All the staff on site shall be fully aware of the procedures to be taken to contain any environmental hazard which may arise related to the operations being carried out on site.

4.2 Accident Prevention and Control

- 4.2.1 An Emergency Response Plan shall be maintained containing details of the location, nature and quantity of chemicals, oils and fuels stored, any special hazards, a drawing showing location of drains and the emergency phone numbers of the Permit Holder and relevant authorities. It shall also include actions to be taken in the case of incidents which could affect the environment, such as fires and chemical/fuel spills. The emergency plan shall indicate that accidental releases of chemicals and fires caused by chemicals are to be managed as specified in the respective SDS.
- 4.2.2 In the case of an accident (including chemical spills, etc.), the Permit Holder shall follow the Emergency Response Plan referred to in Condition 4.2.1 and shall notify the Authority within twenty four (24) hours.
- 4.2.3 Spillages of chemicals or other hazardous material shall receive immediate attention to prevent escape to drain, surface water or land. Spilled material shall be disposed of in an appropriate manner. Kits for the collection of liquid and powder spills shall be available on site at strategic locations.
- 4.2.4 Small leaks or spills shall be cleared up immediately by the application of absorbent materials. All used absorbent materials shall be disposed of as hazardous waste at facilities permitted to accept such waste. Transfer of this waste shall be carried out as per conditions specified in section 3.5 of this Permit.
- 4.2.5 The Permit Holder shall have in storage an adequate supply of suitable absorbent material to absorb any spillage.
- 4.2.6 The refuelling and dispensing areas shall be impermeable to petroleum seepage.
- 4.2.7 If the operator makes use of a flexible pipe to deliver the fuel, the operator shall ensure that the following conditions are observed:
- a. The delivery end of the pipe is fitted with a pump or valve that closes automatically when not in use.
 - b. The valve or pump must be lockable and must be kept so when not in use.
 - c. The end of the pipe that leaves the tanker must be fitted with a lockable valve that must be shut when it is not in use.
- 4.2.8 Refuelling activities by road tanker shall be supervised at all times by personnel who are fully conversant with fuel filling procedures as relevant to their duties. No transferring of fuel shall occur outside the forecourt area. Subcontractors who enter the site shall also be made aware of any obligations arising from the Permit which affect their duties.

4.3 Site Records

4.3.1 A site daily operations log shall be made in a legible manner and kept on site and be made available for inspection by the Authority at any reasonable time. The following information shall be recorded on a daily basis and retained for five (5) years:

- a. Total amount in tonnes and specific waste stream transferred from site;
- b. Any incidents that took place on site such as mechanical faults in the combustion plants, machinery or equipment used on site, any spills, fires, etc and the remedial action taken;
- c. Any other incidents that the Permit Holder deems important to record in the Site daily operations log;
- d. Any complaints related to the operations at the site;
- e. Any maintenance and inspections carried out on the combustion plants, machinery and equipment; and
- f. Any defects or damage to the Site Security System.

Each record shall be compiled within twenty four (24) hours of the relevant event. The records kept in the daily operational log shall be made available for inspection at any time when the Authority representative request to inspect them.

4.3.2 The Permit Holder shall maintain a record of the skills and training requirements for all staff whose tasks in relation to the Permitted Installation may have an impact on the environment and shall keep records of all relevant training.

4.4 Closure and Decommissioning

4.4.1 The Permit Holder shall notify the Authority prior to ceasing operations permanently in part or in full, whereby an application for cessation of operations shall be made to the Authority and shall include a decommissioning plan.

4.4.2 In the event of cessation of operations on the site, the Permit Holder shall remain responsible for all wastes and hazardous materials on site, which shall be removed from the site in accordance to good environmental practice and in such a manner that minimises environmental risks.

4.4.3 The decommissioning Plan shall be implemented once approved by the Authority and within twelve (12) months of final cessation of operations or as agreed with the Authority in writing.

