

## PA/07972/25 – Annex II

### Conditions

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#### Commencement of Works and Environmental Permitting

1. Prior to the commencement of any works on site, the ERA's Compliance and Enforcement Directorate (CED) shall be formally notified at least five working days ahead on: [ced.consult.era@era.org.mt](mailto:ced.consult.era@era.org.mt).
2. All tree-related interventions shall conform to the conditions imposed by the Environmental Permits – EP/00126/24 and EP/00139/25.

#### Construction works

3. All works covered by the development permission shall be restricted to the area approved for development. No encroachment onto the surrounding lands shall be allowed. All material and 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 development. All necessary measures are to be implemented to ensure that no damage to the surrounding environment including any natural/cultural features, habitats and the valley.
4. No excavation, breaking or cutting of exposed rocky terrain or underlying bedrock shall be carried out or permitted to occur.
5. Soil from site shall not be buried, mixed with other material, or disposed of as waste, but shall be re-used for planting areas or be removed from the site for re-use. This condition does not exonerate the applicant, contractor and, or any other relevant party from obtaining the necessary authorisations, permits or clearances from other relevant authorities, and complying with the terms and conditions of their requirements as may be applicable, for the removal of surplus soil from the site. Any deposition of soil and inert material on any open or undeveloped land Outside the Development Zone or within any legally protected site, including the use of such soil or material for land reclamation or for the modification of site topography or landform, shall require prior clearance from the Environment and Resources Authority (ERA).
6. Rubble walls shall be restored exclusively in random dry rubble walling (*sejjieħ*), using traditional material and construction methodology and shall follow the characteristics of the pre-existing rubble walls, without the introduction of concrete, cement, gravel or spalls (*żrar*), ashlar blocks, bricks or other extraneous materials. The works should follow the profile, alignment, cross-section and construction methodology of the existing rubble wall. Any dismantled rubble stones that already formed part of the old rubble walls shall be re-used on site for restoration works. The height of the restored rubble walls shall not exceed the pre-existing height and shall not be visually dominant in the surrounding landscape. On terraced land in particular, the rubble walls shall be limited to retaining walls that shall not be higher than the upper soil level.

**Infrastructure**

7. 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, duly located within the footprint of the already-existing roads/pavements. 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.

**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. The development shall not result in any intended or unintended discharge of surface water, wash waters, operational overflows, spillages, seepages or leakages from the development site into the ground or onto any surrounding lands.

**Exterior lighting**

10. There shall be no permanent lighting off the site, and no external lighting shall be installed without the further consent of ERA.