

**LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT
RICHE EN EAU, ST HUBERT BY COMPAGNIE DE BEAU VALLON LIMITEE.
[ENV/DOE/EIA/1677]**

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:

- (i) Clearance from the Department of Civil Aviation.
- (ii) Clearance from the Traffic Management and Road Safety Unit.

All the conditions attached therewith shall be scrupulously observed.

2. The development shall be undertaken as per mitigating measures stated in the EIA report and the additional information submitted, unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of works for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment, Ministry of Environment, Sustainable Development and Disaster and Beach Management prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment Sustainable Development, Disaster and Beach Management, an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No infrastructural works shall start prior to the approval of the EMP.
5. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final morcellement layout plan, for monitoring purposes to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.
6. The Director reserves the right to request for submission and impose additional conditions.

7. Demolition works, use of heavy machineries and delivery of construction materials during the implementation phase shall be undertaken after school hours and during school holidays only.
8. The school activities shall not be affected by way of noise, dust and vibration. No works shall be undertaken during examination periods. The boundary wall of school shall be regularly cleaned and maintained by the proponent during the implementation phase of the morcellement project.
9. No waste of any type shall be disposed of or have access to the Rivulet Tranquille or any natural water course.
10. The development shall comply fully with all the provisions of the Forest and Reserves Act and the Rivers and Canals Act. A 15m building line from the rivulet shall be observed by all eventual buyers of the residential lots as proposed in the EIA Report. Onsite wastewater disposal systems shall be located at least 30 m away from any river, rivulet or any other watercourse.
11. Any landscaping or rehabilitation programme along the reserves of the Rivulet Tranquille shall be subject to the approval of the Conservator of Forests.
12. All domestic wastewater from each residential plot shall be disposed via a septic tank followed by absorption pit. The individual septic tank shall have a minimum capacity of 3 m³. The individual absorption pit shall have a minimum walls surface area of 20 m². Appropriate backfilling shall be carried out as detailed in the Geotechnical Report dated February 2016 in order to achieve the 1.2m distance from the formation level of the absorption pit till the maximum level of water table. Every 3 years or if need be to a higher frequency the septic tank shall be desludged by a registered wastewater carrier and carted away to Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%. The septic tank and absorption pit shall be located at least 2m from any building and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands

dated November 2004 and revised on September 2006. Clearance of the WMA shall be sought for development other than residential purposes.

13. No surface water generated from the proposed development shall be caused to flow towards the Deux Bras-Cent Galettes Road (B7) and St. Hubert Road (B84).
14. The design of the entire surface drain network with soakaways/absorption pits, within the development, including contours, spot levels and clear indications of low points that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Grand Port District Council.
15. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development.
16. The promoter shall upgrade the hydraulic capacity of the culvert across St. Hubert Road (B84) and widen it to allow for two-way heavy vehicle crossing with footway for pedestrians. The detailed design calculations pertaining thereto shall be submitted to the Road Development Authority for approval prior start of works on site.
17. A minimum setback of 6m shall be observed from the St. Hubert Road to the site boundary of residential lots found along the road, to the satisfaction of the District Council of Grand Port.
18. The access to the school shall be enlarged to 6 m wide with the provision of raised footpath of 1.2m wide along with handrail on both sides of the road to the satisfaction of the Traffic Management and Road Safety Unit.
19. All areas earmarked for green spaces shall be centrally located and maintained by the 'Syndic' to the satisfaction of the District Council. The

surplus land surrounding the school shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics.

20. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise dust and vibration nuisances to the public and the surrounding environment, including the Riche En Eau Government School. The construction site shall be properly fenced to avoid any nuisances therefrom to affect the school.
21. The High Tension Line crossing the site shall be relocated to the satisfaction of the Local Authority and Central Electricity Board.
22. All heavy machineries including compressors, generators and other noise generating equipment shall be properly used so that noise generated therefrom be within the permissible limits as per the Standards for Noise promulgated under the Environment Protection Act 2002.
23. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
24. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
25. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
26. Conditions No. 9, 10, 11, 12 and 24 shall be included in the Deed of Sale and any Deeds in succession.
27. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.

28. 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.

Note:

According to Section 15 (2)(c) of the Environment Protection Act, no proponent shall commence or cause to be commenced any undertaking more than three years after the issue of an EIA licence unless the Minister in circumstances beyond the control of the proponent, otherwise determines in respect of that undertaking.