

LIST OF CONDITIONS FOR PROPOSED PDS FOR RESIDENTIAL DEVELOPMENT (ST ANTOINE PROPERTY DEVELOPMENT SCHEME) [ENV/DOE/EIA/1690]

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained prior to start of works and a copy submitted to the Director of Environment:
 - (i) Traffic Impact Assessment Report shall be submitted prior to the start of work to the Traffic Management and Road Safety Unit for approval; and
 - (ii) Land Conversion Permit from the Ministry of Agro Industry and Food Security.

All the conditions attached therein 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. The EMP shall include the planting, management and monitoring of the green areas during the implementation and operation phase of the project.

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, 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. No development shall be allowed on any part of the site that will still have a slope of above 20% after the levelling works. The development shall be in compliance with the Policy Planning Guidance (PPG) of the Ministry of Housing and Lands, the PPG 9, Development on Sloping Sites and Landslide Hazard Areas and the PDS Guidance of the Board of Investment.
7. The details engineering works and architectural drawings being duly certified by a Registered Civil/Structural Engineer and shall be to the satisfaction of the Ministry of Housing and Lands.
8. The proponent shall resolve any conflict that may arise with the coastal users/operators including fishermen of the region prior to, during and after the implementation of the project.
9. The proponent shall plant at least thrice the number of trees for each tree removed and indigenous/native plants shall be preferably used for replanting and landscaping. The development shall comply fully with all the provisions stipulated in the Forests and Reserves Act. Green spaces/area shall be well maintained during the operational phase of the project.
10. All domestic wastewater to be generated from the Apartment Block shall be directed to the proposed *Moving Bed Biofilm Reactor (MBBR)* type wastewater treatment plant. All domestic wastewater to be generated from each individual plot shall be directed to the proposed individual *TP-5EO* type microstation wastewater treatment plant from *Albixon*. The responsibility and liability for the proper operation and maintenance of all the proposed treatment units and also the proper disposal of oil and grease shall rest under the specialist firm/Promoter.

11. The effluent that emanates from the treatment plants shall meet the discharge for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. Monthly results of analysis of the treated effluent, effected by an independent accredited laboratory, for the treatment plant treating effluent for the apartments block, shall be submitted to the Wastewater Management Authority (WMA).
12. The eventual owners of the individual plot shall ensure that the operation and maintenance of the individual treatment plants are carried out by specialist firm. Also for the first year, the results of analysis of the treated effluent from the individual villas shall be submitted on a quarterly basis to the WMA, as per the above Environmental Guidelines. However, based on the performance of the individual wastewater treatment plants the frequency of submission may be reviewed.
13. Detailed design reports and drawings shall be submitted to the WMA for approval at Building and Land Use Permit stage. No vehicular loadings shall be allowed on the wastewater treatment plants. The WMA shall be informed when the construction works for the wastewater treatment plants will start so as to enable the WMA to effect site visits.
14. The operation of the wastewater treatment plant shall not give rise to noise and odour nuisances.
15. Existing natural water drain found on the proposed development site shall be upgraded and maintained so as to prevent flooding and ponding of water on the site.
16. Appropriate drains shall be provided for the evacuation of storm water through mud/slits traps and hydrocarbon separators prior to open discharge to the receiving environment to the satisfaction of the Local Authority. The proponent shall consider high water run-off during high intensity rainfall in designing their proposed drainage network and soak aways. Necessary bunded walls shall be provided around the diesel/fuel storage tanks to cater for any accidental spillage and leakage.

17. Water from swimming pool shall be filtered, chlorinated and recirculated.
18. Electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/structures so that noise generated therefrom be within permissible limits as per EPA (Standard for Noise Regulations) and does not constitute a source of nuisance. Machines and plants during construction period should be maintained in good working condition so as to avoid excessive noise emanation.
19. All recyclable wastes shall be sorted out at source and properly collected for recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
20. 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.
21. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero.
22. 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.
23. In case of environmental nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions, which shall be strictly observed and will take necessary actions in accordance with the provisions of the Environment Protection Act.

24. 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.