

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT FOR
RESIDENTIAL PURPOSES AT TAMARIN BY AISPROP INVESTMENT
LTD [ENV/DOE/EIA/1706]**

1. 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.
2. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes. A detailed programme of work and implementation plans shall be submitted to the Department of Environment prior to the start of works.
3. 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 (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 completion of all works on site, with copy of the final morcellement layout plan for monitoring purposes.
5. The proponent shall make provision for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. The design of the entire surface drain network with soakaways/absorption pits, 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 District Council of Black River.
6. Appropriate drains with soakways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper capture and percolation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall. No storm water within the

proposed development shall be channelled towards/into the drain network along the Black River A3 Road.

7. The main access road shall be 7m wide with footpath of at least 1.5m wide on both sides. All internal roads shall be of 6m wide with footpath of at least 1.20m wide on both sides. The bend at lot 41 and 43 shall be improved to the satisfaction of the Traffic Management and Road Safety Unit. The turning radii at all junctions and bends shall be shown on the drawings and the design of the main access road from Tamarina Road and its distance shall be submitted to the Traffic Management and Road Safety Unit. Proper visibility splay shall be provided at all junctions. The footpath shall be with hard structure along both sides of the roads. Road reserves shall be excluded from the green space areas. The road layout, road width, road reserves, kerb radii and the cycle track shall be to the satisfaction of the Traffic Management and Road Safety Unit and the Road Development Authority.
8. The road reserves shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times by the Syndic.
9. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to the satisfaction of RDA at the Promoter's costs. The proponent shall ensure the cleanliness of the Black River A3 Road during the construction phase of the project through the installation of a washing bay at the site entrance.
10. The proponent shall ensure that the lorries/trucks transporting materials during the construction phase of the project are loaded (Maximum 10.2 Tonnes per Axle) in compliance with the Road Traffic (Construction and Use of Vehicles) Regulations 2010 through the installation of necessary control equipment at the site entrance. Lorries carrying big boulders shall be equipped to provide protection against hazards.

11. The proposed development shall comply with all the provisions of the Rivers and Canals Act.
12. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality given that the proposed site is found in a permeable zone.
13. 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.
14. All proposed residential lots shall be of a minimum size of 15 perches as specified in the 'Cahier de Charge'.
15. All domestic wastewater shall be disposed through individual septic tank followed by absorption pit for each residential plot. The individual septic tank shall have a minimum volume of 3 m³ and shall be accessible at all times for maintenance. The individual absorption pit shall have a minimum wall surface area of 20 m². 1m thick of imported material of grading 0.05 mm to 0.15 mm shall be provided around and below the formation level, of the individual absorption pit. The septic tank and absorption pit shall be located at least 2 m 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 in September 2006. 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 approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The design of the on-site wastewater disposal system shall be as per the PPG. The on-site disposal shall be located on slope not greater than 10 %.The minimum distance from the formation level of the absorption pit to the maximum level of water table shall be 1.2 m as per PPG. The views of the Wastewater Management Authority shall be sought for development on other than residential purposes.
16. The onsite wastewater disposal systems for lot 1 to lot 8 shall be located at not less than 30m from the irrigation canal.

17. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in sound proof enclosures so that noise emanating therefrom be within permissible limits as per the Environment Protection Act.
18. Machines and equipment during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
19. 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. The construction site shall be properly fenced to avoid any nuisances therefrom.
20. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
21. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
22. The proponent shall submit to the Local Authority with copy to this Ministry, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
23. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
24. The green spaces shall be centrally located within the proposed morcellement and shall be no less than 2% of the site area. The green spaces shall be properly created and maintained by the 'Syndic' to the satisfaction of the District Council of Black River.
25. Conditions No 14, 15, 16, 21 and 23 shall be included in the Deed of Sale and any Deeds in succession.
26. 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.

27. 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.