

PA/03666/26 – Annex II

Conditions

Commencement of Works and Environmental Permitting

1. 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.
2. Should any operations falling under the Environmental Permitting (Procedure for Applications and their Determinations) S.L.549.172 be eventually carried out within the facility, an environmental permit for the related operation would be required. Application forms can be found on <https://eris.eraportal.org.mt/>

Site access, containment, use and decommissioning

3. Access to the site shall be limited to the existing access as shown on the drawings approved for development. Neither hard surfacing, widening or modification of access roads and pathways, nor the removal of or damage to rubble walls, nor the opening or modification of access points, is permitted. Access tracks shall remain in beaten earth and shall not be surfaced with concrete/cement, asphalt, tarmac, gravel/spalls (żrar), stone dust (torba or xaħx) or rubble (terrapien), inert or other waste, or other extraneous material or flooring. This permit shall not be interpreted as an approval, sanctioning or commitment in favour of any other access point or route to the site in future, or any additional physical interventions or modifications to the site and its surroundings.
4. All works covered by the development permission shall be restricted to the area and depth approved for development. No encroachment onto the surrounding lands shall be allowed to occur. 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 cliffs.
5. If at any point the snail farm and ancillary uses hereby permitted cease to operate or is no longer being used for the approved use, it shall be demolished/dismantled and removed from the site, at the expense of the applicant. The entire site should then eventually be restored back to agricultural land to the satisfaction of the Environment and Resources Authority.
6. 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

7. 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

8. The development shall not result in any intended or unintended discharge of waste waters or spillages onto the surrounding environment.

Soil Deposition

9. The deposition and re-use of soil and/or inert material on land must be limited to existing cultivable fields without any reclamation of non-agricultural land or damage to natural habitats including garrigue. Deposition and reuse of soil may require prior clearance from the Environment and Resources Authority. Deposition must respect existing site topography, site characteristics, features and landform, and must not require or entail site-engineering operations such as modification of access, raising the height of field walls, encroachment beyond current field boundaries, breaching of retaining walls, and/or permanent mounding of surplus soil/material.

Exterior lighting

10. The development shall not be a source of light pollution. To this effect, exterior lighting shall be limited to basic security lighting only, with luminaires of low-intensity 'warm light' colour (colour temperature not exceeding 3000K), horizontally aligned, downward-pointing, fully-shielded and full cut-off (ULR = 0%). Lighting shall be installed in such manner to not cause illumination beyond the site boundaries. No luminaire globes, uplighters and/or high-level floodlighting are allowed.