

**LIST OF CONDITIONS – PROPOSED PARCELLING OUT OF LAND
FOR MIXED USE DEVELOPMENT AT GOODLANDS BY CIE DU MAPOU
LTEE (ENV/12/1460)**

1. 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.
2. The development shall be undertaken as per the mitigating measures stated in the EIA report and additional information submitted unless as otherwise advised herein.
3. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes. A detailed programme of works and implementation plans shall be submitted to the Department of Environment, Ministry of Environment and Sustainable Development prior to start of works.
4. 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.
5. In accordance with EPA 2002 section 18 2(l) 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 the report on the implementation, accordingly.
6. Solid wastes shall be disposed of in individual bins or waste handling receptacles, in compliance with the Refuse Collection Regulations.

7. Provision of any commercial facilities within the project site shall be undertaken in consultation with the Local Authority. Only light and non polluting activities compatible within residential use shall be allowed on Lot 1 and 2.
8. Individual septic tank and absorption pit shall be used for the disposal of all domestic wastewater for each residential lot. The individual septic tank shall be of a minimum capacity of 3 m³, be watertight and shall be accessible at all time for inspection. The absorption pit shall have a minimum wall surface area of 20 m². The closest distance of the septic tank and absorption pit to any structure, building or boundary shall be 2 m as per the Planning Policy Guidelines of the Ministry of Housing and Lands. Every three 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 site.

For the commercial/industrial lots, a final clearance shall be sought from the Wastewater Management Authority at the Building and Land Use Permit stage prior to start of activities.

9. Appropriate drains with soakaways 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.
10. The proponent shall make provision of an appropriate means of discharging storm water through mud/silts traps prior to open discharge to the receiving environment.
11. No surface runoff shall be allowed onto the main roads. A complete drainage layout showing how runoff water shall be canalized within the development including contours, spot levels and storm water

disposal shall be submitted to the Road Development Authority for approval prior to start of works.

12. All areas earmarked for green spaces and children's play areas shall be properly created and vested into the Local Authority.
13. No direct vehicular access shall be allowed from individual lots onto the Goodlands Link Road. All accesses shall be through a common service road and a low masonry wall shall be constructed all along the frontage of the development so as to prevent any future creation of individual accesses.
14. Only one access to the Goodlands Link road shall be allowed as per plan dated May 2010 and bearing reference APPLAND/RR/S/02. Plots 1 and 2 shall not have direct access to the Link road and their accesses shall be through the common public road at the rear.
15. All engineering details with dimensions including turning radii, pavement structure, and junction details with Link roads, etc. shall be submitted to the Road Development Authority for approval prior to start of works.
16. The access road to A5 shall be upgraded to a 7m width road with footpath of 1.5 m on both sides and shall become public. The proponent shall liaise with the Road Development Authority with regards to the median lane and the roundabout. Any modifications to the existing road infrastructure (for e.g. alterations to traffic lights and their related phasings, ect.) shall be financially borne by the promoter.
17. A footpath of 1.5m alongside the frontage of the proposed development and a setback of 6m shall be kept as per the Planning Policy Guidelines.

18. The roads 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.
19. Street-lighting shall be provided at entrances, exits, access road onto A5 and along the frontage of the development. The street lighting along the internal access roads shall be of the solar type.
20. The activities to be carried out in the commercial and light industrial lots shall not cause any nuisance by way of noise, dust and odour to the neighbouring public and surrounding environment. Any development proposed to be carried out and listed as an undertaking in the Fifth Schedule of the Environment Protection Act 2002 as amended in 2008 shall require the approval of a Preliminary Environmental Report or an EIA Licence.
21. 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 nearby residents and surrounding environment.
22. 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.
23. 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.
24. The provision of all utilities including electricity shall be supplied through an underground network.

25. Prior to any constructions and connections to existing services (eg CWA, CEB, MT etc) on Main road, approval shall be sought from the Road Development Authority.
26. Conditions No. 6, 8, 13, 18 and 22 shall be included in the Deed of Sale.
27. 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.