4.4.4 The obligations arising from this Permit shall subsist until the Authority confirms in writing that the decommissioning plan has been implemented to its satisfaction.

4.4.5 When deemed necessary, the Authority may require the Permit Holder to take such additional measures as it considers necessary with respect to after care obligations in relation, but not limited to the remedial action, rehabilitation, and monitoring of the waste management or waste production site.

4.5 Reporting

- 4.5.1 The Permit Holder shall submit to the Authority an Annual Environmental Report (AER) of the previous year by not later than end of March of each year, providing the information listed in Schedule 1 of this Permit and in the format specified therein.
- 4.5.2 All reports and written and/or verbal notifications required by this Permit shall be made and sent to the Authority addressed to the Compliance and Enforcement Unit, Environment and Resources Authority.
- 4.5.3 In the event where operations cease temporarily (two (2) weeks or more), the TCP or Permit Holder are obliged to notify the Authority within two (2) days and are also to inform the Authority with regards to when the works are intended to resume.

5. Ozone Depleting Substances and Fluorinated Greenhouse Gases

- 5.1 No new equipment or components (including refrigeration and firefighting equipment or insulation foam) containing substances falling within the scope of EC Regulation No. 1005/2009 on substances that deplete the Ozone Layer & S.L. 549.58, Substances depleting the ozone layer regulations shall be installed within the site.

Schedule 1

Annual Environmental Report and Submissions

Important note

By this submission, you confirm that you give your explicit consent for the entire contents of this Annual Environment Report to be made available on the Authority's public website.

S1.1 Introduction

Environmental Permit Number	
Reporting Year (Calendar Year: January to 31 December)	1
Name and locality of Site	
Brief description of activities at the site	

S1.2 Waste Records

S1.2.1 Waste Records (waste removed from site)

Non-hazardous waste		EWC Code ¹	Destination	Quantity (tonnes)
Off-site transfers of hazardous waste (please specify, e.g.: Waste Oils, WEEE, etc.):				
Hazardous waste	EWC Code ¹	Consignment note number or TFS (Trans-Frontier Shipment of waste) Reference Number	Destination	Quantity (tonnes)
Off-site transfers of hazardous waste (please specify, e.g.: Waste Oils, WEEE, etc.):				

S1.3 Fuel Consumption Data (combustion plants not subject to S.L. 549.122)

¹ European Waste Codes Catalogue
<https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:02000D0532-20150601&qid=1475495799963&from=EN>

Equipment ¹	Fuel type	Fuel Consumption	Units

S1.4 Fuel Used

	G1	G3	G4
Fuel Type			
Quantity of Fuel Used			

S1.5 Annual Operating Hours and waste gas flow rate

	G1	G3	G4
Annual Operating Hours			
Volumetric Waste gas flow rate (Nm ³ /hours)			

S1.6 Incidents and Complaints

S1.6.1 Non-Compliance Incidents during Reporting Year

Date of incident	Brief description of Incident	Cause	Corrective action

Total number of non-compliance incidents for the previous reporting period:	
Total number of non-compliance incidents for the current reporting period:	

S1.6.2 Complaints made by the public or through Authority

¹ E.g. Boiler, generator, vehicles, etc

Date of complaint	Description of complaint	Actions taken

Total number of complaints for previous reporting year:	
Total number of complaints for current reporting period:	

S1.7 Monitoring Data

S1.7.1 Emissions to air

Parameter	Emission point reference	Limit Value	Standard methodology used	Total annual number of exceedances ¹	Concentration ²	Unit	Total Annual Load	Unit
Carbon Monoxide	PS3	-				mg/m ³		kg
Oxides of Nitrogen	PS3	1850 mg/Nm ³				mg/m ³		kg
Carbon Monoxide	PS8	-				mg/m ³		kg
Oxides of Nitrogen	PS8	250 mg/Nm ³				mg/m ³		kg
Carbon Monoxide	PS10	-				mg/m ³		kg
Oxides of Nitrogen	PS10	200 mg/Mm ³				mg/m ³		kg

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

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 to regularise the situation. Where only one measurement was required to be made during the year, the total annual number of exceedances is taken to be zero if the measurement indicates compliance with the limit value.

