

**LIST OF CONDITIONS FOR PROPOSED PARCELLING OUT OF A PLOT
OF LAND OF AN EXTENT OF 192A40 FOR RESIDENTIAL/COMMERCIAL
PURPOSES AT FLIC EN FLAC BY MEDINE LTD [ENV/DOE/EIA/1721]**

1. The proposed 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 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.
3. In accordance with section 18(2)(1) 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 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 layout plan for monitoring purposes to ensure compliance with the conditions of the EIA licence.
5. The proposed project shall comply with the Rivers and Canals Act.
6. The functions of any existing drains shall be enhanced to prevent risk of flooding within and outside the project area.
7. The Water Resources Unit reserves the right to apply for a review of water right of 2.4 cubic feet per second associated to portion of land being excised from land having TV 555 No.42 for residential development.
8. Given that the site lies in a region which can be considered as permeable, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality.
9. Provision shall be made for an appropriate means of discharging storm water through mud/silts traps and hydrocarbon separators prior to open discharge to the receiving environment. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into water body.

10. Appropriate mitigation measures shall be taken to ensure that rain water runoff emanating from the project site does not cause any adverse impact on the residential areas further downstream.
11. The proponent shall construct the link road from the access to the proposed development up to Black River Road, including the new junction at A3 Road. Proponent shall submit all engineering details of the proposed works (inclusive of road widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting) to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of works. Street lighting shall be provided along the proposed link to A3 Road to be constructed by the proponent.
12. The design of the surface drain network shall be carried out such that no stormwater within the proposed development is channelled towards/into the drain network along the road network of the Road Development Authority. The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the approval of the Road Development Authority prior to start of works. The Road Development Authority reserves the right to request the proponent to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations at the proponent's cost.
13. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on main roads. A program of works with date of start, duration and completion of works shall be submitted to the Road Development Authority prior to start of works.
14. The proponent shall ensure the cleanliness of the Road Development Authority roads during the construction phase of the project through the installation of washing bay at the site entrance. Any part of the existing RDA road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the RDA at the proponent's costs.
15. The proponent shall liaise with National Transport Authority for the provision of public transport facilities such as bus laybys and shelters.
16. All the recommendations made in the Traffic Impact Assessment report shall be abided by. The increase in road width between the two junctions along the Black River Road and the increase in road width along the Flic en Flac Road B34 up to the access road to the Cascavelle Mall shall have the clearance of the Road Development Authority. The increase in road width shall go beyond the junctions to allow vehicle

queuing/stacking. A detailed drawing of the junctions' improvement shall be submitted to Traffic Management and Road Safety Unit (TMRSU) for appraisal. It shall include the new traffic light configuration. The increase in road width in road width shall go beyond the junctions to allow for vehicle queuing/stacking.

17. The proposed intelligent traffic light system shall be one that can be controlled remotely (GSM system network system, internet etc) by the TMRSU and all the hardware (computer, server, screen etc) and software shall be handed over to the TMRSU. Training shall also be provided to the officers of the TMRSU regarding the programming and operation of the intelligent traffic light system.
18. The main access road within the morcellement shall be 7m wide with footpath of at least 1.5m wide on both sides. All other internal roads should be 6m wide with footpath of at least 1.2m wide on both sides. The design of the proposed roundabouts within the morcellement shall be submitted to the TMRSU for appraisal.
19. The cross junctions within the proposed morcellement shall be staggered from a road safety point of view. Turning radius at junctions shall be at least 10m. In the event other facilities are provided such as Pedestrian Boulevard and cycle route, appropriate drawings shall be submitted to TMRSU for appraisal and approval. Detailed drawing of the proposed morcellement showing the above recommendations and other proposals in the morcellement from the traffic and road safety point of view shall be submitted to the TMRSU for assessment. Once the layout finalized, traffic sign and road markings shall be submitted to the TMRSU.
20. Based on the scale (size) of individual development that may come within the morcellement, the TMRSU may request another TIA report from the developer of the individual development that may come within the morcellement so to assess the impact of the future road network. The road enlargement into a dual carriageway and the supply and implementation of the intelligent traffic light system shall be carried out at by the promoter at its own cost.
21. Street lighting of solar or LED type shall be provided along the main access at the entrance and exit onto the main roads, along the internal access roads and along the frontage of the development as well as along the proposed link to A3 Road to be constructed by the proponent.
22. An Individual septic tank and reconstituted leaching field shall be used for disposal of domestic wastewater for all residential lots. The septic tank shall have a minimum capacity of 3m³, be watertight and accessible at all times for inspection and/or maintenance. The reconstituted leaching field shall have a plan surface area of at least

20m². The cross sectional details for the reconstituted leaching field shall be as follows:

- Vegetable soil at depth 0-0.2m
- Geotextile at depth of 0.2m
- 20/40 mm gravels with 110mm slit of uPVC pipes between 0.2 and 1.0 depth
- permeable Geotextile membrane at 1.0m depth
- 0.05/0.15mm imported sand materials between depth of 1.0 and 2.0m

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 and Lands. The minimum distance of the reconstituted leaching field from any structure, building or property boundary shall be 1 m as per the PPG. Vehicular access, parking and cultivation of trees (except grass) shall not be allowed on the on-site wastewater disposal system. 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 WMA approved site. The on-site wastewater disposal system shall not be on a slope greater than 10%. The minimum distance from the formation level of the leaching field to the maximum level of the water table shall be 1.2 m as per the PPG. The clearance of the WMA shall be sought for development other than residential purposes.

23. The green space shall be centrally located and shall be of not less than 2% of the total area of the site being provided within the morcellement site.
24. All electric motors such as air compressors, generators and other noise generating equipment shall be housed in noise attenuating enclosures so that noise emanating therefrom be within permissible limits as per the Environment Protection Act 2002.
25. 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.
26. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
27. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
28. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon
29. 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

30. Conditions No 22 and 28 shall be included in the Deed of sale and any Deeds in succession.

31. 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.

32. 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.*

EA Division
12 January 2018