

List of Conditions-Proposed residential development at Bois Sec By Arthur & Morgane Ltd [ENV/1575]

1. This residential morcellement shall not be implemented as a standalone project. It shall be implemented concurrently with the Golf Course as well as the RES projects as an integrated development. The RES projects shall be subject to a separate EIA application.
2. All other necessary permits/clearances from the relevant authorities including a clearance from the Central Water Authority, Water Resources Unit, the Traffic Management & Road Safety Unit and Building and Land Use Permit from the Savanne District Council 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.

3. 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.
4. In accordance with EPA 2002 section 18 2(A) 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.
5. The Department of Environment shall be informed in writing of the date of commencement of all works on site for monitoring purposes.
6. 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.

7. All domestic wastewater to be generated shall be directed to the proposed Sequencing Batch Reactor (SBR) type wastewater treatment plant. The promoter shall ensure that the operation and maintenance of the treatment plant are carried out by specialists or a specialist firm. The effluent that emanate from the treatment plant shall meet the discharge for irrigation norms under the Environmental Protection Act 2002. No untreated wastewater shall be discharged to the environment. Detailed design report for the wastewater treatment plant shall be submitted to the Wastewater Management Authority for approval before construction according to the format "*Guidelines for Preparation of Application of Wastewater Treatment Plant*" available at the WMA. Monthly results of analysis of the treated effluent shall be submitted to the WMA. Detail drawings including longitudinal profiles shall be submitted to the WMA for approval prior to construction.
8. The Office of the WMA shall be informed when the construction works for the wastewater treatment plant will start. Sludge that will be produced shall be dewatered, processed and disposed of at an approved landfill. During construction phase all domestic wastewater shall be collected in a retention tank and carted away to WMA approved site by registered wastewater carriers.
9. All green and biodegradable wastes shall be composted. 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.
10. 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.
11. 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,

12. All natural drains on the proposed development site shall be upgraded and maintained so as to prevent flooding of the site and the adjoining areas.
13. All engineering details of the road network, road widths, road reserves, kerb radii, visibility splay at the road junctions, pavement structure, provision of footpaths and 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.
14. 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.
15. 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.
16. 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.
17. The provision of utilities, including electricity shall be through an underground network.
18. All areas earmarked for green spaces shall be properly located, created in consultation with Savanne District Council and vested to the Savanne District Council.

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 proposed development shall comply with all the provisions of the Rivers and Canals Act and Forests and Reserves Act.
21. Necessary applications for groundwater licence shall be made to the Water Resources Unit/Central Water Authority regarding the boreholes on site. The boreholes cover shall be protected with appropriate borehole seal structure to prevent any ingress of surface water.
22. The proponent shall carry out monitoring of the water quality of the rivers and feeders crossing the site and that will feed the proposed Rivière Des Anguilles Dam on a regular basis as determined in the Environmental Monitoring Plan and submit the results to the Ministry of Environment & SD, Water Resources Unit and the Central Water Authority.
23. 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.
24. 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.
25. 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.
26. The treatment plant and pumping stations shall not be located at less than 30 metres from any river, rivulet, feeder or any water course; consequently, pumping station No. 1 should be re-located accordingly further away from

Feeder Augustin and also from Lot No M47 in view of its close proximity to same.

27. Water abstracted from boreholes for drinking purposes shall be treated and shall comply with the parameters laid down in the Standards for Drinking Water Regulations.
28. The proponent shall maintain a stringent "Cahier des Charges" for the project.
29. Conditions No. 9, 15 and 23 shall be included in the Deed of Sale.
30. 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.