

EA/00008/24 – Conditions

Permit requirements

1. The proposal requires an Environmental Permit. The proposal includes intervention on protected trees hence requires to be permitted in line with S.L. 549.123. The applicant shall submit an application for an Environmental Permit for the proposed works on protected trees. The executable version of this development permission together with the approved plans shall not be issued until such time that an application for an Environmental Permit is conclusively determined by ERA. Application forms can be found on <https://eris.eraportal.org.mt/>
2. The proposal requires a variation of the existing environmental permit (EP 00016/23) to revise the site plan and the activities which are currently being undertaken within the site boundary within scope of this application.

Construction Phase

3. All development and construction phase works covered by this development permit shall be restricted to the site approved for this purpose, as defined on the site plan (document PA/0335/24/34a). Works outside the area shown on the site plan at document PA/0335/24/34a shall be prohibited and there shall be no encroachment or overspills outside the permitted area.

Buildings, concrete flooring, paving and other hard or formal surfacing shall be limited to the areas explicitly indicated as such on PA/0335/24/44a, 45a, 46a, 47a and 48a. All other un-built areas are to be left un-surfaced.

All works are to be managed so as to avoid environmental damage to any adjoining land, natural habitats or features. All material, approved temporary installations, vehicles and machinery used for, or generated by, the works are to be entirely confined within the perimeter of the site approved for such works and/or the land area occupied by the existing road carriageways, and are to be removed immediately from site once works have been completed.

4. New, extended or replacement of infrastructure services (including any required connections to the already existing public supply as well as any extension, renewal or modification of the public supply to serve the site) shall be located underground in appropriate ducts or trenches. Depth of trench shall be kept to a minimum. This condition covers all infrastructural services including those related to water, electricity, sewage, telecommunications and other services to be installed on the site or on other land to service the site. No new poles, overhead wiring/cables, pipework or off-street trenching shall be allowed. All works are to be carefully managed so as to avoid scarring of the landscape and other damage to any adjoining land, habitats or features. No works, overspills, storage of material/machinery or vehicular rambling/manoeuvring/parking beyond the permitted area shall be allowed. This applies to both the construction/site preparation phase and the operational use of the site.

Existing cabling/overhead wiring, poles and any ancillary fixtures shall be removed from site.

5. 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 Environment and Resource Authority (ERA). No further workings or activity which would disturb or damage these features must take place until the respective investigations have been completed, and thereafter works shall

proceed strictly in line with the terms established by ERA. The approved development may need to be amended so as to accommodate in situ preservation of the discovered features.

Waste management

6. All operations related to 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).
 - Material which exceeds residential limits of Decreto 152 of 2006 cannot be backfilled in local quarries, and shall be re-use on site.
 - Material intended for landfilling in a non-hazardous landfill shall meet Waste Acceptance Criteria laid down in Section 2.2.2 of Council Decision 2003/33/EC; and
 - Uncontaminated, inert material resulting from excavation, demolition and/or construction shall either:
 - 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
 - be transported in accordance with the relevant waste management regulations and deposited at sites duly authorised by the Environment and Resources Authority (ERA) to accept such waste.

Lighting

7. The development shall not be a source of light pollution, and shall also include all necessary measures to pre-empt adverse impact on the surrounding natural, rural and coastal environment. To this effect:
 - i. 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;
 - ii. there shall be no lighting of ancillary access roads, tracks and paths or other lighting beyond the site boundary;
 - iii. 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;
 - iv. all exterior lighting installed on site shall be horizontally aligned, downward pointing, fully-shielded and full cut-off. No luminaire globes, uplighters and/or high level floodlighting are allowed;
 - v. lighting shall be of low-intensity 'warm light' colour with a temperature not exceeding 3000K; and
 - vi. exterior lighting shall be 'intruder-triggered' (operated by motion-sensor), so as to avoid continuous nocturnal lighting.