

**LIST OF CONDITIONS FOR PROPOSED CONSTRUCTION OF A CLINIC AT
CUREPIPE BY FALCON PROPERTY HOLDINGS CO. LTD [ENV/DOE/EIA/1838]**

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 Land Conversion Permit or clearance (should the land not fall under the purview of the Sugar Industry Efficiency Act) from the Ministry of Agro-Industry and Food Security.
 - ii. A Fire Certificate from the Mauritius Fire and Rescue Service.
 - iii. A Building and Land Use Permit prior to start of construction on site.
 - iv. A clearance from the Central Water Authority regarding potable water supply.
 - v. An authorization from the Forestry Service for any felling of trees within the road reserves.
 - vi. A clearance from the Traffic Management and Road Safety Unit regarding traffic implications.

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. Prior to the operation of the clinic, the proponent shall obtain a licence from the Ministry of Health and Wellness under the Private Health Institutions Act. Moreover, the operation of the clinic shall comply with all relevant legislations in force including the Pharmacy Act and the Dangerous Chemicals Control Act.
7. Prior to start of operation and as part of the commissioning exercise, the proponent shall establish and submit a proper healthcare waste management plan from generation point up to the final disposal point to the satisfaction of the Ministry of Health and Wellness and the Solid Waste Management Division of the Ministry of Environment, Solid Waste Management and Climate Change for the safe disposal of healthcare wastes. The plan shall address, amongst others, details of the quantities, sources, segregation, handling and

temporary storage at the healthcare facility, collection, transportation, storage and disposal of each category of healthcare wastes expected to be generated.

8. Infectious and pathological wastes shall be segregated from other categories of healthcare wastes and collected in labelled and leak proof colour-coded plastic bags prior to disposal in bins to prevent contamination of the bins by infectious agents, in line with the World Health Organization recommended segregation scheme. Sharps wastes shall be stored separately in puncture-proof sharps containers and the temporary storage area dedicated for pathological, infectious and sharp wastes shall be chilled to the satisfaction of the Solid Waste Management Division of the Ministry of Environment, Solid Waste Management and Climate Change.
9. Prior to the start of operation of the healthcare facility, the proponent shall submit, to the Solid Waste Management Division of the Ministry of Environment, Solid Waste Management and Climate Change, with copy to the Department of Environment, an undertaking that an outsourcing agreement has been reached for the final disposal of infectious, pathological and sharps wastes. In the undertaking, the proponent shall demonstrate that the incineration of infectious, pathological and sharps wastes would be carried out in an incinerator which has been designed to handle such types of healthcare wastes, in accordance with environmental norms and regulations. Details on the name of the facility, type and model of the incinerator, its capacity in terms of kg/hr, operating parameters such as incineration temperature and residence time shall be submitted in the undertaking.
10. Wastes containing mercury or other heavy metals, such as out of use thermometers, shall not be incinerated and shall be managed and disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumière at the applicable fees.
11. The other different types of hazardous healthcare wastes such as chemical wastes and waste pharmaceuticals, including cytotoxic wastes, 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 shall be given to the segregation and storage of hazardous chemical wastes based on their compatibilities. Chemical wastes and wastes pharmaceutical, including cytotoxic wastes, shall be disposed of as hazardous wastes at the Interim Hazardous Waste Storage Facility at La Chaumière at the applicable fees.
12. Solid wastes (except healthcare wastes) shall be properly collected, stored and disposed of to the satisfaction of the Local Authority. 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 Local Authority.
13. 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.

14. 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.
15. Adequate wash hand basins with liquid soap dispensers shall be provided.
16. A proper infection control programme shall be implemented to the satisfaction of the Ministry of Health and Wellness.
17. Kitchen, food-store room, preparation room and related facilities shall comply with the provisions of the Food Act.
18. The staff parking shall be separated from public parking and the main access shall be segregated from the pedestrian access.
19. All drainage infrastructures shall be designed and constructed to the satisfaction of the Municipal Council of Curepipe and the Land Drainage Authority. The proponent shall submit the detailed design calculations for the drainage infrastructure to be implemented on site for the evacuation of storm water runoff indicating the final discharge point.
20. 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. The stormwater drainage design shall be duly signed by a Registered Professional Engineer.
21. Street lighting shall be provided along the frontage with Phoenix-Plaisance Road A10 and at entry/exit points. The proponent shall provide adequate turning radii and proper visibility splay at entrance/exit of the proposed development and same shall be approved by the Road Development Authority and Traffic Management and Road Safety Unit. The proponent shall submit all engineering details of the proposed works to be carried out with respect to the Phoenix-Plaisance Road A10 (inclusive of road widths, road reserves, footpath, kerb, radii, junction details, street lighting, etc.) to the Road Development Authority and Traffic Management and Road Safety Unit for approval prior to start of road works.
22. Approval shall be sought from the Road Development Authority prior to any construction and connection to existing services on Phoenix-Plaisance Road A10. The proponent shall ensure the cleanliness of the Phoenix-Plaisance Road A10 during the construction phase of the project through the installation of a washing bay at the site entrance. Any part of the Phoenix-Plaisance Road A10 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.
23. All wastewater shall be channelled to the public sewer. Full details of the internal sewer reticulation, up to the connection point, shall be submitted to the Wastewater Management Authority for approval prior to start of construction. The submission shall be in line with the *"Guidelines for obtaining a clearance from Wastewater Management Authority for a Building and Land Use Permit Application"*. The Guidelines are available on Wastewater

Management Authority website: *wmamauriti.us.mu*. All cost associated with the provision of the sewer reticulation up to the connection point shall be borne by the proponent. The site shall be landscaped to avoid low-lying points with respect to road level.

24. The proposed pre-treatment unit for the used water from the laundry, laboratory and other activities shall be fully enclosed and equipped with an odour control device and the quality of the treated effluent shall comply with the Fourth Schedule of the Waste Water (Licence for Discharge of Industrial Effluent into a Waste Water System) Regulation 2019. The operation of the wastewater treatment plant shall not constitute a source of noise and odour nuisance. Moreover, treated wastewater shall not be used for toilet flushing.
25. All electric motors such as pumps, compressors, generators, transformers 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. Machines and plants during construction period shall be maintained in good working condition so as to avoid excessive noise emanation.
26. All precautions shall be taken so that the proposed development does not impact negatively on the groundwater and surface water quality. No waste of any type shall be discharged in any rivers, canals, watercourses, waterbody or ground surface.
27. 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.
28. 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.
29. The proponent shall keep a line of communication with the inhabitants and users of the area and shall resolve any conflict that may arise.
30. The proponent shall plant at least twice the amount of trees felled to the satisfaction of the Ministry of Agro-Industry and Food Security. The road reserve along the frontage of the development with Phoenix-Plaisance Road A10 shall be properly embellished and maintained at all times by the proponent.
31. The site shall be landscaped properly and ornamental plants and trees shall be planted to upgrade and enhance the aesthetics.
32. 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.

33. 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.