² Annual average if more than one measurement is taken. Concentration shall be corrected to 15% O₂

S1.8 Corrective Action (to be compiled if emission limit values in Section 1.7 above are exceeded)

Emission Point Reference	Proposed Action (may include reference to additional documentation)
PS3	
PS8	
PS10	

S1.9 Emissions to the marine environment

Emission point reference	Effluent	Parameter	Emission Limit Value	Standard methodology used	Total annual number of exceedances ¹	Concentration (Annual Mean) ²	Unit	Flow rate Calculation	Flow rate (m ³ /hr)	Total annual load (kg)
E1, E2, E3, E4	Brine reject from RO (E1)	pH	6-10				/	${}^3Q_v = \frac{60Qt}{1000}$		/
		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				°C			/
		Ambient Temperature at Outlet	/				°C			/

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 to regularise the situation.

² Annual average (mean) per parameter of the sampling exercises in winter, summer and summer peak, as per condition 3.2.7)

³ Q_v = Volumetric flow rate per day
 Q = Volumetric flow rate l/min
 t = time in hrs

	Cooling waters from chillers, heat exchangers (E2)	Temperature	5°C above ambient at outlet				°C	${}^1Q_v = \frac{3600Qt}{1000}$	/
		Ambient Temperature at Outlet	/				°C		/
	Swimming Pool 1 Backwash (E3) Swimming Pool 2 Backwash (E4)	pH	6-10				/	${}^2Q_v = \frac{Qtn}{60}$	/
		Total Residual Chlorine	0.3				mg/l		
		Total Suspended Solids (TSS)	35				mg/l		
		Temperature	5°C above ambient at outlet				°C		/
		Ambient Temperature at Outlet	/				°C		/

¹ Q_v = Volumetric flow rate per day
Q = Volumetric flow rate l/s
t = operating time in hrs

² Q_v = Volumetric flow rate per day
Q = Volumetric flow rate m³/hr
t = operating time in minutes
n = number of pumps

E5	Swimming Pool 3 Backwash	pH	6-10				/	${}^1Q_v = \frac{Qtn}{60}$		/
		Total Residual Chlorine	0.3				mg/l			
		Total Suspended Solids (TSS)	35				mg/l			
		Temperature	5°C above ambient at outlet				°C			/
		Ambient Temperature at Outlet	/				°C			/

¹ Q_v = Volumetric flow rate per day
Q = Volumetric flow rate m³/hr
t = operating time in minutes
n = number of pumps

