

**LIST OF CONDITIONS PROPOSED RESIDENTIAL AND COMMERCIAL
MORCELLEMENT AT GROS CAILLOUX BY MORCELLEMENT MARTELLO
LTD [ENV/DOE/EIA/1666]**

1. Notwithstanding all the other permits and clearances, a clearance from Traffic Management and Road Safety Unit shall be obtained and a copy submitted to the Director of Environment.

All conditions attached therewith shall be scrupulously observed.

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. 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 and 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.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site 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.
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 proposed project shall comply fully with all the provisions of the Forests & Reserves Act and the Rivers & Canals Act.
7. The proposed project shall fully comply with all the provisions as stipulated in Clause 66 and 9 of the Rivers & Canals Act (Part II) regarding all canals found on/ in the close vicinity of the site.
8. Natural drains shall not be tampered with and shall be upgraded to the satisfaction of Water Resources Unit so as to ensure proper conveyance of upstream runoff, prevent flooding and ponding of water on the site.
9. Necessary clearance shall be sought from the owner of the private irrigation canal which exists along the eastern and northern site boundaries and the whole stretch of 0.45m wide canal shall be covered.
10. Necessary permissions/ clearances shall be obtained from the Central water Authority/ La Ferme Magenta Water User's Association for the Magenta Canal prior to any construction works.
11. Necessary authorization from the Supreme Court shall be obtained for construction of any kind across and in a natural watercourse as stipulated in the Rivers & Canals Act, Part 1, Section 25. The proponent shall make a formal application to the Central water Authority prior to construction.
12. Solid wastes shall be collected and disposed of to the satisfaction of the Local Authority.

13. No waste of any type shall be disposed of or have access to any water course, including the irrigation canals, the feeder and River Belle Eau.
14. For all residential lots, individual septic tank and leaching field shall be used for the disposal of domestic wastewater for each lot. The septic tank shall be of a minimum capacity of $3m^3$, be watertight and shall be accessible at all time for inspection. The leaching field shall have a minimum plan area of $20m^2$. The closest distance of the individual septic tank to any structure, building or boundary shall be 2m and that of the individual leaching field to be 1m, as per the Planning Policy Guidance (PPG) from the Ministry of Housing and Lands. The minimum distance from the formation level of the leaching field to the maximum level of water table shall be at least 1.2m. Every three years, or if need be to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved site. Onsite disposal shall be located at least 30m from Belle Eau River, feeder, open canal and any watercourse. The design and location of the on-site wastewater disposal system shall be as per PPG.
15. For the commercial lots clearance from the Wastewater Management Authority shall be sought at the level of Building and Land Use Permit.
16. No stormwater shall be channeled towards the Black River A3 road/ drains. The Road Development Authority reserves the right to require the proponent to upgrade/ reconstruct the culverts along the Road Development Authority road, if required, after the submission of engineering calculations at the cost of the proponent.
17. An appropriate integrated drainage system shall be provided to evacuate peak flow runoff water during the construction phase so as to prevent flooding of the existing GrosCailloux residential area downstream to the satisfaction of the Local Authority and National Disaster Risk Reduction and Management Centre.

18. An appropriate study shall be carried out by the proponent in view to assess whether the existing cut off drain to be upgraded will be of the appropriate capacity to alleviate flood risk downstream to the satisfaction of the Local Authority, Road Development Authority, Water Resources Unit and National Disaster Risk Reduction and Management Centre.
19. The proponent in consultation with the Local Authority shall ensure continuous monitoring and maintenance of the cut off drain even after the commissioning of the project and take appropriate measures to reduce the risk of flooding of the lots of land which are located within the flood prone area as supplementary measures in case the cut off drain is obstructed as per the clearance of the Local Authority and to the satisfaction of National Disaster Risk Reduction and Management Centre.
20. The proposed locations of the large volume absorption pits shall be to the satisfaction of the Local Authority and Water Resources Unit.
21. All road and drains shall be constructed to the satisfaction of the Black River District Council.
22. All engineering details of the junction of access road with Black River Road A3, including turning radii, pavement structure, footpath provision, drains shall be submitted to the Road Development Authority for approval prior to start of the works. Necessary visibility splay at the junction with A3 shall be provided to the satisfaction of the Road Development Authority and Traffic Management and Road Safety Unit. The Road Development Authority reserves the right to change the proposed design should any safety issue arise. A 2.0m wide footpath and drain of required size shall be provided along the development frontage on the A3 Road. The proponent shall safeguard from any development along the A3 road at least 3m to cater for future widening of the road.

23. No direct access to plots shall be granted onto the Black River A3 road. A low masonry wall shall be erected along the development frontage so as to prevent direct access on the A3 road. The approval of the Road Development Authority shall be sought for any construction and connections to existing services on the main road.
24. Appropriate street lighting shall be provided at the junction with the A3 road and along the development frontage for visibility as per the satisfaction of the Road Development Authority and Local Authority.
25. The proponent shall provide new bus shelters as per approved protocol by the Road Development Authority for the existing bus layby along A3 road along the development frontage.
26. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
27. All areas earmarked for green spaces/ recreational amenities and children's play areas shall be properly created and clustered around the existing football ground/ volleyball pitch, including planting of trees; to the satisfaction of the Local Authority. All areas earmarked for green spaces/ recreational amenities and children's play areas shall be vested into the Local Authority.
28. The High Tension Line crossing the site shall be relocated and undergrounded to the satisfaction of the Local Authority and Central Electricity Board.
29. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment.

30. 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.
31. The proponent shall submit to the Local Authority and copy to the Director of Environment the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
32. Conditions No. 12, 13, 14, 15, 23, 26 and 30 shall be included in the Deed of Sale and any Deeds in succession.
33. The Director reserves the right to request for submissions and impose additional conditions.
34. 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.
35. 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 (2008), 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.

- 36.