



PA/05472/24 – Annex II

Conditions

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.
2. In consideration of the documentation provided for the proposed project, an Environmental Permit is required in line with S.L. 549.172 (Activity 1.20) due to proposed interventions within protected areas. The permit holder shall submit an application for an Environmental Permit for the proposed intervention in a protected area on <https://eris.eraportal.org.mt/>. This is without prejudice to any other requirement by law.

Works Method Statement (Reserved Matter)

3. 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 Annex I and Annex II to this document, 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.

Visual Amenity (Reserved Matter)

4. A visual, illustrating how the proposed interventions (rendering) on the boundary wall facing southwards, will integrate within the surrounding environment shall be submitted for the approval of the Environment and Resources Authority within six (6) months from the issuing of this development permit.

Construction works

5. All works shall be managed in such manner to avoid environmental damage to the marine environment and the natural cliff/rocky coast, beyond the project's footprint. All material, approved temporary installations, vehicles and machinery used for, or generated by, the works shall be entirely confined within the perimeter of the site approved for such works, and shall be removed immediately from site once works have been completed.



6. Appropriate containment measures (such as a fit-for-purpose silt curtain, on-land hoarding, increased shuttering height during concrete pouring works) shall be applied, and its effectiveness shall be duly guaranteed throughout the entire duration of the works (also taking into account weather conditions - no works are to be carried out should unfavourable weather conditions compromise the effectiveness of the adopted measures). Should turbidity outside of the silt curtain be observed, no works are to be carried out until the turbidity settles, the curtain is repaired and/or mitigation measures increased. Works shall only recommence once the go-ahead is provided by ERA confirming the effectiveness of the mitigation in hand. The silt curtain is to remain in place for at least 3 working days following completion of the works and until any plume has settled. Spill kits should be available on site at all times during the works.
7. Any material kept on site shall be stored within a contained and secured location to prevent any runoff/backwash to sea. Construction and demolition (C&D) material is to be left to dry for at least 24 hours before being carted away to an approved disposal location.
8. 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 damage or pollution. In the event of environmental damage/pollution, the works that caused such impacts shall cease with immediate effect, adequate and effective mitigation measures shall be put in place to prevent any worsening of such impacts, and the accident shall be reported immediately to the responsible authorities and ERA.

Waste Management

9. 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

10. The development shall not result in any intended or unintended discharge of waste waters or spillages into the sea or onto the surrounding coast/natural rocky area.

Exterior lighting

11. The development shall not be a source of light pollution. To this effect, all exterior lighting shall be limited to the minimum required for safe operations, be horizontally aligned, downward-pointing, fully-shielded and full cut-off (ULR = 0%), and of 'warm light' colour with a correlated colour temperature not exceeding 3000K. No luminaire globes, uplighters and/or high-level floodlighting are allowed.



Appendix I: PA 05472/24 – Terms of Reference for the Preparation of a Works Method Statement WMS

1. The WMS shall seek the minimisation of adverse environmental impacts on the site and its surroundings (including landform, topography, habitats/ecology and natural/cultural features).
2. The WMS should include a description of the envisaged site interventions, operations and works for each phase/stage of the execution of the project (i.e. what, how, when and where).
3. A detailed description of the mitigation measures proposed to avoid or reduce environmental impacts including (but not limited to) damage to geological, geomorphological, ecological, landscape, agricultural, cultural or other features, trampling, light, noise and dust pollution, overspills etc. To include any relevant plans and drawings.
4. A programme of works (PoW) describing all the phases of the works required to construct the project. The proposed project management arrangements for all phases of the construction works are to be presented in the WMS.
5. The WMS should include a clear environmental monitoring and reporting programme describing how progress of all works will be monitored, recorded and reported in a timely manner to enable immediate action, as required.
6. The WMS must include a contingency plan to cater for any risks of accidental damage from the execution of the proposed works, interventions, operations and/or other unforeseen risks to the natural environment.