

LIST OF CONDITIONS FOR PROPOSED SETTING UP OF A SPECIALTY CARE PRIVATE HOSPITAL AT ROSE BELLE BUSINESS PARK BY EAGLE ONCO CARE CENTRE LTD [ENV/DOE/EIA/1821]

1. 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.
2. The Department of Environment shall be informed in writing of the date of commencement of works on site for monitoring purposes.
3. 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.
4. The Department of Environment shall be informed in writing of the date of completion of all works on site, with copy of the final as-built layout plans, prior to the start of operation for monitoring purposes.
5. Notwithstanding all the other permits and clearances, the following permits/ clearances shall be obtained:
 - 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.
 - iii. A Building and Land Use Permit shall be obtained prior to starting any development on site.
 - iv. A clearance from the Central Water Authority regarding potable water supply.
 - v. A clearance from the Livestock and Veterinary Division of the Ministry of Agro Industry and Food Security.

A copy of all the permits/ clearances obtained shall be submitted to the Director of Environment and all the conditions attached therewith shall be scrupulously observed.

6. The operation of the private hospital shall comply with all relevant legislations in force including the Pharmacy Act, the Dangerous Chemicals Control Act and the Private Health Institutions Act.
7. The buildings 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, to the satisfaction of the Ministry of Health and Quality of Life.

8. An adequate and continuous supply of potable water shall be made available on the premises at all times. As such adequate water storage tanks of adequate capacity shall be provided.
9. Kitchen, food-store room, preparation room and related facilities shall comply with the provisions of the Food Act. Adequate wash hand basins with liquid soap dispensers shall be provided to the satisfaction of the Ministry of Health and Quality of Life.
10. A proper infection control programme and a healthcare waste management plan shall be implemented to the satisfaction of the Ministry of Health and Quality of Life and the Solid Waste Management Division.
11. General wastes shall be stored separately from other types of wastes and disposed of at the landfill. Excavation soil, boulders and construction wastes shall be used as backfill materials. All recyclable wastes shall be segregated and sent to relevant registered recyclers/ exporters. All putrifiable wastes shall be stored below room temperature, pending removal by the Local Authority.
12. Infectious, pathological and sharp wastes shall not be mixed with other types of healthcare wastes and shall be contained in closed labelled bags for storage in a separate compartment, prior to incineration. The temporary storage area dedicated for infectious, pathological and sharp wastes shall be chilled.
13. The fly and bottom ashes and the contaminated sorbent from incinerator shall be disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumiere at the applicable disposal fees.
14. Waste containing mercury or other heavy metals, such as out of use thermometers, shall not be incinerated and shall be managed and disposed as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumiere at the applicable disposal fees.
15. The other different types of hazardous healthcare wastes such as wastes pharmaceuticals and waste chemicals shall be segregated from each other and kept in appropriate closed labelled containers and stored in separate storage compartments from other types of wastes. Due consideration should be given to the segregation and storage of hazardous chemical wastes based on their compatibilities. The waste pharmaceuticals and waste chemicals shall be disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumiere at the applicable disposal fees.
16. Waste lube oil generated during construction and operational phases shall be stored properly in closed and labelled overground containers and sent for recovery to registered recycler/ exporter of used oil, in compliance with the Environment Protection (Collection, Storage, Treatment, Use and Disposal of waste Oil) Regulations 2006.

17. The incinerator shall be duly commissioned. Prior to its operation, the proponent shall submit a compliance certificate duly signed by a registered and competent firm certifying strict compliance with the provisions of the European Emission Standard Directive CE 76/2000 for incinerator and the forthcoming National Environmental Standards for Incinerator Stack Emission, as well as the conditions imposed in this EIA Licence.
18. The incinerator shall be operated at an optimum temperature of above 1100°C, at all times, in order to limit the formation of dioxins and furans.
19. Stack and ambient air monitoring shall be carried out and submitted to the Department of Environment on a quarterly basis during the first year of operation and thereafter on a bi-annual basis or as otherwise requested.
20. All emissions from the incinerator shall comply with European Emission Standard Directive CE 76/2000 for incinerator and the local forthcoming National Environmental Standards for Incinerator Stack Emission.
21. The proponent shall monitor dioxins, furans and heavy metals while conducting baseline ambient air quality and stack emissions, in order to assess any increased level of dioxins and furans both in emission and in ambient air while the incinerator is in operation over the coming years. The above monitoring shall be carried out and submitted to the Department of Environment on a quarterly basis during the first year of operation and thereafter on a bi-annual basis or as otherwise requested.
22. In the event that the air pollution control device is out of order, the plant shall cease operation pending the repair of same and upon approval from the Department of Environment.
23. An automatic continuous monitoring unit shall be installed for flue gas analysis. The results of the analysis shall be submitted to the Department of Environment, on a monthly basis for the first year of operation and thereafter, as determined by the Director of Environment.
24. The proposed development shall comply with the provisions of the Planning Policy Guidance 5 (Development along Motorway). The height of boundary wall shall be in compliance with the Planning Guidelines for Rose Belle Business Park.
25. All development plans shall be cleared at the level of the District Council of Grand Port, as per the relevant Planning Policy Guidance (in terms of number/dimensions of parking spaces, number/dimensions of loading/unloading bays and visibility splay), and also taking into consideration, any adverse impact on the level of service of the Port Louis-Plaisance Dual Carriageway (M1).

