

PA/07438/24: Annex II – ERA conditions**Commencement of Works**

1. Prior to the commencement of any works on site, ERA's Compliance and Enforcement Directorate is to be formally notified at least five (5) days ahead on: ced.consult.era@era.org.mt.

Construction works and site interventions

2. All interventions and works shall be confined to the boundaries of the permitted site (as shown on the plan at EApps document PA/07438/24/76a).
3. All areas outside the boundaries of the development site, which may be affected by the proposed works, shall be left intact and shall not be disturbed or environmentally degraded in any way.
4. Works should be carried out during times of the day and months of the year, when it is proven to cause minimal disturbance to the natural environment. No works are to be carried out during the night, and no demolition and excavation works during the most sensitive periods in the life cycle of seabird colonies in the area, namely June to July and October.
5. All excavation, removal of debris and excavation works are to be carried out utilising the existing lift/winch. No excavation, removal of debris and excavation works are to be carried out through the existing external passageway. All works, including all materials and equipment shall be transported by hand, or by a small wheel barrow, or by a small hand-driven cart from the public road to the location and vice versa. Details of said work, including any temporary storage areas are to be included in the Works Method Statement (refer to Condition 7).

Works Method Statement

6. The applicant is to engage a competent environmental monitor. The monitor shall design and implement a Works Method Statement programme, oversee on-site monitoring and alter authorities in case of environmental and/or geological discoveries/damages.
7. All works shall be subject to a comprehensive and reasonably exhaustive document intended to describe in detail the proposed interventions and works, for the execution of the development with the least possible damage to the site and its surroundings, hereinafter referred to as the Works Method Statement (WMS). The WMS shall address all the relevant environmental considerations to ERA's satisfaction and shall follow the requirements set by the Authority in this document (**Annex II**) and the terms of reference in **Annex III**, as an approved document. No works shall commence on site prior to the approval of the WMS by ERA. Should the WMS be submitted as part of a wider construction management plan (or in parallel to any such plan as may be required by other authorities), the WMS shall be a distinct and self-contained section/ document, which ERA can assess directly without the need to peruse the entire construction management plan or cross-refer to other documentation. The WMS as approved by ERA shall take precedence over any other content, in the event of any discrepancy.

Waste Management

8. 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).

Runoff and effluent management

9. All measures shall be adopted to avoid pollution of the adjacent terrestrial or subterranean environment, including through the action of runoff or percolation from potentially contaminated areas.

Lighting

10. No permanent or external lighting without consent. There shall be no permanent lighting of the site and no external lighting shall be installed without the further consent of the Environment and Resources Authority (ERA), in order to avoid light pollution