

LIST OF CONDITIONS FOR PROPOSED ROYAL GREEN LUXURY ELDERLY APARTMENT AND FRAIL CARE CENTRE AT REDUIT TRIANGLE BY LUXURY RETIREMENT VILLAGE LTD [ENV/DOE/EIA/1799]

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 submitted to the Director of Environment:
 - i. A licence from the Ministry of Health and Quality of Life under the Private Health Institution Act;
 - ii. A Fire Certificate from the Mauritius Fire and Rescue Service; and
 - iii. A Building and Land Use Permit from the District Council of Moka.

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. In accordance with section 18(2)(1) 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. The proposed development shall comply with the provisions in the Residential Care Homes Act 2003 and Residential Care Homes Regulations 2005 at the time of application for a license to operate as a Residential Care Home.
7. The proposed development shall fully comply with all the provisions stipulated in the Forests and Reserves Act and the Rivers and Canals Act.
8. Prior approval of the Conservator of Forests shall be sought for any felling of trees on the project site.
9. A reserve and setback of 16m shall be observed on either side of River Cascade and no development shall be allowed within 16m of the reserves. No trees shall be felled within the reserves of River Cascade.

10. The main access to the proposed development shall be at least 7m with a turning radius of at least 10m.
11. Vehicles shall enter and leave the parking area in forward gear. Reversing movements shall not be allowed on/from the main road. All manoeuvres of vehicles shall be done within the premises of the development. On-street parking shall not be allowed.
12. The number and dimensions of parking spaces shall be in compliance with the provision of the Planning Policy Guidance. Provision of parking spaces for emergency vehicles shall be made.
13. Provision shall be made for people with disabilities both within the site premises and the main building in compliance with the Planning Policy Guidance and to the satisfaction of the Local Authority.
14. The existing road reserve along the frontage of the proposed development shall be properly maintained at all times by the proponent.
15. The proponent shall submit, prior to start of works, a Traffic Impact Assessment (TIA) report for the proposed development showing its impact on the existing road network in the vicinity of the development to the Road Development Authority (RDA) and Traffic Management and Road Safety Unit (TMRSU). The RDA reserves the right to request the proponent to carry out any additional works pertaining to improvement of the road infrastructure after assessment of the TIA report submitted, at the proponent's cost. The TIA shall be prepared as per the guidelines published on the website of the Ministry of Public Infrastructure and Land Transport.
16. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on RDA road. Proponent shall ensure the cleanliness of RDA road during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the RDA road leading to the subject site which may be damaged during the works shall be restored to an acceptable level to the RDA at the proponent's costs.
17. The proponent shall ensure that existing drains along the access roads fronting the development are not obstructed during or after construction. In case the open drain will have to be covered at main entrances, the proponent shall ensure that the capacity of the drains is not reduced.
18. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channeled towards/into the drain network along the road network of the Road Development Authority (RDA). The storm water drainage design pertaining to the classified road network shall be duly signed by a Registered Professional Engineer and shall have prior approval of the Road Development Authority prior to start of works. The RDA 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 costs.

19. 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. All drainage infrastructures to be provided on site shall be designed and constructed to the satisfaction of the Local Authority, National Development Unit and Road Development Authority.
20. The proponent shall ensure that there are appropriate structures to the satisfaction of the Water Resources Unit at the storm water discharge outlet to River Cascade for preventing river bank erosion and that the storm water discharge into River Cascade does not cause any flooding.
21. All necessary precautions shall be taken to the satisfaction of the Water Resources Unit so that the proposed development does not pollute the underlying aquifer and the surface water courses, given that the proposed site lies in a semi-permeable zone.
22. Necessary bunded walls shall be provided around the fuel storage tank(s) for the standby generator to cater for any accidental spillage/leakage.
23. Kitchen, food-store room, preparation room and related facilities shall comply with the provisions of the Food Act.
24. The building shall be properly painted, lighted and ventilated. Floors and stairs shall be rendered non-slippery. Properly marked and easily accessible water closets shall be provided for both male and female in adequate numbers. Adequate wash hand basin with liquid soap dispensers shall be provided.
25. All wastewater from the proposed project shall be disposed of into the existing wastewater system of Reduit Triangle. The proponent shall submit a proper detailed design of the proposed network and connection details into the existing sewer for approval to the Wastewater Management Authority (WMA), prior to execution of works related to sewer disposal. The design shall comprise a longitudinal section for all stretches concerned (including Ground Level, Invert Level, depth, chainage & manholes, size of pipe) from proposed connection point and dimensions and details of manholes and the type of cover to be used.
26. Domestic solid wastes shall be collected and disposed of to the satisfaction of the Local Authority. Excavated soil generated during construction phase shall be reused on site as fill materials as far as possible.
27. All healthcare wastes shall be properly collected, segregated, stored and transported in air tight containers for incineration to the satisfaction of the Solid Waste Management Division.
28. All green and biodegradable wastes shall be composted. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
29. No waste of any type shall be disposed of in any rivers, canals, natural water courses or ground surface.

30. Electric motors such as air compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom be within permissible limits as per Environment Protection Act (as amended).
31. All machines and plants to be used during the construction period shall be regularly serviced and maintained in good working condition to minimise any risk of air and noise pollution.
32. Necessary measures shall be taken during all the phases of the project, including site preparation and construction so as not to cause nuisances by way of noise, vibration, dust, and air pollution to the public and surrounding environment. The site of works shall be properly protected to attenuate dust and noise nuisances during the construction phase.
33. 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).
34. The proponent shall adopt energy-saving devices and eco-friendly practices such as energy efficient lighting, renewable energy supply (solar energy and photovoltaic cells), rainwater harvesting and other sustainable initiatives.
35. Necessary precautions shall be taken during the operation of the frail care centre so as not to cause any nuisance by way of noise and odour to the public and surrounding environment.
36. The site shall be properly landscaped with ornamental plants and trees to upgrade and enhance its aesthetic value.
37. 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.