

**PROPOSED RESIDENTIAL MORCELLEMENT AT FORBACH, BELLE  
VUE BY DOMAINE DE LABOURDONNAIS LTEE[ENV/DOE/EIA/1715]**

1. Notwithstanding all other necessary permits and clearances, a clearance from the Irrigation Authority shall be obtained and a copy submitted to the Department of Environment. All the conditions attached therein 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 work and implementation plans shall be submitted to the Department of Environment for monitoring purposes prior to the start of works.
4. In accordance with section 18(2)(l) 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. The proponent shall thereafter submit reports on the implementation accordingly.
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, for monitoring purposes and to ensure compliance with the conditions of the EIA licence.
6. Given that the proposed development site is found in a permeable zone, all necessary precautions shall be taken so that the proposed development does not impact negatively on the ground water and surface water quality. 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.
7. Surface water run-off from the proposed development shall be contained within the site and no storm water shall be channelled towards the RDA road. All drainage infrastructures including soakaways shall be designed and constructed to the satisfaction of the Local Authority.
8. All necessary precautions and mitigating measures shall be taken in order to avoid any risk of flooding of the site and the proposed development as well as its neighbouring vicinity.
9. No wastewater shall be discharged either on the surface of the ground, in a watercourse or into any waterbody.
10. The proposed development on individual lots with slope gradient of above 10% shall comply with the provisions of the Planning Policy Guidance 9 on Development on Sloping Sites and Landslide Hazard Areas.

11. All structures shall be certified by a qualified engineer.
12. The visibility splay provided at the T-junction shall be provided according to the PPG.
13. All domestic wastewater from each residential plot shall be disposed via a septic tank followed by absorption pit. The individual septic tank shall have a minimum capacity of 3m<sup>3</sup> and the individual absorption pit shall have a minimum wall surface area of 20m<sup>2</sup>. 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 a Wastewater Management Authority (WMA) approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site wastewater disposal system shall be located on slope not greater than 10%. The minimum height from the formation level of the absorption pit to the maximum level of water table shall be 1.2m as per the PPG. The septic tank and absorption pit shall be located at least 2m 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. Clearance of the WMA shall be sought for development other than residential purposes.
14. The recyclable wastes (metal cans, PET bottles, paper) generated during the operational phase of the project shall be sent to recyclers while the organic wastes generated shall be composted to the satisfaction of the Local Authority and Solid Waste Management Division.
15. An adequate and continuous potable water supply shall be provided.
16. Electric motors such as air pumps, compressors, generators, transformers and other noise generating equipment shall be provided with appropriate noise attenuating materials/structures so that noise generated therefrom be within permissible limits as per EPA (Standard for Noise Regulations) and does not constitute a source of nuisance.
17. 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 to the public and the surrounding environment. The construction site shall be properly hoarded to avoid any nuisances therefrom. Machines and plants during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
18. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
19. The proponent shall submit to the Local Authority with copy to the Department of Environment, the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
20. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
21. The proposed green spaces shall be well landscaped preferably with native species.

22. Conditions No 10, 13, 14 and 20 shall be included in the Deed of Sale and any Deeds in succession.
23. In case of environmental 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.
24. 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.*