

**LIST OF CONDITIONS - PROPOSED SUBDIVISION OF LAND FOR
RESIDENTIAL PURPOSES AT CHARMOSES, FORBACH BY SOCIETE
ROUILLARD FRERES & CIE(ENV/DOE/EIA/1501)**

1. All other necessary permits/clearances from the relevant authorities including clearance from the Ministry of Public Infrastructure (National Development Unit) for the construction of drains 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 proposed roundabout shall be removed and replaced by a T-junction to the approval of the Road Development Authority and Traffic Management & Road Safety Unit. Development setback with the existing A5 Road shall be at least 10 metres to cater for future widening /dualling of the road and a setback of 6 m with the existing Vale Road B12 for future widening.

These respective road reserves shall be safeguarded from any development. Full detailed design and engineering drawing shall be submitted to the Road Development Authority for approval. The engineering drawing shall make provision for footpath and street-lighting at entrances and exits, access road onto A5 and along the frontage of the development along A5 and B12. The Road Development Authority reserves the right to instruct the proponent to carry out any other work deemed necessary during the implementation of the development at the proponent's own cost. A clearance to start work shall be issued by the Road Development Authority after approval of detailed engineering drawings.

7. Provision shall be made to channel all traffic onto a service lane before exiting onto a classified road. No direct access from the individual lots onto the main roads shall be allowed. Provision of bus lay-bys (2 bays) along A5 and B12 shall be made and clearances shall be sought from National Transport Authority and Traffic Management & Road Safety Unit regarding same. Clearance regarding traffic impact and road safety issues shall be sought from Traffic Management & Road Safety Unit.
8. Approval shall be sought from the Road Development Authority prior to any construction and connections to existing services (e.g 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.
9. 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.
10. 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.

11. The provision of utilities, including electricity shall be through an underground network.
12. All domestic wastewater shall be disposed via individual septic tank and leaching field for each lot. The septic tank shall have a minimum volume of 3 m³. The leaching field shall have a minimum plan area of 20 m² as detailed in the EIA report. The closest distance of a septic tank to any building structure or site boundary shall be 2 m and that for a leaching field 1 m as per the Planning Policy Guidance of the Ministry of Housing & Lands. The minimum depth of the leaching field shall be 600 mm. The individual leaching field shall be located on slopes not greater than 10 %.
13. All solid wastes shall be properly collected and disposed of to the satisfaction of the Local Authority.
14. Any existing natural water drain found on the proposed development site shall be upgraded and maintained so as to prevent flooding on the site. The proponent shall take all reasonable measures, including the implementation of a proper drainage scheme for channeling and evacuating surface and storm water.
15. 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 Road Development Authority and Pamplemousses-Rivière du Rempart District Council.

16. Necessary measures shall be taken to prevent any hydrocarbon spills from lorries to percolate through the underground and contaminate surface waters during both construction and operation phase.
17. All areas earmarked for green spaces shall be properly created and maintained by the "Association Syndicale" to the satisfaction of the District Council.
18. 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.
19. 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.
20. 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.
21. Conditions No. 9, 12, 13 and 19 shall be included in the Deed of Sale.
22. 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.