

**LIST OF CONDITIONS FOR PROPOSED HOTEL PROJECT UNDER THE INVEST
HOTEL SCHEME AT BELLE MARE BY B59 LIMITED[ENV/DOE/EIA/1802]**

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. All other necessary permits/clearances from the relevant authorities shall be obtained and all the conditions attached therewith shall be scrupulously observed. A copy of all the permits/clearances obtained shall be submitted to the Director of Environment.
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.
6. The development shall be in compliance with the criteria in the Planning Policy Guidance for Coastal Frontage B and to the satisfaction of the Ministry of Housing and Lands.
7. No trees shall be felled on site and along the B59 Road without prior approval from the Forestry Service. The proponent shall submit a site plan to the Forestry Service showing the proposed building and trees to be removed. No invasive alien species shall be used for landscaping. The Landscaping plan shall be submitted to the Forestry Service for approval.
8. The entrance/exit of the proposed development shall be a T-Junction with B59 Road. The entrance/ exit shall be minimum 7.0m wide with footpath of at least 1.5m wide along the frontage of B59 Road, to the satisfaction of the Road Development Authority and the Traffic Management and Road Safety Unit. No reverse manoeuvre shall be allowed onto B59 Road.
9. A building setback of 6.0m shall be provided with B59 Road and a road reserve of 2.0m shall be provided along the frontage of the proposed development with B59 Road for any future upgrading works. The road reserve shall be properly embellished and maintained at all times by the proponent.
10. The proponent shall submit all engineering details of the proposed works carried out by the proponent with respect to the B59 Road (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.

11. Street lighting shall be provided along the frontage of the development with B59 Road and main junctions.
12. The design of the internal surface drain network shall be carried out such that no stormwater within the proposed development is channelled towards/into the drain network along the road network of the Road Development Authority. 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 Road Development Authority prior to start of works. The Road Development Authority reserves the right to request the promoter to carry out any additional works pertaining to stormwater drainage evacuation upon submission of detailed engineering design calculations, at the promoter's costs.
13. Approval shall be sought from the Road Development Authority (RDA) prior to any construction and connection to existing services on B59 Road. The proponent shall ensure the cleanliness of the 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 RDA at the proponent's costs.
14. The proponent should obtain the views of the Traffic Management and Road Safety Unit concerning traffic and road safety issues of the proposed development on B59 Road.
15. The dimension of the parking spaces along the frontage of the hotel (along Belle Mare-Palmar-Trou D'Eau Douce B59 Road) shall be 6.0m by 2.5m, to the satisfaction of the Traffic Management and Road Safety Unit.
16. The number/dimensions of parking spaces within the hotel shall be to the satisfaction of the Flacq District Council in accordance with the Planning Policy Guidance.
17. 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 permeable zone.
18. All drainage infrastructures including the proposed absorption pits and the locations of the final point of disposal of surface runoff shall be designed and constructed to the satisfaction of the Flacq District Council, Road Development Authority and National Development Unit, prior to the submission of the Environmental Monitoring Plan.
19. No waste of any type shall be disposed of in any watercourse, waterbody, river, water feature, canal and ground surface. As such, the treated effluent which will be used for irrigation purposes shall conform to the prevalent environmental standards.
20. Necessary bunded walls shall be provided around the proposed diesel/fuel storage tanks for standby generator and chemicals to cater for any accidental spillage and leakage.

21. All domestic wastewater from the proposed development of the hotel shall be directed to the combined attached growth and activated sludge type Sewage Treatment Plant (STP). The effluent that emanates from the treatment plant shall meet the discharge norms for irrigation set under the Environmental Protection Act 2002 and shall be used for irrigation purposes. No untreated wastewater shall be discharged to the environment. Analysis of the treated effluent from the sewage treatment plant shall be effected by an accredited laboratory and the results shall be submitted to the Wastewater Management Authority (WMA). 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 STP. Detailed design report for the STP 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.
22. In line with the Planning Policy Guidance of the Ministry of Housing and Lands, the wastewater treatment plant shall be located at a minimum distance of 15m from the site boundary. The location of the wastewater disposal system/ treatment plants shall be to the satisfaction of the Ministry of Health and Quality of Life. Prior to the submission of the Environmental Monitoring Plan, a clearance from the Ministry of Health and Quality of Life shall be sought and obtained.
23. Construction wastes shall be reused as backfill material. Recyclable wastes shall be sorted out and sent to registered recyclers and non-recyclable wastes shall be disposed at the landfill. Green wastes shall be composted.
24. All electric motors such as air pumps, compressors, generators and other noise generating equipment and activities shall be housed in noise attenuating structures so that noise generated therefrom be within permissible levels as per the Environment Protection Act 2002 (as amended).
25. 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.
26. Necessary measures shall be taken during all the phases of the project, including site preparation, construction and operation so as not to cause any nuisance, such as noise, vibration, dust, odour and air pollution to the public and surrounding environment.
27. 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.

28. 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.