

**LIST OF CONDITIONS FOR PROPOSED MORCELLEMENT AT PETITE RETRAITE**  
**BY SOCIETE TRONC VERTICAL [ENV/DOE/EIA/1707]**

1. All other necessary permits/clearances from the relevant authorities shall 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 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. Any proposed development to be undertaken on the site and listed as an undertaking under the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environmental Report (PER) or an Environmental Impact assessment (EIA) Licence as appropriate.
5. 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.
6. 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.
7. Given that the proposed development site is found on 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 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 any waterbody.
8. Appropriate drains with soakaways/absorption pits at regular intervals shall be provided and maintained at all times to allow proper capture and percolation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall. No storm water within the proposed development shall be channelled towards/into the drain network along the Belle Vue Road 'B22'.
9. The storm water drainage design shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority (RDA) prior to start of works. The Road Development Authority reserves the right to request the

proponent to carry out any additional works pertaining to storm water drainage evacuation upon submission of detailed engineering design calculations, at the proponent's costs.

10. Raised footpaths of 1.5m wide shall be provided, at the frontage of Belle Vue Road (B22) and Plaines des Roches Road (B122) on the side of the morcellement, to segregate pedestrians from vehicular traffic. The proposed footpaths of 1.5m wide along B22 Rd and B122 Rd shall be linked to provide continuity for pedestrians. Raised footpaths of 1.2m wide shall be provided alongside internal roads within the morcellement. Kerb radii at the junctions with B22 and B122 roads shall be at least 10m. A clear visibility splay shall be provided along the main roads to allow safe egressing of vehicle. This visibility triangle shall be maintained clear of obstruction above the driver's height of 0.9m. A drawing showing all road markings and traffic signs for the morcellement shall also be submitted to be submitted to the Traffic Management and Road Safety Unit for approval, prior to implementation.
11. The proponent shall submit all engineering details of the proposed works to be carried out along B22 and B122 roads (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. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the RDA prior to start of works.
12. 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 eventual owners.
13. No other direct vehicular access from the proposed development shall be allowed onto RDA roads. The proponent shall construct a low masonry wall along the frontage of the proposed development for this purpose.
14. 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. The proponent shall ensure the cleanliness of the B22 and B122 roads during the construction phase of the project through the installation of a washing bay at the site entrance. The proponent shall ensure that the lorries/trucks transporting materials during the construction phase of the project are located (Maximum 10.2 Tonnes per Axle) in compliance with the Road Traffic (Construction and Use of Vehicles) Regulations 2010 through the installation of necessary control equipment at the site entrance. Lorries carrying big boulders shall be equipped to provide protection against hazards.
15. Street lighting shall be provided along the development frontage and along B22 and B122 roads as well as along the internal access roads by the proponent.
16. The proposed development over individual lots and the morcellement shall be carried out in compliance with the provisions of the Outline Planning Scheme of the Rivière du Rempart District Area and Planning Policy Guidance.

17. For each residential lot, an individual septic tank and absorption pit shall be used for disposal of domestic wastewater. The septic tank shall have a minimum capacity of 3m<sup>3</sup>, be watertight and accessible at all times for inspection/maintenance. The wall surface area of the absorption pit shall be at least 20m<sup>2</sup>. The minimum distance of the septic tank and absorption pit from any structure, building or boundary wall shall be 2m as per the Planning Policy Guidance of the Ministry of Housing and Lands. The minimum distance of the formation level of the absorption pit from any groundwater table shall be 1.2m as per the Planning Policy Guidance of the Ministry of Housing and Lands. The on-site wastewater disposal system shall be located on the part of each lot with the mildest slope and in any case, they shall not be sited on a slope greater than 10%. 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, 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.
18. For development on lots other than residential purposes the clearance of the WMA shall be sought at Building and Land Use Permit stage prior to any construction being undertaken on such lots.
19. 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.
20. 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. The construction site shall be properly fenced 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.
21. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale.
22. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.
23. 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.
24. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
25. The proposed green spaces shall be well landscaped preferably with native species.
26. Conditions No 12, 16, 17, 22 shall be included in the Deed of Sale and any Deeds in succession. Conditions No. 4, 18 and 19 shall additionally be included in the Deed of Sale for commercial lots.

27. A 4m horizontal clearance shall be respected on each side of the high tension line crossing the site.
28. 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.
29. 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.