

LIST OF CONDITIONS – PROPOSED CONSTRUCTION OF A  
RESIDENTIAL HOTEL COMPLEX AT TROU AUX BICHES BY CIE  
COMMERCIALE DES MASCAREIGNES IC LTÉE (ENV/12/1482)

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 works for monitoring purposes. A detailed programme of works and implementation plans shall be submitted to the Department of Environment, Ministry of Environment & SD for approval prior to the start of works.
4. 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 and 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 section 18(2)(f) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, an Environmental Monitoring Plan for approval prior to start of works. The Environmental Monitoring Plan shall also address the energy-saving and eco-friendly practices as required under conditions 11, 12 and 13 below. The proponent shall thereafter submit reports on the implementation accordingly.

6. During the construction phase, the site of works shall be properly fenced and properly maintained so as to prevent any construction material and debris to have access to the public roads.
7. Necessary measures shall be taken during all phases of the project, including site preparation, construction and operation so as not to cause any nuisance by way of noise, odour and dust pollution to the neighbours and the surrounding environment.
8. The proposed development shall comply with the Planning Policy Guidance in force. Parking / loading and unloading facilities shall be carried out within the curtilage of site.
9. Necessary measures must be taken to prevent any hydrocarbon spills from vehicles and from stand-by generator and diesel storage tanks to infiltrate through the soil so as to avoid the contamination of the underground and surface waters and eventually the lagoon.
10. Solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
11. All green and biodegradable wastes shall be composted.
12. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling.
13. The proponent shall adopt energy-saving devices and eco-friendly practices such as recycling plants including recycling of treated wastewater for flushing of toilets/ irrigation, rain water harvesting, renewable energy supply (solar energy and photovoltaic cells) and other similar facilities.
14. All electric motors such as pumps, generators, and other noise generating equipment shall be housed in soundproof enclosures so that noise emanating there from be within permissible levels as per the Environment Protection (Environmental Standard for Noise) Regulations 1997.

15. The plant and equipment that will be used on site during the construction period shall be regularly serviced and maintained in good condition to minimize risk of air and noise pollution.
16. All emissions from the standby generator shall be in compliance with the emission standards promulgated under the Environment Protection Act 2002.
17. 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, such as ammonia.
18. All wastewater shall be directed to the proposed combined attached growth and activated sludge type wastewater treatment plant. The promoter shall ensure that the operation and maintenance of the wastewater treatment plant is carried out by specialist/s or a specialist firm, on a regular basis. He shall seek guarantees for the equipment from the supplier/s in order to cater for the repairs of mechanical breakdowns, equipment failures and availability of spare parts.

No untreated wastewater shall be discharged into the environment. The quality of treated effluents shall comply with the standards set out in the Schedule of the *Environment Protection (Standards of effluent for use in irrigation) Regulation 2003* made under *Section 39 and 96* of the *Environment Protection Act 2002*.

Results of analysis of treated effluent shall be submitted to Wastewater Management Authority on a monthly basis as per *Section 5, Condition No. (v)* of the *Environmental Guideline No.16* from the Ministry of Environment. In case of any environmental nuisance arising at operational phase of the treatment plant, the Wastewater Management Authority will impose

additional conditions, which the Promoter shall scrupulously observe for abatement.

19. A setback of 5 meters from the wastewater treatment shall be observed with the boundary. Aromatic and ornamental plants shall be planted around the wastewater treatment plant.
20. Necessary measures shall be taken to avoid any potential risk of flooding and accumulation of water within and in the vicinity of the proposed development.
21. A green buffer zone shall screen the rear facades of building blocks B & C visible from the Trou Aux Biches Coastal Road.
22. Before execution of any works on the existing road on site, all setting out shall be to the satisfaction and approved by Road Development Authority and Traffic Management Road Safety Unit.
23. 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.