

Annex II: PA/06096/23 ERA conditions

1. Pre-Commencement submissions

1.1 A comprehensive and reasonably exhaustive document is to be submitted, explaining how the proposed works will be carried out with the least possible damage to the site and its surroundings. The submission shall address all the relevant environmental considerations to ERA's satisfaction and shall include:

- a) A description of the envisaged works for each phase/stage of the project;
- b) The measures proposed to avoid, mitigate or reduce environmental impacts;
- c) A programme of works and proposed management arrangements for all the phases of the works;
- d) An environmental monitoring and reporting programme indicating how progress of works will be monitored, recorded and reported in a timely manner to enable immediate action, as required;
- e) A contingency plan for any risks of accidental damage and other potential risks to the environment; and
- f) Any relevant plans, drawings and photos related to the above.

No works shall commence on site prior to the approval by ERA of the submission.

1.2 In accordance with Regulation 5(4) of the *Construction and Demolition Waste Framework Regulations* (S.L. 549.161), the proposal requires the submission of a Pre-Demolition Audit (PDA) prior to the issuance of the commencement notice of works by the Building and Construction Authority. The PDA is to be submitted to the Environment and Resources Authority at through the following [link](#). The list of warranted architects, surveyors or duly qualified environmental consultants eligible to carry out such audits can be found [here](#).

1.3 Prior to the commencement of any works on site, ERA's compliance and enforcement Unit is to be formally notified at least five working days ahead on ced.consult.era@era.org.mt.

1.4 The proposed interventions on protected trees requires an environmental permit from ERA in line with S.L. 549.123, prior to the commencement of works affecting such trees.

1.5 The construction of the facility shall not commence until the following have been submitted and approved by ERA:

- a) method statement for the preparation of the baseline report pursuant to the Industrial Emissions (IPPC) Regulations and in accordance with the European Commission Guidance concerning baseline reports under Article 22(2) of Directive 2010/75/EU on industrial emissions (2014/C 136/03); and
- b) the baseline report following approval of the aforementioned method statement. The baseline investigation shall be completed prior to the commencement of operations.

- 1.6 The executable version of the development permit, together with the approved plans and commencement notice, shall not be issued until the applicant has submitted an application for an IPPC Permit in accordance with the Industrial Emissions (Integrated Pollution Prevention and Control) Regulations (S.L. 549.77) and the application has been validated by ERA.
- 1.7 The facility shall be designed and operated in accordance with all applicable Best Available Techniques (BAT) conclusions and relevant environmental legislation, including but not limited to:
 - a) BAT for slaughterhouses and animal by-products industries;
 - b) BAT for waste incineration; and
 - c) relevant horizontal BREF documents, including emissions from storage, energy efficiency and industrial cooling systems, where applicable.
- 1.8 The proposal shall comply with the requirements of the Industrial Emissions (Waste Incineration) Regulations (S.L. 549.81).

2. Construction works

- 2.1 All works covered by this development permission (including material and temporary installations, vehicles and machinery used for the works as well as any material or waste generated by the works) shall be restricted to the areas approved for such purpose. Works outside such areas are prohibited and there shall be no encroachment or overspill onto surrounding land.
- 2.2 All works shall be carefully managed so as not to cause damage to any habitat beyond the area and depth approved for development.
- 2.3 Any infilled, caverns, hollows, 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.
- 2.4 No construction works shall be carried out during night-time hours. Any deviation from this requirement shall require the prior written approval of the Environment and Resources Authority (ERA), supported by a detailed justification and appropriate mitigation measures to minimise disturbance to the surrounding environment.

3. Waste management

- 3.1 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).

3.2 Uncontaminated, inert material resulting from excavation, demolition and/or construction shall 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 shall be transported in accordance with the relevant waste management regulations and deposited at sites duly authorised by the ERA to accept such waste.

4. Runoff and effluent management, and containment of overspills/pollutants

4.1 All measures shall be adopted to avoid overspills and pollution of the adjacent rural, coastal and marine environment, including through the action of adverse weather conditions.

4.2 The development shall not result in any intended or unintended discharge of surface water (other than clean overflow from runoff-collection reservoirs), wash waters, operational effluents or overflows, sewage, spillages, seepages or leakages from the development site into the ground or onto any surrounding lands or into the sea.

5. Landscaping plan

5.1 A detailed Landscaping Plan shall be submitted within six (6) months from the issuing of this development permit, for the Environment and Resources Authority's approval. The landscaping plan (including the type of species used, the planting layout, ancillary/preparatory works, etc.) shall respect the site context and the surrounding landscape, and shall be duly adapted to the general topography, land contours and ecological characteristics of the site and its surroundings. Landscaping shall be in line with the approved landscaping plan and any adjustments are to be agreed with ERA in advance.

The plan shall also conform to the following specifications:

- a) the planting shall consist of appropriate indigenous and/or archaeophytic species, and due attention shall be paid to the avoidance of species and assemblages that are alien to the surrounding environmental and landscape context;
- b) the plan shall clearly indicate the location of all existing, proposed and retained trees/shrubs/vegetation within the site, including the respective scientific and vernacular names, as well as any measures that will be implemented to prevent damage to any trees/shrubs/vegetation that will be retained as well as to any other relevant environmental features;
- c) the plan shall also identify all other relevant interventions that are envisaged (e.g. earth mounding/reprofiling, fencing and existing rubble walls; any soft and hardened surfaces; and any outdoor furniture). Site formalisation, hard-landscaping and introduction of extraneous structures shall be avoided/kept to a minimum.

6. Mitigating light pollution

6.1 The permitted development shall not be a source of light pollution, especially at night. To this effect, the following specifications shall be adhered to:

- d) lighting shall be strictly limited to areas where it is operationally necessary, and the height, orientation and intensity of lighting shall be designed to minimise illumination beyond the developed footprint of the site, insofar as is reasonably practicable;
- e) lighting of ancillary access roads, tracks, paths or areas beyond the site boundary shall be limited to locations required for operational safety, security or emergency purposes;
- f) the exterior 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;
- g) 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;
- h) all external lighting shall utilise low-intensity warm-white lighting with a correlated colour temperature not exceeding 3000 K, unless a higher colour temperature is demonstrated to be necessary for operational safety or security; and
- i) where relevant, lighting shall be intruder-triggered or motion-sensor activated, so as to avoid continuous nocturnal lighting.