PROJECT SUMMY

Name of Project: Poultry Farm, Hatchery & Processing Plant

Name of Corporation/Developer:

Farm to Table Poultry Ranch Inc.

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PROJECT SUMMARY (LAYMAN DESCRIPTION)

This project involves the development of a poultry farming facility on 10 acres of land at Loo Creek, located on the western side of the Soesdyke–Linden Highway in the County of Demerara.

The facility will be an integrated poultry operation, meaning that several related activities will take place on the same site. These activities include:

- **Hatching chicks** in a hatchery
- **Raising chickens for meat** (broilers)
- **Raising chickens for eggs** (layers)
- **Processing poultry meat** for sale

Chicks will be hatched on-site and raised in poultry houses under controlled conditions. Some birds will be raised for meat, while others will be kept to produce eggs. When birds reach maturity, they will either be sold as eggs or processed into poultry meat at the on-site processing facility.

The project is designed to operate safely and responsibly. Water will be supplied mainly from a borehole, and electricity will come from the national grid with backup generators in place. Waste such as manure and wash water will be properly collected, treated, and reused or disposed of in approved ways so that it does not pollute nearby land or water, including Loo Creek.

The project will be built in stages and, once operational, is expected to run for many years. It will provide employment for approximately 45-70 people during normal operations and contribute to local food supply and agricultural development.

Overall, the project aims to produce chicken meat and eggs efficiently while protecting the environment and complying with the requirements of the Environmental Protection Agency of Guyana.

Project Site Description

A. Project Location

The proposed poultry farming project is situated **on** approximately 10 acres of land at Loo Creek**,** located on the western side of the Soesdyke–Linden Highway, within the County of Demerara, Guyana. The site is accessible directly from the Soesdyke-Linden Highway and lies within a predominantly rural and agricultural setting. The site benefits from direct proximity to a major

transportation corridor, providing convenient access for construction, operational logistics, and product distribution.

B. Area of Influence

Spatial Boundaries:

- The primary area of influence includes the 10 acre project site designated for the poultry farm and associated structures (e.g., poultry houses, storage, feed handling, waste management, internal access roads, and buffer zones).
- The secondary re of influence extends outward to the adjacent lands and natural drainage features within an estimated 500 m to 1 Km radius, including nearby agricultural lands, vegetation, surface water channels, and users of the Soesdyke-Linden Highway.

Temporal Boundaries:

- Construction is expected to last 7 months with routine operations commencing from July, 2026.
- The project influence spans from the site preparation and construction phase, through the operational life of the poultry farm**,** anticipated to be long-term (20–30 years)**,** including routine maintenance and eventual decommissioning if required.

C. Land Requirements (Area Occupied)

The total land requirement for the project is approximately 10 acres (approximately 4.05 hectares)**.** This includes:

- **Poultry houses and sheds**: **~ 2-3 acres**
- **Feed storage and processing areas**: **~ 1-2 acres**
- **Hatchery facilities areas: ~0.5 acres**
- **Meat Processing facilities areas: ~0.5**
- **Waste storage, manure storage, composting facilities/treatment areas**: **~ 2 acre**
- **Internal roads/Access roads, parking, and utilities, buffer zones**: **Remaining areas**

The operational footprint is designed to maintain adequate separation distances from site boundaries and neighboring land uses. All project-related activities will be confined within the boundaries of the site.

D. Site Layout

The site layout is designed to optimize operational efficiency and minimize environmental impacts:

1. **Entrance & Main Access Road:** Positioned from the western side of the Soesdyke-Linden Highway providing vehicular access.
2. **Poultry Housing Units:** Arranged in parallel rows and oriented to optimize ventilation and reduce odor dispersion toward adjacent properties.
3. **Feed Storage Facility and Service Areas:** Centrally located for ease of feed distribution and to minimize vehicle movement.
4. **Waste Management and Manure Storage Areas:** Positioned at the lowest elevation of the site and down gradient from poultry houses and at a safe distance from water bodies.
5. **Drainage Channels and Stormwater Control Features:** Incorporated along the perimeter to manage runoff using ditches, berms, and retention ponds.

