

LIST OF CONDITIONS: proposed refurbishment works and extension of Le Coin de Mire Attitude Hotel through the addition of 20 rooms to provide for a total of 122 rooms within the premises of the hotel at Cap Malheureux in the district of Riviere du Rempart BY HOLIDAY BUNGALOWS CO. LTD  
[ENV/DOE/EIA/1717]

1. Notwithstanding all the other permits and clearances, a Clearance from the Ministry of Tourism regarding amendment to the Tourism Accommodation Certificate 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. 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 shall be submitted to the Department of Environment 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 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 as-built layout plan, for monitoring purposes.
6. The development shall observe a minimum setback of 30 m from the High Water Mark.
7. Necessary measures shall be taken for the evacuation of storm water so as to avoid flooding of the site and adjoining areas. All drainage infrastructures shall be designed and constructed to the satisfaction of the Local Authority.

8. All setbacks with the Mon Choisy- Cap Malheureux Road (B13) shall be as per the Planning Policy Guidance. A kerb radius of 10 m shall be provided at the junction of the access road and the B 13 Road. Engineering details of the proposed junction shall be submitted to the RDA for approval prior to start of works. Street lighting shall be provided at the proposed junction with B13 Road.
9. All domestic wastewater shall be channelled to the wastewater treatment plant. Detailed design report and drawings of the wastewater management plant shall to be submitted to the Wastewater Management Authority for vetting and approval. The promoter shall ensure that the removal of oil and grease and operation and maintenance of the wastewater treatment plant be carried out by the specialist firm /s. 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.
10. The wastewater treatment plant shall be fully enclosed and equipped with odour control equipment.
11. The effluent that emanates from the wastewater treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002. Results of analysis of the treated effluent from the wastewater treatment plant, effected by an accredited laboratory, shall be carried out and submitted to the Wastewater Management Authority on a monthly basis. No untreated wastewater shall be discharged to the environment.
12. All activities likely to give rise to odour emission shall be fitted with odour controlling equipment to treat these emissions prior to release to the atmosphere.
13. All electric motors such as air compressors, generators, transformers and other noise generating equipment shall be housed in soundproof structures so that noise emanating therefrom be within permissible levels as per EPA 2002.
14. Machines and plants during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.

15. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. All green and biodegradable wastes shall be composted. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
16. 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.
17. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
18. The site shall be landscaped properly. Ornamental plants and trees including endemic species shall be planted to upgrade and enhance the aesthetics.
19. 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.
20. 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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