

LIST OF CONDITIONS: PROPOSED CONSTRUCTION OF A 60-UNITS BUNGALOW COMPLEX CONSISTING OF MIX OF VILLAS, APARTMENTS AND PENTHOUSES OVER A LEASED PLOT OF LAND OF AN EXTENT OF 9 ARPENTS FOR RESIDENTIAL PURPOSES AT LES SALINES IN THE DISTRICT OF BLACK RIVERBY SOCIÉTÉ HORIZON SWEETS RESORTS LTD [ENV/DOE/EIA/1714]

1. Notwithstanding all the other permits and clearances, the following clearances shall be obtained and a copy submitted to the Director of Environment:
 - (a) A Planning Clearance from the Ministry of Housing and Lands with regards to the updated survey plan and an amended detailed development plan. The development plan shall be in compliance with the Planning Policy Guidance (PPG), however an elevator may be allowed on the lower ground floor;
 - (b) A Clearance from the Forestry Service for felling of trees on project site.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. 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 Social Security, National Solidarity, and Environment and Sustainable Development (Environment and Sustainable Development Division) 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, Ministry of Social Security, National Solidarity, and Environment and Sustainable Development (Environment and Sustainable Development Division), an Environmental Monitoring Plan (EMP) for approval prior to start of infrastructural works on site. No 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 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. All necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
7. The proponent shall make provision for an appropriate means of discharging storm water through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment.
8. Appropriate drains with soakways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakways shall be designed to cater for high water run-off during heavy rainfall.
9. Any 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 site. In this context, all drainage infrastructures including soakaways shall be designed and constructed to the satisfaction of the Local Authority.
10. All internal roads within the proposed development shall be at least 5.50 m wide with footpath of at least 1.20 m wide on both sides of the road. The turning radii at all junctions and bends shall be at least 10 m. Proper visibility spray shall be provided at all junctions.
11. A plan indicating the traffic signs and road marking as well as a proper drawing showing road width, the turning radii at all junctions and bends, footpath, parking layout and the access road that will be used from the Black River Savanne Road B9 to the proposed development shall be submitted to the Traffic Management and Road Safety Unit for approval prior to implementation of the project.

12. 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.
13. All domestic wastewater shall be directed to the proposed Oxyfix type wastewater treatment plant. The effluent that emanates from the treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. The promoter/syndic shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plants are carried out by specialist firm/s. The Promoter / Syndic shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Analysis of the treated effluent from the wastewater treatment plant shall be effected by an accredited laboratory and results shall be submitted to the Wastewater Management Authority on a quarterly basis. However, based on the performance of the wastewater treatment plant, the frequency of submission may be reviewed. No vehicular loadings shall be allowed on the wastewater treatment plant.
14. 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.
15. 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 2002.
16. Machines and equipment shall be maintained in good working condition during construction period so as to avoid excessive noise emanation.
17. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisances 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. No wastes of any type, solid or liquid shall have access to the surrounding environment and the sea.
18. The construction wastes, including construction debris generated during the construction phase shall be re-used to the satisfaction of the Solid Waste Management Division.
 19. The organic fraction of solid wastes generated shall be composted and the recyclable fraction of solid wastes generated shall be sent to registered recyclers. Non-recyclable and non-compostable wastes shall be collected and disposed of to the satisfaction of the Black River District Council.
 20. 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.
 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.

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.

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