

**LIST OF CONDITIONS – PROPOSED RESIDENTIAL MORCELLEMENT
AT BEAUX SONGES, PALMA BY BEAU SONGE DEVELOPMENT LTD
(ENV/DOE/EIA/1526)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the Wastewater Management Authority for the disposal of wastewater and clearance from the Traffic Management and Road Safety Unit regarding traffic impacts and road safety issues 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(1) 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 access onto the Palma Road (B2) shall be by a T-junction with a stop sign and shall have the approval of the Road Development Authority (RDA). No direct vehicular access from individual lots shall be allowed on to Palma Road (B2). 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. The proponent shall safeguard from any development along Palma Road (B2) at least 3 metres to cater for future widening of the road.

7. All engineering details with dimensions including turning radii, pavement structure, deceleration lanes, details with Main road B2 etc shall be submitted to the RDA for approval prior to start of works. The engineering drawing shall make provision for 1.5 m footpath at entrances and exits, access road onto B2 and 2.0m footpath along the frontage of the development along the main road.
8. The access road to B2 adjacent to the Beau Songes village shall be upgraded to a 7m width road with footpath of 1.5m on one side. A new culvert shall be provided along the access road to the approval of the relevant Authorities. The Emergency exit shall be gated and use only for rapid evacuation and necessary wayleave shall be obtained as required.
9. Approval shall be sought from the RDA 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 work to be submitted prior to starts of works.
10. 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.
11. 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.

12. The provision of utilities, including electricity shall be through an underground network.
13. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority. All green wastes shall be composted for use in the landscaped areas.
14. 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. The soakaways shall be designed to cater for high water run-off during heavy rainfall. The design of the entire surface drain network, 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 RDA and Black River District Council. The existing natural water drain crossing the proposed development site shall be upgraded and maintained at all times.
15. All areas earmarked for green spaces shall be properly located, created and maintained by the 'Syndic' to the satisfaction of the Black River District Council.
16. 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.
17. 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.

18. 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.

19. Conditions No. 10 and 17 shall be included in the Deed of Sale.

20. 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.