

LIST OF CONDITIONS - proposed subdivision of a plot of land of an extent of 21 Ha 1404 m² into 64 lots for light industrial and warehousing purposes at La Vigieby Societe Masmil & La Filature de Riche Terre Ltée (ENV/DOE/EIA/1458)

1. All other necessary permits/clearances from the relevant authorities including clearance from the Traffic Management & Road Safety Unit regarding traffic impact 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 additional information, 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 work and implementation plans shall be submitted to the Department of Environment, Ministry of Environment & SD for approval prior to the start of works.
4. In accordance with section 18(2)(l) of the Environment Protection Act 2002, the proponent shall submit to the Director of Environment, Ministry of Environment & SD, an Environmental Monitoring Plan for approval prior to start of works. The proponent shall thereafter submit reports on the implementation accordingly.
5. The development shall comply fully with all provisions of the Rivers and Canals Act. The proponent shall respect all the legal provisions with respect to the two tributaries of river Eau Bleue, where they cross the proposed development site including provisions of setbacks of 30m in accordance with Clause 26 of the Rivers and Canals Act.
6. Necessary authorization from the Supreme Court shall be obtained for construction of any kind across and in a natural watercourse as stipulated in Part 1, Section 25, of the Rivers and Canals Act. The proponent shall make

an application to the Central Water Authority and Forestry Services for bridge/box culvert construction, and submit together a comprehensive detailed design report and size of proposed culverts supported by relevant calculations.

7. The proponent shall apply to the Central Water Authority to obtain the necessary groundwater licence for drilling of a borehole and abstracting water prior to implementation of the project.
8. Only light and non-polluting industrial activities shall be allowed in the proposed industrial units and parceled lots. Noxious, water intensive and polluting activities shall not be allowed. No warehousing of dangerous/hazardous chemicals and wastes shall be allowed.
9. Any development proposed to be carried out in each lot/unit and listed as an undertaking in the Fifth Schedule of the Environment Protection Act shall require the approval of a Preliminary Environmental Report or an EIA Licence.
10. A 10 m wide green buffer, in addition to the 20m setback provided from the motorway, shall be observed during the development of each lot fronting the motorway.
11. No construction shall be allowed over site with slope exceeding 20%. A geo-technical report from a qualified Engineer shall be submitted to the Local Authority for site exhibiting a slope of 10-20%.
12. The proponent shall apply for a formal authorization from the Road Development Authority prior to the opening of the access in accordance to Clause 19 of the Road Act. No direct vehicular access from individual lots shall be allowed on the Motorway (M1) road. All accesses shall be through the common service road and a low masonry wall shall be constructed all along the frontage of the main road so as to prevent any future creation of individual accesses. Footpath of 2.0m alongside the frontage of the proposed development shall be provided. Approval shall be sought from the Road Development Authority prior to any constructions and connections to existing services (e.g CWA, CEB, MT etc) on main roads. A programme of

13. The proponent shall make provision of a bus lay-by (2 bays) along Motorway (M1). Clearance for bus lay-by shall be sought from National Transport Authority and Traffic Management & Road Safety Unit.
14. The proponent shall provide street-lighting along the access roads and at entrance, exit as well as along the frontage of the development. The street-lighting shall be of solar type.
15. All wastewater generated shall be disposed of as per the recommendations of the Wastewater Management Authority. The clearance of the Wastewater Management Authority shall be sought for future developments at the level of Building and Land Use Permit Stage. The wastewater disposal system for the lots bordering the tributaries of River Eau Bleue shall have a setback of at least 30 m from the watercourses.
16. All recyclable wastes shall be sorted out at source and properly collected for eventual recycling. Solid wastes and non-compostable wastes shall be collected and disposed of to the satisfaction of the Local Authority.
17. All green and biodegradable wastes shall be composted.
18. No waste of any type shall be disposed of or have access directly or indirectly to the any water course including the tributaries of River Eau Bleue.
19. All electric motors such as compressors, pumps, and stand-by generator shall be housed in sound proof enclosures. The noise level shall be within the permissible limits as per the standards for noise promulgated under the Environment Protection Act.
20. All emissions shall be in compliance with the emission standards promulgated under the Environment Protection Act.

21. In order to avoid the potential risk of flooding and accumulation of water within and in the vicinity of the proposed development site due to heavy rainfall, flooding in nearby water bodies and contribution from high water table, the proponent shall take all reasonable measures for channeling and evacuating surface and storm water. The proponent shall consider a reasonable return period for the drainage systems and should also consider surface runoff from the Mt. Ebene and Mt. D'Hauvillard and runoff from the M1 motorway.
22. The promoter shall submit its hydrological study including run-off water in and out the development, drain sizing details, location of outlet/absorption drains etc, to the Road Development Authority.
23. Given that the site lies in a zone which can be considered as permeable, all necessary precautions shall be taken so the proposed development does not impact negatively on the ground water and surface water quality.
24. The proponent shall make provision for an appropriate means discharging storm water through mud/ silts and hydrocarbon separators prior to open discharge to the receiving environment.
25. The green areas shall be properly landscaped and embellished with ornamental plants and trees so as to upgrade and enhance the aesthetics. The road reserves and reserves of the watercourses shall be maintained at all times.
26. In consultation with the National Parks & Conservation Service and the Forestry Service, the proponent shall undertake a tree planting campaign to compensate for the carbon loss from the development. Wherever possible native/endemic plants shall be kept in the original location or translocated to green areas and reserves. No deposit of materials shall be allowed on the reserves.
27. The proponent 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.

28. Necessary measures shall be taken during all the phases of the project, including site preparation and infrastructural works so as not to cause any nuisance to the public and surrounding environment.
29. Conditions No 8, 9, 10, 11, 15, 16, 17, 18, 19, 20 and 27 shall be included in the Deed of Sale for the parceled lots and the industrial units
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.