

PA/04313/25, PA/05346/25 & PA/05350/25 – Conditions

General

1. Prior to the commencement of any works on site, ERA's Compliance and Enforcement Unit shall be formally notified at least five working days ahead on: ced.consult.era@era.org.mt.
2. Should any combustion plant(s) such as generators and boilers present on site exceed the rated thermal input of 1 MWth, applicant shall apply for and obtain an environmental permit in line with S.L.549.122. Such combustion plants are to comply with the respective emission limit values set out in Schedule 2 of the aforementioned subsidiary legislation. Application forms can be found on <https://eris.eraportal.org.mt/>.

Reserved matters

3. Wind microclimate - A wind study on the final design of the proposed building shall be prepared to define any required protective measures (such as wind breaks and canopies) to preserve the amenity value of the public open spaces and the pedestrian comfort. The development shall not be put to use until such time that this information has been submitted to and cleared by ERA.
4. Green Travel Plan - A Green Travel Plan shall be prepared and implemented to offset adverse impacts from emissions by increased operational traffic. Such plan shall include a quantification of the expected reduction in emissions, showing the effectiveness of the measures proposed. The development shall not be put to use until such time that the Green Travel Plan including such quantification has been submitted to and cleared by ERA.

Waste and discharge management

5. All operations concerning the management of waste are subject to all relevant regulations, including the Waste Regulations (S.L.549.63) and the Construction and Demolition Waste Framework Regulations (S.L. 549.161).
6. The development shall not result in any intended or unintended discharge of waste waters, sewage, wash waters, spillages or leakages from the development into the ground or surrounding areas.

Accidental damage to infrastructure

7. Any infrastructure including pipelines, ducts or sewers damaged accidentally in the course of works, shall be immediately repaired to the required specifications in order to prevent environmental impacts. In the event of environmental impacts, the works that caused such impacts shall cease with immediate effect, adequate and effective mitigation measures shall be put in place against further impacts on the environment, and the accident shall be reported immediately to the respective competent authorities and entities.

Subterranean features

8. Any fissures (dagħbien), caves, caverns, hollows, geological faults, 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.

Exterior lighting

9. The development shall not be a source of light pollution. To this effect, exterior lighting shall be of low-intensity 'warm light' colour (colour temperature not exceeding 3000K), be horizontally aligned, downward-pointing, fully-shielded and full cut-off (ULR = 0%). No luminaire globes, uplighters and/or high-level floodlighting are allowed.