

**LIST OF CONDITIONS FOR THE PROPOSED RESIDENTIAL MORCELLEMENT  
AT CAP MALHEUREUX BY SOCIETE ROUILLARD FRERES & CIE  
(ENV/DOE/EIA/1623)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the Traffic Management & Road Safety Unit 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.
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. In accordance with EPA 2002 Section 18 2(/) the proponent shall submit to the Department of Environment an Environmental Monitoring Plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation, accordingly.
4. The Department of Environment shall be informed in writing of the date of commencement of all works on site prior to start of works for monitoring purposes.
5. The Department of Environment shall be informed in writing of the date of completion of all infrastructural works on site, with copy of the final morcellement layout plan to ensure compliance with the conditions of the EIA Licence as well as the proposals in the EIA report and additional information.
6. Development on proposed lots with gradient of more than 10% shall be in compliance with the provision of Planning Policy Guidance on sloping sites.
7. No commercial development likely to give rise to environmental nuisance by way of noise, odour, dust, loading and unloading activities shall be allowed on the lot earmarked for residential/commercial development.

8. All domestic wastewater from each residential plot shall be disposed through individual septic tank followed by leaching field. The individual septic tank shall have a minimum volume of 3 m<sup>3</sup> and shall be accessible at all times for maintenance. The individual leaching field shall have a minimum plan surface area of 20 m<sup>2</sup>. The septic tank shall be located at, at least 2m from any building and site boundary. The leaching field shall be located at least 1 m from any building and site boundary. Every 3 years or if need be to a higher frequency, the septic tank shall be desludged by a registered wastewater carrier and carted away to WMA approved disposal site. No vehicular loading shall be allowed on the on-site disposal system. The on-site disposal shall be located on slope not greater than 10%.The minimum distance from the formation level of the leaching field to the maximum level of water table shall be 1.2m.
9. Clearance from the Wastewater Management Authority shall be obtained for development on the commercial lots.
10. All solid wastes shall be properly segregated, collected and disposed of to the satisfaction of the Local Authority and the Ministry of Local Government and Outer Islands. All green and biodegradable waste shall be composted.
11. Appropriate drains with soakaways /absorption pits at regular intervals shall be provided and maintained at all times to allow proper evacuation of runoff water during heavy rains so as not to cause flooding of the site and adjoining areas. The soakaways shall be designed to cater for high water run-off during heavy rainfall. The proponent shall make provisions for appropriate inlet drainage infrastructure for the channelling of surface run off emanating upstream from the proposed development site. Any existing natural water drain on site shall be upgraded and maintained.
12. The design of the entire surface drain network with soakaways/absorption pits, including contours, spot levels and clear indications of low points, that is, the lieu of eventual discharge of water shall be duly signed by a Registered Professional Engineer and shall have the prior approval of the Road Development Authority, the Local Authority and the National Development Unit of the Ministry of Public Infrastructure, NDU, LT & Shipping.

13. All engineering details of the road network, road widths, road reserves, kerb radii at the road junctions including main access, visibility splay and footpath/pavement structure shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works. Provision shall be made for 1.2 m wide footpath on the side of the road fronting the development.
14. The carriageway width of Chemin Vingt Pieds Road B45 in the proximity of the project site shall be increased as recommended by the Road Development Authority. There shall be only one for this development, i.e., onto Chemin Vingt Pieds Road B45. No access shall be permitted onto Mon Choisy-Cap Malheureux Road B13.
15. Clearance of the Road Development Authority and the Traffic Management and Road Safety Unit shall be obtained with regard to the development of site in view of its proximity to the Proposed Link Road/By-pass at Pavillon Cap Malheureux as provided in the Outline Planning Scheme.
16. The road reserves shall be properly landscaped and embellished with ornamental plants so as to upgrade and enhance the aesthetics. The road reserves shall be maintained at all times.
17. Street-lighting shall be provided along the main access, at the entrance and exit onto the main road, as well as along the internal access roads and along the frontage of the development. The street lighting shall be of the solar or LED type.
18. The provision of utilities, including electricity shall be through an underground network.
19. All areas earmarked for green spaces shall be properly located, created and maintained by the "syndic" to the satisfaction of the Local Authority.
20. Necessary precautions shall be taken during site preparation and infrastructural works so as not to cause any nuisance by way of noise and dust pollution to the public and the surrounding environment.
21. The proponent shall keep the individual lots clean and tidy and shall be responsible for the upkeep of the lots up to the sale. The eventual owners of the lots shall thereafter properly maintain the acquired lots until the time of any development thereon.

22. The proponent shall submit to the Local Authority the name, address and contact details of the owner of the respective lots after the sale thereof, for environmental monitoring purposes.
23. A Cahier des Charges shall be established for all eventual constructions on the lots and the Cahier des Charges shall obtain prior approval of the Local Authority.
24. In case of any environmental nuisances arising from this development, this Ministry will take necessary action in accordance with the provisions of the Environment Protection Act.
25. Conditions No. 8, 10, 16 and 21 shall be included in the Deed of Sale.
26. Development on lots located in the vicinity of the wetlands shall observe the required 30m setback distance from these wetlands.
27. Any development proposed to be carried out on the lots earmarked for commercial, which are listed as an undertaking in the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environment Report or an EIA Licence.
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.