

Environmental Impacts Screening Decision

Jaigobin Hotel (Henrietta)



Project location and components

The project site is located at Lot 6 Henrietta Essequibo Coast, in a predominantly commercial zone, which comprises many businesses, including but not limited to supermarkets, restaurants, and a gas station.

The hotel is bounded to the north and south by an empty lot and a resident (~15 m and 11 m respectively), immediately to the west by the existing hotel building, and to the east by the Anna Regina public access road, which is the hotel's entrance and exit. The project is not located in an eco-sensitive area.

Jaigobin Hotel is divided into 5 floors, with the reception area and bar on the ground floor, while the remaining floors 2,3,4 contain rooms of various kinds to cater to the requirements of the guests. The hotel comprises 35 self-contained rooms with modern amenities. The 5th floor houses a kitchen and a conference hall that seats approximately 60 people.

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

As part of the safety precautions necessary for the operation of a hotel, smoke detectors, fire extinguishers, and extractor systems were 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 are 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.
- Pipes direct all runoff from the compound into the drain.

- Impacts from noise will be low to moderate since construction is completed. The conference hall and bar are well-sealed and soundproof. During operation, in cases of a power outage, a low noise energy-efficient and fume-controlled power generator system is used.
- As far as possible, more environmentally friendly paints and cleaning products, containing little to no solvents are utilized. When not in use, these are 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 the construction and operational activities of the establishment ensures limited disturbance to the daily business activities undertaken within the project area, and surrounding business and community activities.
- The hotel has access to basic amenities (water, electricity, telephone, and internet) from national sources.
- General waste disposal is provided by local private waste management services with assurance of safe disposal at a sanitary landfill site.
- The Developer indicated that there is 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 is minimal and well within acceptable limits. Additionally, there are no significant impacts nor is the project deemed environmentally sensitive. Impacts arising from the operational phase of the project are minor, localized, and acceptable. The project adds to the aesthetics of the community, modern amenities for guests, and add the urban developmental scenery of the country.

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