(A site layout plan will be submitted as part of the application).

E. Receiving Water Bodies

The primary receiving water body for surface runoff and treated effluent is Loo Creek, located adjacent to or downstream of the project site. Surface water drainage from the site naturally flows toward this creek.

- No direct discharge of untreated wastewater is proposed.
- Stormwater runoff will be managed through drainage channels and sediment control measures prior to reaching Loo Creek.

F. Present Land Use of Project Area and Surroundings

Project Site:

- The site is currently undeveloped vegetated land
- No major/permanent structures or intensive activities presently occur on the land.

Contiguous Areas:

- Surrounding lands are predominantly agricultural and forested**,** with scattered rural developments.
- The Soesdyke–Linden Highway defines the eastern boundary, while other boundaries adjoin undeveloped or agricultural lands.

G. Existing or Proposed Intake and Discharge Structures

Water Intake:

- Water supply for poultry operations is proposed via groundwater abstraction (borehole) or an approved alternative source.
- Intake infrastructure will be located within the central operational area of the site.

Discharge Structures:

1. **Drainage:**
    - Drainage for the proposed poultry farming development will be designed to effectively manage surface runoff and prevent flooding, erosion, and contamination of nearby water bodies.
    - This site will utilize a gravity-based drainage system, consisting of shallow perimeter drains and internal channels, to collect and convey stormwater runoff.
    - Surface runoff from roofs, internal rods, and open areas will be directed into perimeter drainage channels located along the site boundaries. These channels will discharge into existing natural drainage paths leading toward Loo Creek, following appropriate sediment control measures.
    - No untreated wastewater will be discharged directly into the drainage system. Drainage infrastructure will be maintained regularly to ensure free flow and prevent blockages, stagnation, or overflow, particularly during periods of heavy rainfall.
2. **Wastewater Management:**
    - Wastewater from cleaning and operations is collected in a settling tank or containment system with controlled release only after treatment.
    - The discharge point for treated wastewater will be located towards the lowest gradient ensuring a minimum buffer to neighboring land uses and water bodies.
3. **Solid/Liquid Waste Handling:**

    Waste generated from the operation of this facility will be responsibly managed in accordancve with established environmental regulations to prevent and mitigate negative impacts to the environment. Solid waste generated from poultry farming operations will primarily consist of poultry litter and manure; mortalities; and packaging materials (e.g. feed bags)

    - A centrifuge system will be used to manage both solid and liquid waste.
    - Solid and liquid waste from processing activities will be drained into a wastewater treatment facility onsite where it will pass through a centrifuge. This system separates the solid waste from the liquid waste.
    - Separated solid waste which includes feathers, internal organs and fats will either be bagged and given to pig reares as food for their pig stock or collected and disposed by an EPA compliant disposal company or composted.

H. Location of Discharge for Poultry Farming

The designated discharge point for treated wastewater and permitted stormwater runoff is towar the natural drainage path leading to Loo Creek, downstream of the poultry housing and waste management areas. The discharge location is selected to ensure compliance with environmental permit conditions, maintain adequate dilution, and protect aquatic ecosystems.

- Effluent quality will be monitored at monitoring stations upstream and downstream of the discharge point.
- Discharge will comply with environmental standards and maintain adequate buffer distances from the creek.
- Solid poultry waste (manure and litter) will be stored in contained areas and periodically removed for composting or approved land application; no solid waste will be discharged into surface waters.

I. Mitigation Measures

To minimize potential environmental impacts associated with the poultry farming operations, the following mitigation measures will be implemented:

- Establishment of buffer zones between poultry houses, drainage channels, and Loo Creek
- Proper design and maintenance of drainage systems to prevent erosion and sediment transport
- Secure storage and controlled handling of manure and litter to prevent runoff and leaching
- Routine cleaning and sanitation of poultry houses to reduce odors, pests, and disease
- Implementation of vector and pest control measures
- Regular inspection and maintenance of waste storage and wastewater management facilities
- Compliance with all EPA permit conditions, Environmental Protection Act requirements, and relevant environmental standards

These measures will be reviewed periodically and updated as necessary to ensure continued environmental protection throughout the life of the project.