26. A minimum set back as per prevailing Planning Policy Guideline shall be complied with and maintained from the edge of Port Louis- Plaisance Dual Carriageway (M1).
27. No effluent including storm water shall be discharged onto Port Louis-Plaisance Dual Carriageway (M1) and associated public infrastructure. The reserves of Port Louis-Plaisance Dual Carriageway (M1) shall be protected and no development/modification are to be effected thereon.
28. No on street parking shall be allowed along frontage of the development onto the existing access road. Visibility splay shall be provided at all junctions. Street lightning shall be provided as per requirements of the relevant Highway Authority.
29. In case of any traffic and road safety problems that may arise as a result of the proposed development, the Traffic Management and Road Safety Unit will come up with measures that will be considered and same shall be implemented by the proponent at his own cost.
- 30.** All domestic wastewater from the proposed development shall be treated in the wastewater and treatment plant, which shall be designed and constructed pursuant to the specialist Consultant's and supplier's recommendations. The effluent that emanates 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.
- 31.** The promoter shall ensure that the removal of oil and grease and the operation and maintenance of the entire wastewater collection, conveyance, treatment and disposal are carried out by specialist firm/s and shall enter into an operation and maintenance contract with the specialist firm. The Wastewater Management Authority shall not be responsible for any malfunctions or other nuisances associated with the operation and maintenance of the project's wastewater collection conveyance, and treatment and disposal system. 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 Wastewater Management Authority for desk monitoring only, on a monthly basis.
- 32.** 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 Wastewater Management Authority for approval before construction. A format of the design report '*Guidelines for Preparation of Application of Wastewater Treatment Plant*' is available on the Wastewater Management Authority website "wmamauritius.mu". The internal sewers shall be designed pursuant to BS EN 752: 2008 by a Civil Engineer duly registered with the Council of Registered Professional Engineers of Mauritius Professional Engineers of Mauritius.
- 33.** The wastewater treatment plant shall be fully enclosed and equipped with an odour control device and the quality of the treated effluent shall comply with the standards for

irrigation. The operation of the wastewater treatment plant shall not constitute a source of noise and odour nuisance.

34. Electric motors such as generators, pumps, compressors and other noise generating equipment shall be housed in soundproof structures so that the noise emanating therefrom be within permissible levels as per the Environment Protection 2002 (as amended).
35. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality. Necessary bunded walls including peripheral drains shall be provided around the storage of fuel oil and other hazardous materials to cater for any accidental spillage and leakages.
36. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall, the proponent shall take all reasonable measures and shall provide an integrated drainage network for channelling and evacuating surface and stormwater. The proponent shall make provision for an appropriate means of discharging stormwater through mud/silts traps prior to open discharge to the receiving environment.
37. All drainage infrastructures shall be designed and constructed to the satisfaction of the District Council of Grand Port and the National Development Unit.
38. The proponent shall adopt energy-saving devices and eco-friendly practices such as renewable energy supply (solar energy), energy efficient bulb, rain water harvesting and other similar facilities.
39. 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.
40. Necessary measures shall be taken during all the phases of the project, including construction and operation so as not to cause any form of nuisances by way of noise, dust and air pollution to the public and surrounding environment. The site of works shall be properly protected by fencing/hoardings to prevent dust nuisances during the construction phases.
41. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
42. In case of any environmental pollution or nuisances arising from this development, this Ministry in consultation with other authorities concerned may impose additional conditions and will take necessary actions in accordance with the provisions of the Environment Protection Act 2002 (as amended). The additional conditions shall be strictly observed and implemented by the proponent.

43. 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.