

Environmental Impacts Screening Decision

Caribbean Green Building Inc.

Project location and components



Caribbean Green Building Inc, a Guyanese company linked to American company that will be developing a 150 hotel rooms for one of the most renowned hotel chain brands. The Hotel is located in the Houston area along the New 4 Lane Road Mandela – Eccles - Diamond, which will be the principal road in the country and the central point for Houston Companies, Downtown and Ogle Area. Utilities for the project will contemplate renewable components for water and electricity.

The project will be developed in two phases:

- **Phase One:** Construction of internationally recognised branded hotel with 150 rooms, gym, pool, international bar and conference rooms.
- **Phase Two:** Construction of Convention centre (operated by local Company), restaurants and minor shop areas, and 1.500 m2 of coworking spaces, operated by an internationally recognised brand.

Environmental impact screening

The EPA's screening concludes that there are no identifiable significant environmental impacts nor is the project deemed environmentally sensitive. Impacts arising from the construction and operational phases of the project are minor, localized, and acceptable, and an EMP will be prepared providing measures to avoid, prevent and mitigate impacts during the construction and operation.

- **AIR QUALITY, DUST AND NOISE**
The main environmental impacts anticipated are anticipated to be minor noise nuisance and particulate matter emission. These impacts are primarily during construction and controllable. They are expected to be localised and short-termed.
- **WASTE MANAGEMENT**
Some activities will generate waste which if mismanaged, can lead to secondary sources of pollution, contamination of soil and water, and affect the aesthetic of the area. Impacts from waste generation will be low to moderate and primarily during construction and short term and localized.
- **WATER QUALITY**
The surface water quality can become contaminated or affected from potential threats such as fuel lubricant/oil spills, sediment deposition and blockage of existing drainage system from erosion and sedimentation. No effluent waters will be discharged directly into the canal because a comprehensive water treatment system will be incorporated both grey and black water. These impacts will be low to moderate and primarily during construction and short term and localized.
- **LAND, SOIL AND VEGETATION**
The proposed project is not in close vicinity of any protected areas. However, there is a main drainage canal north of the location. Earth barriers will be designed in order to protect the drainage canal and foundation works of the project. Drainage will be designed with flow speed redactors to reduce water speed if natural discharge is above 6knot of water flow. Project activities will have low to minor effects on the existing biodiversity of the area during construction which will be short term and localized. Measures exist to avoid, prevent and/or mitigate such impacts.
- **SOCIAL BENEFITS**
This venture will create employment opportunities for the surrounding communities and will enhance the aesthetics of the area. The hotel will propel socio-economic development of the newly established area. Due diligence and proactive management of all pre-construction, construction and operational activities will ensure limited disturbance to the daily business activities undertaken within the project area, and surrounding business and community activities.

Conclusion and recommendations

The preparation of a pre-construction, construction and operational EMP will be required to manage environmental impacts arising from the project along with a corresponding schedule and monitoring of mitigation measures to ensure potential impacts are maintained at insignificant levels. It must also include the institutional arrangements for implementing and monitoring the EMP to ensure its effectiveness.

The EPA concludes that there are no significant impacts nor is the project deemed environmentally sensitive. Impacts arising from the construction and operational phases of the project are minor, localized, and acceptable. The proposed hotel will provide improved environmental and economic service facilities to the communities and the nation in general.