

LIST OF CONDITIONS FOR PROPOSED EXTENSION OF THE EXISTING C PALMAR MAURITIUS HOTEL (EX LE GRAND SABLE HOTEL) BY LAGON DE REVE LTEE [ENV/DOE/EIA/1776]

1. Notwithstanding all the other permits and clearances from the relevant authorities, the following clearances/permits from the following authorities shall be obtained and a copy shall be submitted to the Director of Environment:
 - i. Clearance from the Ministry of Tourism regarding the tourist accommodation aspect shall be obtained prior to the starts of construction works; and
 - ii. Prior approval from the Conservator of Forests regarding any felling of trees shall be obtained.

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)(l) 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 as-built layout plan, prior to the start of operation for monitoring purposes and to ensure compliance with the conditions of the EIA licence as well as the proposals in the EIA report and the additional information.
6. All new hard structures shall observe a minimum setback of 30 m from the high water mark.
7. The proponent shall provide a desalination plant in accordance with the provisions of the Planning Policy Guidance which shall be subject to a separate EIA.

8. The proposed access road of 7m wide connecting the Belle-Mare - TrouD'EauDouce B59 Road shall be further extended in accordance with the Reservation Letter of the Ministry of Housing and Lands to the satisfaction of the Road Development Authority (RDA) and the Traffic Management and Road Safety Unit.
9. A road reserve of 6.0m shall be provided along the frontage of the development with the Belle-Mare - TrouD'EauDouce B59 Road for future upgrading works. No structure shall be constructed within the reserve which shall be properly embellished and maintained at all times by the proponent. The proponent shall provide footpath at least 1.5m wide and drains along the frontage of the development with B59 Road.
10. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards or into the drain network along the road network of the Road Development Authority (RDA). The stormwater drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the RDA prior to start of works. The RDA 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.
11. Street lighting of solar or LED type shall be provided along the frontage of the development with Belle-Mare - TrouD'EauDouce B59 Road and at junction with main roads.
12. The proponent shall make provisions for an appropriate means of discharging stormwater through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment. All drainage infrastructures to be provided on site shall be to the satisfaction of the Local Authority, National Development Unit and Road Development Authority.
13. The proponent shall submit all engineering details of the proposed works with respect to the Belle-Mare - TrouD'EauDouce Coastal Road (*inclusive of roads widths, road reserves, kerb radii, junction details, pavement structure, provision of footpaths, drains and street lighting*) to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit for approval prior to start of works. Approval shall be sought from RDA prior to any construction and connection to existing services on B59 Road.

14. The proponent shall ensure the cleanliness of the Belle-Mare - TrouD'EauDouce B59 Road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the B59 Road leading to the project site which may be damaged during the works shall be restored to an acceptable level to the Road Development Authority at the proponent's costs.
15. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority. Demolition waste and any construction debris shall be reused on site as fill material as far as possible.
16. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
17. All domestic wastewater to be generated from the project after the extension works shall be directed to the proposed Rotating Biodiscs Contractors (RBC) wastewater treatment plant. The effluent that emanates from the treatment plant shall meet the discharge norms for irrigation set under the Environment Protection Act 2002. No untreated wastewater shall be discharged to the environment. Analysis of the treated effluent from the wastewater treatment plant shall be effected by an accredited laboratory and the results shall be submitted to the Wastewater Management Authority (WMA), for desk monitoring only, on a monthly basis. The proponent shall ensure that the removal of oil and grease and the operation and maintenance of the treatment plant are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The WMA shall at no time be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the wastewater treatment plant. Detailed design report for the wastewater treatment plant shall be submitted to the WMA for approval before construction. A format of the design report "*Guidelines for Preparation of Application of Wastewater Treatment Plant*" is available at the WMA. The proponent shall make necessary arrangement at his own costs that every year, or if required at a higher frequency, the treatment plant is desludged by private registered wastewater carrier(s) and the sludge is carted away to the WMA approved wastewater disposal site at Roche Bois. No vehicular loadings shall be allowed on the wastewater treatment plant.
18. 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 to noise and odour nuisances.

19. Electric motors such as pumps, generators, compressors and other noise generating equipment shall be housed in noise attenuating structures so that the noise generated therefrom be within permissible levels as per the Environment Protection Act 2002 (as amended).
20. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
21. The proponent shall adopt energy-saving devices and eco-friendly practices such as rainwater harvesting, economic bulbs, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
22. The technology for the refrigeration and air conditioning systems shall be energy efficient, ozone-friendly with an Ozone Depleting Potential value of zero and climate friendly.
23. The public shall have free and unrestricted access to the beach at all times.
24. During the demolition and construction phase, the site shall be properly fenced and protected by geo-textile screens so as to prevent dust and any construction material and debris to have access to the sea and coastal areas.
25. No untreated wastewater, spillage, runoffs, or silts shall be discharged either on the surface of the ground, in a watercourse or in the sea.
26. 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.
27. 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.
28. 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).

29. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
30. 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.