

**LIST OF CONDITIONS FOR THE PROPOSED EXTENSION AT MOREVA  
HOTEL AT POINTE SUD OUEST-LE MORNE BY RIU LE MORNE LTD  
(ENV/DOE/EIA/1635)**

1. All other necessary permits/clearances from the relevant authorities, including lease agreement with the Ministry of Housing & Lands, clearance from the Le Morne Heritage Trust Fund and clearance from the Conservator of Forest for the felling of any trees shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
3. The Department of Environment and the Le Morne Heritage Trust Fund shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development and to the Le Morne Heritage Trust Fund prior to the start of works.
4. In accordance with section 18(2)(f) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 7, 8 and 9 below. The proponent shall thereafter submit reports on the implementation accordingly.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the as-built layout plan, prior to the start of operation for monitoring purposes and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report.

6. The height of the extension block shall be limited to G + 1 only with a maximum elevation height of 7.5m.
7. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
8. All green and biodegradable wastes shall be composted.
9. The proponent shall adopt energy-saving devices and eco-friendly practices such as rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
10. All domestic wastewater to be generated shall be directed to the Rotating Biological Contactor (RBC) type wastewater treatment plant after same has been upgraded. The responsibility and liability for the proper operation and maintenance of the proposed treatment units shall rest under the specialist firm / Promoter. The effluent that emanates from the treatment plant shall meet the discharge for irrigation norms under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. Detail design report for the proposed wastewater treatment plant shall be submitted to the WMA for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available at the WMA. Monthly results of analysis of the treated effluent shall be submitted to the WMA. The latter shall be informed of the start of the construction works for the wastewater treatment plants.
11. The wastewater treatment plant shall be equipped with an odour control equipment.
12. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act 2002.
13. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.

14. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
15. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly. The refrigerant R410 shall not be used in view of its high global warming potential. An alternative shall be explored.
16. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of dust and noise to the public and surrounding environment.
17. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
18. The site of works shall be properly fenced such that no waste of any type shall have access to the sea. All necessary precautions shall be taken to avoid any adverse effects on the marine environment.
19. The site shall be landscaped properly. Ornamental plants and trees including endemic species shall be planted to upgrade and enhance the aesthetics.
20. A tourism network shall be created between the hotel management and Le Morne Heritage Trust Fund to promote cultural tourism in the area.
21. Any proposed deviation shall be subject to an application to the Director of Environment. No deviation or part thereof shall be executed prior to the determination of the application by the Director.