

RECOMMENDED CONDITIONS AS IDENTIFIED THROUGH THE ENVIRONMENT IMPACT ASSESSMENT (EIA)

PA 01191/05: CONSTRUCT MIXED DEVELOPMENT WHICH INCLUDES A) SHOPPING HALL, B) COMMERCIAL AREAS AND RESIDENTIAL UNITS; C) UNDERGROUND PARKING AND SERVICE FACILITIES;

AT OLD UNION CLUB, HUGHES HALLET STREET, TRIQ TIGNE', SLIEMA

1. Constructions works

All works shall follow the provisions of the Construction Site Management Regulations, 2007 (Legal Notice 295 of 2007) and shall be subject to a comprehensive Construction Management Plan (CMP) and a Works Monitoring Programme in line with the general recommendations arising from the Environmental Planning Statement. In this regard, no works shall commence on site prior to the clearance from the Environment and Resources Authority (ERA) on the following:

- (a) A comprehensive Construction Management Plan (CMP), which shall include a comprehensive method statement for all works.
- (b) Works monitoring programme addressing mainly the following aspects:
 - (i) Dust and noise monitoring during the construction phase;
 - (ii) Stability of rock-faces exposed by excavation works; and,
 - (iii) Any potential impacts on cultural heritage (Villa Drago).
- (c) A list of approved sites for disposal, re-use or recycling of the excavated material. In the absence of available sites, the applicant shall require a separate development permit for the management or disposal of this excavated material.

The above submissions shall comply with all the parameters set out in the conditions of this permit, and their approved version shall be considered as an integral aspect of the permit specifications which need to be complied with.

2. Landscaping (Reserved Matter):

The pending requirements associated with the proposed landscaping shall be considered as a reserved matter and submitted to the Environment and Resources Authority for clearance within one (1) month from the issuing of the development permit by the Planning Authority, as follows:

- (a) With reference to the Tree Survey of Villa Drago (EPS Coordinated Assessment, Figure 4.4), applicant is to indicate the trees to be removed and must confirm whether the information in the said figure is still valid (or whether it needs to be

revised/updated). The retention of existing trees, where possible, is highly encouraged.

- (b) A proposed plan indicating in conventional colours, the trees to be retained, transplanted or planted needs to be submitted to enable further assessment. Scientific and vernacular names are to be provided.

3. Waste management

- (a) Inert waste material resulting from demolition may be reused as fill material within the site as long as such reuse is in line with the approved plans and other conditions of this permit, or shall be deposited at facilities duly permitted by the ERA and in accordance with the Waste Regulations, 2011 (S.L. 504.37) and the Waste Management (Activity Registration) Regulations, 2007 (S.L. 504.48).
- (b) Prior to the commencement of any demolition and site clearance works, all waste including that which is contaminated, is to be collected and separated according to the different waste streams as per EWC codes as per Commission Decision 2000/532/EU and disposed of in sites permitted by ERA to accept such waste.
- (c) Any tarmac and asphalt resulting from excavation or demolition works shall be separated from all other wastes and deposited in sites permitted by ERA to accept such waste in accordance with the Waste Management Regulations, 2011 (S.L. 504.37) and the Waste Management (Activity Registration) Regulations, 2007 (S.L. 504.48).
- (d) Any soil on the site shall not be built over, and any displaced soil shall be collected for re-use in accordance with the Fertile Soil (Preservation) Act, 1973. A permit from the Director of Agriculture may be required to this effect.
- (e) The deposition and reuse of any soil removed from the site shall be approved in advance by the ERA if it would involve deposition or re-use in any site which is located Outside Development Zones or within a legally protected site.
- (f) Contaminated soils are to be managed and disposed of in accordance with the legal provisions laid down in the Waste Management Regulations, 2011 (Legal Notice 184 of 2011, as amended), and the Waste Management (Landfill) Regulations, 2002 (Legal Notice 168 of 2002 and its amendments).
- (g) All stockpiles of waste material are to be positioned in such a way as to avoid contamination of air or water through wind or runoff respectively. Dust and mud suppression equipment shall be installed in stockpiling area. Adequate measures shall be taken to ensure that the vehicles leaving the site during both construction and operational phases do not deposit mud, rubble or other materials on the site surroundings.
- (h) Provisions are to be taken to prevent dust, mud and construction-phase debris from overspilling or contaminating areas adjacent to the site.

4. Subterranean Features

- (i) Any fissures (daghbien), caverns, hollows, geological faults, Quaternary deposits or other features of potential geological, geomorphological, palaeontological or archaeological

interest which are discovered must be reported immediately to ERA (c/o Environmental Assessment Unit) and to all other relevant authorities (e.g. the Superintendent of Cultural Heritage). No further workings or activity which would disturb or damage these features must take place until the respective investigations have been completed, and thereafter works shall proceed strictly in line with the terms established by the above-indicated entities. The approved development may need to be amended as requested by ERA and other relevant authorities so as to preserve the discovered features *in situ*.

- (j) Any uncharted infrastructure discovered on site at any stage shall be reported immediately to the relevant public institution, also informing ERA. Thereafter, works shall proceed strictly in line with the terms established by the relevant institution, unless otherwise required by ERA or by the conditions of this permit.