

## **EA/000006/25 – 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](mailto:ced.consult.era@era.org.mt).

### ***Environmental permitting***

2. Any interventions on existing protected species falling within the scope of the Trees and Woodlands Protection Regulations (S.L. 549.123) or the Flora, Fauna and Natural Habitats Protection Regulations (S.L. 549.44) shall only be undertaken in line with an Environmental Permit issued by ERA. In this regard, an application for such permit shall be submitted to ERA through <https://eris.eraportal.org.mt/>.

### ***Required submission – Updated landscaping plan***

3. An updated Landscaping Plan shall be submitted within six (6) months from the issuing of development permission for ERA's approval. Landscaping shall predominantly focus on the key species belonging to the *Oleo-Ceratonion* alliance, to complement the areas of garrigue and grassland habitat (in the lower part of the site) that are to be safeguarded. All landscaping shall then be implemented according to the approved Landscaping Plan.

### ***Construction works***

4. All works shall be monitored by an environmental monitor (pre-approved by ERA), focusing on the grassland and garrigue habitats on site (which are to be safeguarded) and the downstream valley area, to ensure that works do not result in environmental damage. ERA shall be notified immediately should any damage/disturbance be observed to the surrounding area or the on-site features/species which are to be retained.
5. All works shall be undertaken during daylight hours only and be managed in such manner so as to avoid environmental damage to the land, natural habitats or features. 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. Overspills in the surrounding environment 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.).
6. Any invasive or otherwise alien species (IAS) on site shall be removed, 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).*

7. 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 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.
8. Any infrastructure including pipelines, ducts or sewers damaged accidentally in the course of the works or operations shall be immediately repaired to the required specifications to prevent environmental damage or pollution. In the event of environmental damage or pollution, the works that caused such damage/pollution shall cease with immediate effect, adequate and effective mitigation measures shall be put in place to prevent any worsening of the environmental damage or pollution, and the accident shall be reported to the responsible authorities and ERA.

#### ***Runoff and effluent management***

9. The development shall not result in any intended or unintended discharge of waste waters, sewage, and spillages from the development site into the ground or onto any surrounding land.

#### ***Exterior lighting***

10. The development shall not be a source of light pollution and shall include all necessary measures to pre-empt any disturbance to the surrounding rural environment and the nearby cave. To this effect, exterior lighting shall be limited to low-level illumination of pathways, with all lighting fixtures horizontally aligned, downward-pointing, fully-shielded/full cut-off (ULR = 0%), and of low intensity 'warm light' colour with a correlated colour temperature not exceeding 3000K. No luminaire globes, uplighters and/or high-level floodlighting (other than emergency floodlights on the fuel shaft structures, which shall be switched off by default) are allowed. All exterior lighting shall be switched off outside the park's opening hours.