Schedule 2 (A) – Site Map

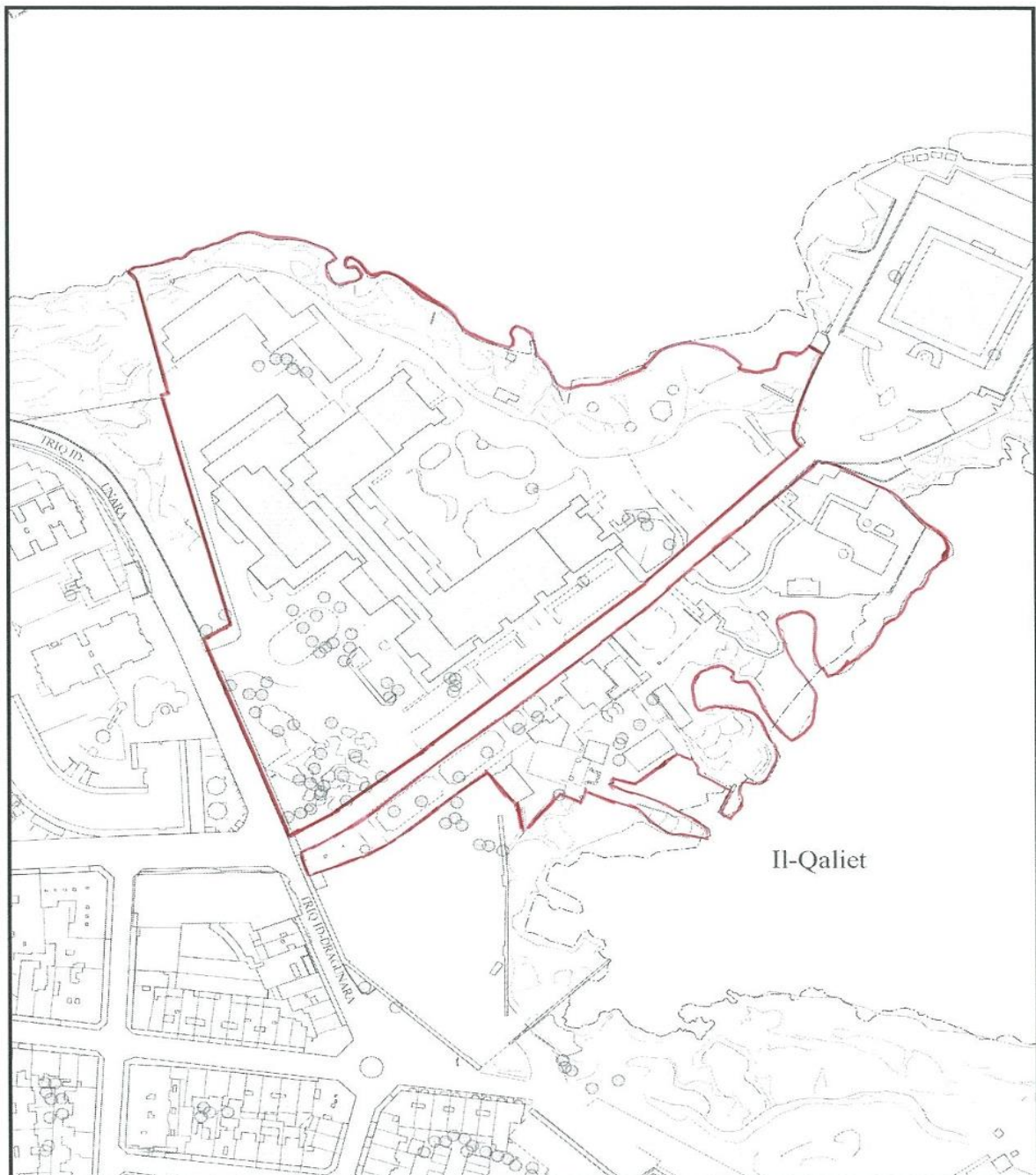


Fig. S2.1: Site of permitted installation, showing the extent of the area in red outline for the carrying out of the operations specified in condition 1.1.1. The extent of the site boundary is indicative and shall not be used for interpretation purposes.

Schedule 2 (B) – Site layout plan showing emission points to air



Fig. S2.2: Site of permitted installation for the carrying out of the operations specified in condition 1.1.1. The extent of the site boundary is indicative and shall not be used for interpretation purposes.

Schedule 2 (C) – Site layout plan showing fuel storage and refuelling areas



Fig. S2.3: Site of permitted installation for the carrying out of the operations specified in condition 1.1.1. The extent of the site boundary is indicative and shall not be used for interpretation purposes.

