

Environmental Impacts Screening Decision

Gonsalves Hotel



Project location and components

The project site is located at 14, Sheriff Street, Campbellville, Georgetown, in a predominantly commercial zone, which comprises many businesses, including but not limited to supermarkets, restaurants, and vulcanizing shops.

The hotel is bounded to the north and south by residents (~15 m and 11 m respectively), immediately to the west by the existing hotel building and to the east by the Sheriff Street public access road, which will be the hotel's entrance and exit. The project is not located in an eco-sensitive area.

Gonsalves hotel occupies a total land area of approximately 511 m² and stands at a height of 14.6 m. The hotel is divided into 7 floors, with the reception area and parking space on the ground floor, and a restaurant on the first floor, while the remaining floors will contain rooms of various kinds to cater to the requirements of the guests. The hotel comprises 40 self-contained rooms with modern amenities.

While there is one main access to the compound, the restaurant and additional floors of the hotel may also be accessed by the stairs or elevator, located at the northern extreme of the premises.

The La Perla Restaurant is proposed to be an open-spaced restaurant housed on the first floor of the hotel. The restaurant has been designed with a seating capacity of 66 persons. As part of the safety precautions necessary for the operation of a restaurant, smoke detectors, fire extinguishers and extractor systems will be implemented.

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.

- Impacts will be medium to low since the project site is suitably located in a commercial zone where businesses of similar nature exist.
- Activities conducted in the pre-construction process included the engineer's assessment of the site, to inform decisions such as pile depth, and foundation type, and to allow for the construction of a stable structure.
- The site is drained by an underground drainage system which channels runoff to a covered drain situated at the southern extreme of the premises.

- At every 19 ft of the drain, 6 inches of pipes directs all runoff from the compound into the drain.
- Impacts from noise will be low to moderate and primarily during construction and would be short-term and localized. During operation, in cases of a power outage, a low noise energy-efficient and fume-controlled power generator system will be used.
- Impacts from dust pollution will be moderate and primarily during construction and would be short-term and localized.
- Mitigation of fugitive dust will include wet suppression of stockpiles during construction where practical. Further, since cement particles are easily dispersed by wind, the open mixing of concrete will be avoided.
- As far as possible, more environmentally friendly paints and cleaning products, containing little to no solvents will be utilised. When not in use, these will be tightly covered and stored in a well-ventilated storage room, to avoid the release of VOC emissions.
- The proposed project is not in close vicinity of any known protected areas; therefore, there would be no impact on them.
- 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.
- The hotel will access the basic amenities (water, electricity, telephone, and internet) from national sources.
- General waste disposal will be provided by local private waste management services with assurance of safe disposal at a sanitary landfill site.
- The Developer indicated that there will be regular maintenance and cleaning of all air conditioning units to ensure adequate air circulation and ventilation.

Conclusion

The EPA's analysis concludes that the environmental impact of the project will be minimal and well within acceptable limits. Additionally, 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 project will add to the aesthetics of the community, modern amenities for guests and add the urban developmental scenery of the country.