

LIST OF CONDITIONS FOR PROPOSED HOTEL RESORT AND SPA PROJECT
AT BEL OMBRE BY WEST COAST LEISURE LTD [ENV/DOE/EIA/1770/T]

1. Notwithstanding all the other permits and clearances, the following permits shall be obtained and a copy submitted to the Director of Environment:
 - i. Approval from the Conservator of Forests for any felling of trees on site.
 - ii. Building and Land Use Permit from the District Council of Rivière Du Rempart.

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.
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 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 be in compliance with the criteria in the Planning Policy Guidance for coastal frontage. No development shall be carried out on the 30m setback from the High Water Mark.
7. The scrap metals generated during construction stage shall be sent to registered recyclers. The construction wastes generated shall be used as backfill purposes. The recyclable fraction of wastes generated during operation phase (paper, PET bottles, metal cans, etc) shall be sorted out and sent to registered recyclers. Green wastes shall be composted. Non-recyclable wastes shall be disposed at Poudre D'Or Transfer Station.
8. Necessary measures shall be taken to prevent any hydrocarbon spills from vehicles and from the stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
9. The parking slots 10–16 shall be mirrored and shall be located on the exit side of the development to the satisfaction of the Traffic Management and Road Safety Unit.

10. The construction site shall be properly fenced to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping such that no waste of any type has access to the sea. No waste of any type shall be disposed of within the intertidal area or at sea.
11. All domestic wastewater to be generated after the refurbishment and extension works shall be directed to the Rotating Biological Contactor (RBC) type after same has been upgraded. The effluent that emanate from the treatment plant shall be used for irrigation purposes and shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. The promoter shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant shall be carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority (WMA) shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. 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 WMA on a monthly basis. No vehicular loadings shall be allowed on the wastewater treatment plant. Thus the wastewater treatment plant shall not be located on parking spaces or drive way. Detail design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction/upgraded works. A format of the design report 'Guidelines for Preparation of Application of Wastewater Treatment Plant' is available at the WMA.
12. The location of the new wastewater treatment plant shall be at least 15m from the site boundary as per the Planning Policy Guidance.
13. The wastewater treatment plant shall be fully enclosed and equipped with an odour control device. The operation of the wastewater treatment plant shall not give rise noise and odour nuisances.
14. The promoter shall hold consultative meetings with fishermen and coastal users of the region concerning the project and the promoter shall resolve any conflict that may arise before, during and after the implementation of the project to the satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
15. In case of any negative impact caused to the marine environment, the proponent shall at his own cost, redress the harm caused to the complete satisfaction of the Ministry of Ocean Economy, Marine Resources, Fisheries and Shipping.
16. All drainage infrastructures shall be designed and constructed to the satisfaction of the Local Authority and the National Development Unit.

17. Electric motors such as pumps, compressors, generators, and other noise generating equipment shall be housed in sound attenuating structures so that noise emanating therefrom be within permissible levels as per EPA 2002.
18. 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.
19. The development shall not give rise to any form of pollution or nuisance by way of noise, vibration, dust, odour or otherwise during site preparation, construction or operation phase to the surrounding environment.
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.