PROJECT DESIGN

Development Stages and Associated Activities

A. Construction Phase

Construction activities will include:

- Site clearing and preparation within the project boundary
- Earthworks, grading, and leveling
- Construction of:
    - Hatchery building
    - Poultry houses for broilers and layers
    - Egg handling and storage areas
    - Meat processing facility
    - Feed storage, cold storage, and equipment sheds
    - Waste handling and wastewater management facilities
- Installation of internal access roads and drainage systems
- Installation of water supply systems (e.g. borehole), wastewater containment and treatment systems
- Installation of power supply and backup systems
- Establishment of buffer zones and setbacks

All construction activities will be temporary and confined to the project site.

B. Operational Phase

B.1 Hatchery Operations

Inputs (Raw Materials):

- Fertile eggs from approved breeder sources
- Water for incubation and sanitation
- Electricity for incubators and climate control
- Disinfectants and veterinary products

Process:

1. Receipt and storage of fertile eggs
2. Incubation under controlled environmental conditions
3. Hatching of chicks
4. Sorting, vaccination, and preparation of day-old chicks
5. Distribution of chicks to on-site broiler and layer houses

Outputs:

- Day-old chicks
- Eggshell waste and minor wastewater

B.2 Broiler Production (Meat Birds)

Inputs:

- Day-old broiler chicks
- Poultry feed
- Drinking water
- Bedding material
- Veterinary and biosecurity supplies

Process:

1. Placement of chicks in broiler houses
2. Feeding, watering, and environmental management
3. Routine health monitoring and biosecurity controls
4. Growth and rearing over production cycles
5. Transfer of mature birds to the processing facility

Outputs:

- Mature broiler chickens
- Poultry litter and manure

B.3 Layer Operations (Egg Production)

Inputs:

- Day-old or pullet layer chicks
- Layer feed
- Drinking water
- Bedding or cage systems
- Veterinary and biosecurity supplies

Process:

1. Rearing of pullets until laying age
2. Placement of layers in designated layer houses
3. Controlled feeding, watering, and lighting management
4. Daily egg laying and collection
5. Egg handling, grading, and storage

Outputs:

- Table eggs (primary finished product)
- Spent hens (end of laying cycle)
- Poultry manure and litter

Eggs will be stored in designated areas under appropriate conditions prior to distribution.

B.4 Meat Processing Operations

Inputs:

- Live broiler birds and spent layers
- Water for processing and sanitation
- Electricity and refrigeration
- Packaging materials

Process:

1. Receipt of live birds at the processing facility
2. Humane slaughter in accordance with food safety and animal welfare standards
3. Evisceration, washing, and inspection
4. Chilling and cold storage
5. Cutting, packaging, and storage of poultry meat

Outputs:

- Processed poultry meat (finished product)
- Processing by-products (feathers, offal)
- Wastewater from processing and cleaning activities

C. Closure and Decommissioning Phase

In the event of project closure, activities will include:

- Removal of poultry stock, eggs, feed, and raw materials
- Cleaning and disinfection of hatchery, broiler houses, layer houses, and processing facilities
- Safe disposal or reuse of waste and by-products
- Decommissioning of wastewater treatment systems where required
- Rehabilitation and stabilization of the site to prevent erosion and environmental degradation.

D. Alternatives Considered

D.1 Site Alternatives

Alternative locations were considered; however, the Loo Creek site was selected due to compatibility with agricultural land use, adequate land area, access to transportation infrastructure, and separation from densely populated areas.

D.2 Design and Technology Alternatives

Alternatives considered included:

- Off-site hatchery and egg processing versus integrated on-site operations
- Cage versus deep-litter systems for layer production
- Manual versus automated feeding, watering, egg collection, and processing systems

The selected design prioritizes operational efficiency, biosecurity, and environmental management.

D.3 No-Project Alternative

The no-project alternative was considered but rejected due to the agricultural, economic, and employment benefits associated with the proposed integrated poultry operation.