Schedule 2 (D) – Site layout plan showing discharge points to sea

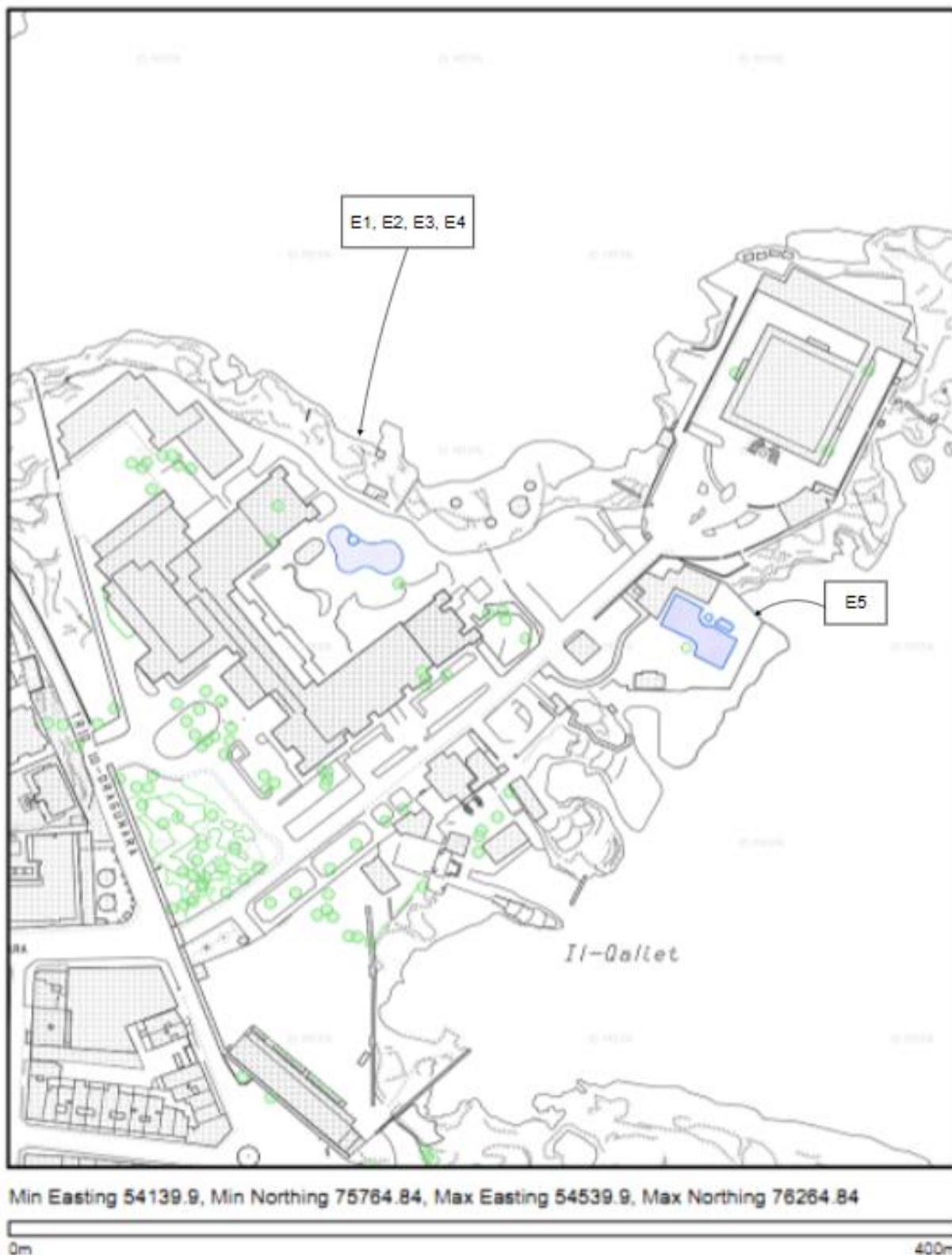


Fig. S2.4: Site of permitted installation for the carrying out of the operations specified in condition 1.1.1. The extent of the site boundary is indicative and shall not be used for interpretation purposes.

Schedule 2 (E) – Site layout plan showing waste streams listed in Schedule 5



Fig. S2.5: Site of permitted installation for the carrying out of the operations specified in condition 1.1.1. The extent of the site boundary is indicative and shall not be used for interpretation purposes.

