

**LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF AVILA CLINIC BY
ROBERT SCHUMAN MEDICAL PROPERTY LTD[ENV/DOE/EIA/1811]**

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 Institutions 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 Traffic Management and Road Safety Unit with regard to traffic issues, road safety measures and road layout.

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 clinic shall comply with all relevant legislations in force including the Pharmacy Act, the Dangerous Chemicals Control Act and the Private Health Institutions Act.
7. Prior to start of operation and as part of the commissioning exercise, the proponent shall establish a proper healthcare waste management plan from generation point up to the final disposal point to the satisfaction of the Ministry of Health and Quality of Life and the Solid Waste Management Division of the Ministry of Social Security, National Solidarity and

Environment and Sustainable Development (Environment and Sustainable Development Division) for the safe disposal of healthcare waste.

8. The setting up of a healthcare waste incinerator, if required, shall be subject to a separate Environmental Impact Assessment as per the requirements of the Environment Protection Act 2002 (as amended).
9. 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.
10. An adequate and continuous supply of potable water shall be made available on the premises at all times. As such water storage tanks of adequate capacity shall be provided.
11. Adequate wash hand basins with liquid soap dispensers shall be provided.
12. The temporary storage area dedicated for pathological, infectious and sharp wastes shall be chilled. Wastes 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 Chaumière at the proponent's cost.
13. The other different types of hazardous healthcare wastes such as pharmaceutical and chemical wastes shall be segregated and kept in appropriate, closed and labelled containers and stored in separate storage compartments from other types of wastes. Due consideration shall be given to the segregation and storage of hazardous chemical wastes based on their compatibilities. Pharmaceutical and chemical wastes shall be disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumière at the applicable fees.
14. Solid wastes (except healthcare wastes) shall be properly collected, stored and disposed of to the satisfaction of the District Council of Black River. Domestic and non-pathogenic wastes shall be properly stored in covered bins and putrifiable wastes shall be stored below room temperature, pending removal by the District Council of Black River.
15. A proper infection control programme shall be implemented to the satisfaction of the Ministry of Health and Quality of Life.
16. Kitchen, food-store room, preparation room and related facilities shall comply with the provisions of the Food Act.
17. No component of the project shall be located at less than 30m from Canal Magenta.

18. Necessary clearances shall be sought from the Central Water Authority and La Ferme Magenta Water User Association prior to any construction works and the project shall comply fully with all the provisions as stipulated in Sections 66 and 69 of the Rivers and Canals Act.
19. All onsite drainage infrastructures, including soakaways and infiltration basin shall be designed and constructed to the satisfaction of the Black River District Council. All engineering/infrastructural details, including calculations, shall be submitted prior to start of works, for approval. Surface drainage network shall be designed for a return period of 50 years and the drainage plan shall include contours, spot levels and clear indication of low points and eventual discharge of water. A stormwater management plan for the whole development, including contour line map used to determine the catchment area, shall also be submitted.
20. The proponent shall make necessary provisions for an appropriate means of discharging stormwater through mud/silt traps and hydrocarbon separators prior to open discharge to the receiving environment.
21. All domestic wastewater from the proposed development shall be treated in a Wastewater Treatment Plant, which shall be designed and constructed pursuant to the specialist consultant's and suppliers' recommendations. The effluent that emanates from the treatment plant shall meet discharge norms for irrigation set under the Environment Protection Act 2002 (as amended) and shall be used for irrigation purposes. 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, for desk monitoring only, on a monthly basis.
22. 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 at his own cost 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. Detail design report of the wastewater treatment plant shall be submitted to the WMA for approval before construction/upgrading works. 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 arrangements at his own costs to ensure 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. Solid waste shall be properly screened so as to prevent same from entering the Wastewater Treatment Plant.

23. 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 Environment Protection (Standards of effluent for use in irrigation) Regulations 2003. The operation of the Wastewater Treatment Plant shall not constitute a source of noise and odour nuisance.
24. No laundry facility and dialysis facilities shall be provided in the hospital.
25. The proponent shall ensure that vehicles getting in and out of the site, during construction phase, do not smear mud on the existing road infrastructure, especially during rainy days to the satisfaction of the District Council of Black River.
26. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality.
27. Necessary bunded walls shall be provided around the diesel storage tank to cater for any accidental spillage and leakage.
28. During all phases of the project, no waste of any type, solid or liquid, shall be disposed of on the surface of the ground or have access to the Magenta Canal and the surrounding environment.
29. All electric motors such as pumps, compressors, generators and other noise generating equipment shall be housed in noise attenuating structures so that noise generated therefrom shall be within permissible limits as per Environment Protection (Environmental Standards for Noise) Regulations 1997.
30. 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.
31. 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.
32. The site shall be properly embellished with ornamental plants and trees to enhance the aesthetic value of the site. No invasive alien species shall be used for landscaping works.
33. Necessary measures shall be taken during site preparation, infrastructural works and operation of the clinic, so as not to cause any nuisance by way of noise, vibration, dust, odour or otherwise to the public and surrounding environment, including the neighbouring schools. The site of works shall be properly protected by hoardings during the construction phase to avoid any nuisance therefrom.

34. 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 2002 (as amended).
35. 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.