PROJECT SIZE AND CAPACITY

A. Capital Investment

The estimated capital investment for the proposed integrated poultry project, which includes hatchery, broiler production, layer (egg production), and meat processing facilities, is projected to be in the range of **GYD $250-300 million.**

This investment includes:

- Land development and site preparation
- Construction of hatchery, broiler houses, layer houses, meat processing facility, cold storage, and support buildings
- Purchase and installation of poultry equipment, incubators, processing machinery, and cold storage units
- Utility infrastructure (water supply, wastewater treatment, electricity, standby generators)
- Initial operating inputs and contingencies

B. Employment Generation

The project is expected to generate employment during all stages of development, as outlined below:

Construction Phase

- Estimated duration: **6-9 months**
- Number of employees: **25–35 persons**
- Skilled labor: engineers, technicians, electricians
- Unskilled labor: site preparation, construction support

Operational Phase
Hatchery Operations:

- Estimated employees: **8–12 persons**
- Roles include hatchery technicians, sanitation staff, and supervisors.

Broiler Production:

- Estimated employees: **10–15 persons**
- Roles include poultry attendants, maintenance staff, and supervisors.

Layer (Egg Production) Operations:

- Estimated employees: **8–12 persons**
- Roles include layer house attendants, egg collection and handling staff, and supervisors.

Meat Processing Facility:

- Estimated employees: **15–25 persons**
- Roles include processing line workers, quality control staff, cold storage operators, and supervisors.

Administration and Support Services:

- Estimated employees: **5–8 persons**
- Roles include management, administrative staff, security, and general support.

Total Operational Employment:

- Approximately **45–70 persons**

C. Production Capacity and Rates of Production

Hatchery

- Incubation capacity: **50,000 eggs per cycle**
- Hatch rate (average): **85%**
- Output**: ~42,500 day-old chicks per cycle**
- Annual production: ~ **1,020,000 day old chicks per year**
- Production cycles: **continuous, staggered cycles throughout the year**

Broiler Production

- Stocking capacity: **30,000 birds per cycle**
- Production cycles: **5–7 cycles per year**
- Annual production capacity: **~ 180,000 broiler birds per year**
- These birds will supply the on-site meat processing facility.

Layer (Egg Production)

- Layer housing capacity: **20,000 layers**
- Average Egg production rate: **280 average eggs per bird per year**
- Estimated annual egg production: ~ **5.6 million total eggs per year**
- Spent layers at the end of the laying cycle will be processed through the meat processing facility

Meat Processing Facility

- Processing capacity: **800-1000 birds per day**
- Operating schedule: **5 days per week**
- Annual processing capacity: **~ 200,000 - 220,000 birds per year**
- This includes broilers and spent layers.

D. Project Scale Summary

The proposed development represents a medium-to-large scale integrated poultry operation, suitable for a 10-acre site, to supply both poultry meat and eggs to the local market while supporting employment and agricultural development and capable of producing:

- ≈ 1 million day-old chicks annually
- ≈ 180,000 broilers annually
- ≈ 5.6 million eggs annually
- ≈ 200,000 processed birds annually

The scale of operations is consistent with available land area, infrastructure capacity, environmental safeguards, and EPA Guyana regulatory requirements.

E. Notes

All capital investment figures, employment numbers, and production rates will be finalized prior to commissioning and may be adjusted in accordance with market demand and regulatory approvals.

DURATION OF PROJECT PHASES

A. Pre-Construction Phase

- **Estimated Duration: 3 months**

This phase will include:

- Final project planning and design
- Environmental permitting and approvals
- Land surveying and site layout planning
- Procurement of equipment and materials

B. Construction Phase

- **Estimated Duration: 6–9 months**

Construction activities will include:

- Site clearing, grading, and earthworks
- Construction of poultry houses (broilers and layers)
- Construction of hatchery and meat processing facilities
- Installation of drainage, wastewater treatment, and utility infrastructure
- Installation of equipment, cold storage, and standby generators

Construction activities will be carried out in stages to allow early commissioning of selected facilities where feasible.

