

LIST OF CONDITIONS FOR PROPOSED RESIDENTIAL MORCELLEMENT AT TROU AUX BICHES BY MR PREMRAZ RAMDENE [ENV/DOE/EIA/1750]

1. All other permits and clearances from the relevant authorities shall be obtained and a copy be submitted to the Director of Environment. All the 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 works on site for monitoring purposes. A detailed programme of works and implementation plans shall be submitted to the Department of Environment prior to the start of works.
4. In accordance with Section 18(2)(I) of the Environment Protection Act 2002 (as amended), the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan (EMP) for approval prior to start of works on site. No infrastructural works shall start prior to the approval of the EMP. The proponent shall thereafter submit monitoring reports as per the EMP approval.
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, as attached to the Morcellement Permit.
6. The lot No. 65 as per amended plan dated 12 June 2018, containing a disused borehole shall not be sold and shall be reserved by the proponent. All necessary measures shall be taken to prevent any risk of contamination of the well and groundwater.
7. The proposed drainage network shall be designed to convey flood flows within the proposed morcellement during period of heavy rainfall. The promoter shall make provision for appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment.
8. The Drainage Design Report shall be duly signed by a Registered Professional Engineer and a copy thereof is submitted to the National Development Unit (NDU) and to the Local Authority. The value for the rate of percolation used in the calculations shall be confirmed by performing the appropriate test prior to the start of construction. The storm water components of the project shall be constructed as per the approved details during implementation, to the satisfaction of the Local Authority and the NDU.

9. 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 District Council of Pamplémousses.
10. Street lighting of solar or LED type shall be provided along the development frontage and along the internal access roads by the proponent.
11. Solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority. The recyclable fraction of wastes generated during construction phase of the morcellement shall be sent to registered recyclers.
12. Individual septic tank and individual reconstituted leaching field shall be used for disposal of domestic wastewater for all residential lots. The septic tank shall have a minimum capacity of 3m^3 , be watertight and accessible at all times for inspection/maintenance. The reconstituted leaching field shall have a plan surface area of at least 20m^2 . The cross sectional details for the reconstituted leaching field shall be as follows: Top 200mm layer shall be made up of vegetable soil. Thereafter a first layer of geotextile membrane shall be provided. Below the geotextile membrane a layer of 800mm made up of gravel 20/40mm with 110mm slit uPVC pipes shall be provided. Thereafter, a second layer of geotextile membrane shall be provided. Finally, below the second layer of geotextile, at least 1m layer of imported sand/soil materials of gravel 0.05/0.15mm till the formation level shall be provided.
13. The minimum distance of the septic tank from any structure, building or property boundary shall be 2m as per the Planning Policy Guidance (PPG) of the Ministry of Housing & Lands. The minimum distance of the reconstituted leaching field from any structure, building or property boundary shall be 1m as per the PPG. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal system. The minimum distance of the absorption pit from any structure, building or boundary wall shall be 2m as per the PPG of the Ministry of Housing and Lands. Every 3 years, or if need be, at a higher frequency, the septic tank shall be desludged by a registered wastewater carrier, and carted away to a Wastewater Management Authority (WMA) approved site. The clearance of the WMA shall be sought for development other than residential.
14. The proposed green spaces shall be well landscaped preferably with native species and vested to the District Council of Pamplémousses.
15. Electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated

therefrom shall be within permissible limits as per Environment Protection Act 2002 (as amended).

16. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
17. 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.
18. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
19. Conditions No 12, 13 and 18 shall be included in the Deed of Sale and any Deeds in succession.
20. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any form of nuisances by way of noise, vibration, dust and air pollution to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings to prevent air pollution during the construction phase.
21. In case of any environmental pollution or 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 2002 (as amended).
22. 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 2002 (as amended), 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.

