

List of Conditions: Proposed subdivision of a plot of land essentially for residential purposes and lots for commercial purposes at Flic-en-Flac by Medine Ltd [ENV/1576]

1. All other necessary permits/clearances from the relevant authorities including clearance from the Traffic Management and 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 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. The height and number of floors for the proposed mixed use development on the bigger lots lying along the Flic en Flac Road shall be in harmony with surrounding existing development and to the satisfaction of the local authority.
7. All domestic wastewater shall be disposed via a septic tank followed by absorption pit for each residential plot. The individual septic tank shall be of a minimum volume of 3 m³ and the individual absorption pit shall have a

minimum wall surface area of 20 m². 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 Wastewater Management Authority 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 absorption to the maximum level of water shall be 1.2 m. The septic tank and absorption pit shall be located at least 2 m from any building and site boundary as per the Planning Policy Guidance (PPG) of the Ministry of Housing and Lands. Clearance of the Wastewater Management Authority shall be sought prior to any development on the commercial and recreation lots.

8. 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.
9. 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.
10. 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 Black River District Council and the National Development Unit of the Ministry of Public Infrastructure, National Development Unit, Land Transport and Shipping.
11. Since the project will entail the relocation of the existing bus stop along the Flic en Flac Road (B34), the promoter shall provide a bus lay by and construct a bus shelter as per the recommendations of the National Transport Authority. Footpath of 1.5m minimum should be provided along the frontage of the development.

12. All engineering details of the road network, road widths, road reserves and kerb radii visibility splay at the road junctions, pavement structure, provision of footpaths, bicycle tracks shall be submitted to the Road Development Authority and the Traffic Management and Road Safety Unit for approval prior to start of works. The proponent shall also look into the possibility for an alternative access to the proposed morcellement from the Riviere Noire Road (A3), in consultation with the Road Development Authority and Traffic Management and Road Safety Unit.
13. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (eg. CWA, CEB, MT etc) on main roads. A programme of works with the date of start, duration and completion of the works shall be submitted to the Road Development Authority prior to start of works.
14. 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.
15. Street-lighting shall be provided along the main access, at the entrance and exit onto the main roads, as well as along the internal access roads and along the frontage of the development. The street lighting shall be of the solar type.
16. The provision of utilities, including electricity shall be through an underground network.
17. All areas earmarked for green spaces shall be properly located, created in consultation with Black River District Council and vested to the Black River District Council.
18. Endemic plants shall be used for embellishment and landscaping of the site. The trees and vegetation growing along the creek and on its escarpment shall not be removed.

19. 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.
20. 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.
21. 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.
22. 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.
23. Conditions No. 7, 8, 14 and 20 shall be included in the Deed of Sale.
24. Any development proposed to be carried out on lots No. 2, 3, 4, 5, 6, 7, 8, 180 and 348 including the surplus, 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.
25. 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.