C. Commissioning and Start-Up Phase

- **Estimated Duration: 2–3 months**

This phase will include:

- Testing and calibration of hatchery, poultry housing, and processing equipment
- Installation of biosecurity and monitoring systems
- Training of operational staff
- Initial stocking of birds and trial production runs

D. Operational Phase

- **Estimated Duration: 20–30 years**

The operational phase will involve continuous poultry production activities, including:

- Hatchery operations
- Broiler production
- Layer (egg production) operations
- Meat processing and distribution

Operations will be conducted in repetitive production cycles throughout the year, subject to market demand and regulatory compliance.

E. Closure and Decommissioning Phase

- **Estimated Duration: 3–6 months**

In the event of project closure, activities will include:

- Gradual reduction and cessation of production
- Removal of poultry stock, eggs, feed, and raw materials
- Cleaning and disinfection of facilities
- Decommissioning of wastewater treatment systems and utilities where required
- Site stabilization and rehabilitation

F. Project Duration Summary

Project Phase	Estimated Duration
Pre-Construction	~3 months
Construction	6–9 months
Commissioning	2–3 months
Operation	20–30 years
Closure	3–6 months

The proposed project is designed as a long-term agricultural development, with phased implementation to ensure environmental protection, operational efficiency, and compliance with EPA Guyana permit requirements throughout the life of the project.

SOURCE OF UTILITY SERVICES AND FACILITIES

A. Water Supply and Treatment

Water required for hatchery operations, poultry rearing (broilers and layers), meat processing, cleaning, and sanitation will be supplied primarily from a groundwater source via a proposed on-site borehole. Where necessary, supplemental water may be obtained from an approved external supply such as the Guyana Water Incorporated. To guarantee a constant and safe water supply to the facility, water will be stored onsite in 500-gallon black tanks from where it will be pumped to various areas onsite. A 50ft x 40ft elevated platform will be constructed from concrete to accommodate water storage tanks and generators. The areas of the water storage tanks and the generators will be separated by a concrete wall. To guarantee the safety of the water for food processing, the water will be treated with chlorine.

Water will be treated as required to meet operational and potable standards through filtration and disinfection systems.

B. Energy / Electricity Supply

Electricity for the operation of the hatchery, poultry houses, layer facilities, meat processing plant, cold storage, lighting, and administrative areas will be supplied from the national electricity grid such as Guyana Power and Light where available, generators and solar panels.

To ensure continuity of operations, particularly for incubation, refrigeration, and biosecurity systems, standby generators will be installed on-site. Fuel storage for generators will be located in designated secured areas with appropriate spill prevention measures.

C. Communications

Communication services, including telephone and internet access, will be provided through licensed telecommunications service providers operating along the Soesdyke–Linden Highway corridor. These services will support operational coordination, monitoring, reporting, and administrative functions.

D. Waste Handling and Support Facilities

The project will include supporting facilities such as:

- Feed storage and handling areas
- Egg handling and storage rooms
- Cold storage and packaging areas
- Equipment and maintenance sheds
- Waste storage and containment facilities
- Administrative and staff welfare facilities

All supporting facilities will be designed and operated in accordance with relevant health, safety, and environmental standards.

Summary

The project design outlines all activities associated with construction**,** hatchery operations, broiler production, layer (egg) production, meat processing, and closure, providing a comprehensive guide from raw material inputs to finished poultry meat and egg products, in compliance with EPA Guyana Environmental Permit requirement.

This description defines the spatial and temporal scope**,** physical layout**,** environmental context**,** and infrastructure of the poultry farming project. Additional details (e.g., maps, engineering designs, environmental monitoring plans) can be appended to support regulatory submissions. The project will be developed and operated in accordance with the Environmental Protection Act of Guyana, EPA environmental permit conditions, and applicable guidelines for poultry farming operations.

Utility services for the proposed project will be provided through a combination of on-site infrastructure and approved external services, ensuring reliable water supply, energy, communications, and waste management while minimizing environmental impacts and complying with EPA Guyana requirements.