Schedule 3

Minimum requirements for an Environment Management System (EMS)

1. Management and Reporting Structure

This should in particular include the name of the person who will be responsible for managing environmental aspects of the installation. Relevant qualifications and experience should be listed, together with contact details (including a mobile number for emergency purposes).

2. Environmental Objectives and Targets

The section should include a review of all operations and processes, a commitment by the operator to continuous improvement, and identification of priority areas where improvement to the operations is necessary and practicable, such as:

- a. recycling of materials;
- b. minimisation of waste;
- c. efficient use of resources (especially water and energy);
- d. use of biodegradable chemicals;
- e. minimising use of solvents;
- f. procedures to minimise noise disturbance to neighbours;

Targets should be set for priority areas identified (e.g. minimising waste generation by __% annually).

3. Environmental Management Programme (EMP)

This should include a time schedule for achieving the Environmental Objectives and Targets prepared under point 2 above. The time schedule should cover a period of 5 years. The EMP should include:

- a. designation of responsibility for targets;
- b. the means by which they may be achieved;
- c. the time within which they may be achieved.

Targets and performance should be reviewed annually as part of the EMS.

4. Documentation

A system of documentation should be established to ensure that records are kept of the priority areas chosen according to point 2. In addition, the operator should issue a copy of the environmental permit to all relevant personnel whose duties relate to any condition of the permit.

5. Corrective Action

The operator should establish procedures to ensure that corrective action is taken should the specified requirements of the environmental permit not be fulfilled. The responsibility and authority for initiating further investigation and corrective action in the event of a nonconformity with the environmental permit should be defined.

6. Awareness and Training

The operator should establish and maintain procedures for identifying training needs, and for providing appropriate training, for all personnel whose work can have an effect on the environment. Appropriate records of training should be maintained.

7. Maintenance Programme

The operator should establish and maintain a programme for maintenance of all plant and equipment based on the instructions issued by the manufacturer/supplier or installer of the equipment. Appropriate record keeping and diagnostic testing should support this maintenance programme.

The licensee should clearly allocate responsibility for the planning, management and execution of all aspects of this programme to appropriate personnel.

Schedule 4

Template for Exemption from Emission Limit Values

In view of the operating hours of combustion plants [G1, G3 and G4] as described in G1, G3 and G4, I Dragonara Resort Ltd. as the Permit Holder responsible for the combustion plant at Westin Dragonara Resort, Dragonara Road, St. Julian's, submit my request to Authority to be exempt from the Emission Limit Values set out in Table 3.1.6 of the above-mentioned permit.

Diesel Generator G1 (PS3)	
Operating Hours in 2024	
Operating Hours in 2025	
Operating Hours in 2026	
Operating Hours in 2027	
Operating Hours in 2028	
Rolling Average over 5 Years	

Diesel Generator G3 (PS8)	
Operating Hours in 2024	
Operating Hours in 2025	
Operating Hours in 2026	
Operating Hours in 2027	
Operating Hours in 2028	
Rolling Average over 5 Years	

Diesel Generator G4 (PS10)	
Operating Hours in 2024	
Operating Hours in 2025	
Operating Hours in 2026	
Rolling Average over 3 Years	

I declare that, to the best of my knowledge, all the above information is correct and substantiated.

Name
(in block letters)

ID Card Number

On behalf of / in my own name
(in block letters)

Schedule 5

Schedule of Out-going Waste

Location Code	European Waste Codes	Description of Waste
WM1	02 03 99	Wastes not otherwise specified in section 02 03
WM2	20 01 08	Biodegradable kitchen and canteen waste
WM3	20 01 01	Cardboard
WM4	15 01 01	Paper and cardboard packaging
WM5	15 01 07	Glass packaging
WM6	15 01 02	Plastic packaging
WM7	20 01 25	Edible oil and fat
WM8	20 01 21*	Fluorescent tubes and other mercury-containing waste
WM9	20 01 34	Batteries and accumulators other than those mentioned in 20 01 33*
WM10	20 01 40	Metals

END OF PERMIT