



DECEMBER 16, 2024



LUSIGNAN HOTEL INCORPORATED

PROJECT SUMMARY: RESUBMITTED

ADDRESS: PLOT B MARKET ROAD LUSIGNAN
DOCUMENT PREPARED BY TENISHA DEALLY:
ENVIRONMENTALIST

Contents

List of Figures.....	2
List of Tables	2
1.0 Project Identification	3
2.0 Introduction	4
2.1 Project Background.....	4
2.2 Purpose of this Document.....	5
2.3 Project Summary	5
3.0 Description of the Project Area	6
3.1 Project Location	6
3.2 Land Requirements.....	7
3.3 Present Land Use and Contiguous Areas	7
3.3 Auxiliary & Support Services	7
4.0 Scope of Activities	8
4.1 Construction Phase.....	8
4.2 Operation Phase	8
5.0 Potential Environmental & Social Impacts and Control Measures.....	9
5.1 Environmental Impacts during the Project Construction Phase	10
5.2 Environmental & Social Impacts during the Project Operation Phase.....	13
6.0 Waste Management Plan	16

6.1 Managing Domestic Waste	16
6.2 Managing Construction Waste	17
6.3 Managing Sanitary Waste	17
6.3 Managing Hazardous Waste	18
6.4 Monitoring and Auditing Protocols during Project Construction and Operation	18
6.5 Communication Protocols during Project Construction and Operation.....	19
7.0 Conclusion	19
Appendix 1 Land Classification and Site Layout Map.....	20
Appendix 2 State of the Site and Contiguous Areas.....	21
Appendix 3 Lusignan Hotel Incorporated Design	23

List of Figures

Figure 3. 1 Map of the Project Area.....	6
Figure 8. 1 Land Classification and Site Layout	20

List of Tables

Table 5. 1 Impact Significance Rating.	9
Table 5. 2 Potential Impacts during the Project Construction Phase.	12
Table 5. 3 Potential Impacts from Project Operation.	15

1.0 Project Identification

Project Title	Lusignan Hotel Incorporated			
Address	Plot B Market Road, Lusignan, East Coast Demerara			
Operating Hours	Monday – Sunday (24 Hour Service)			
Contact Personnel	Name	Designation	Telephone	Email
	Tenisha	Environmentalist	(592) 614	tenishadeally@gmail.com
	Deally		8848	
	Harrychand	Company	(592) 611	Tulsi.eng64@gmail.com
	Tulsi	Director	1333	
Proposed Commencement	06 th January, 2025.			
Number of Employees	20 (Construction Phase) 50 (Operation Phase)			
Duration	One Year (Construction Phase) Indefinite Service Span (Operation Phase)			
Total Area Occupied	2.8 Acres			
Sector of Operation	Hospitality			
Capital Investment	USD 22 million			
Approximate Annual Turnover	USD 4 million			

2.0 Introduction

2.1 Project Background

Lusignan Hotel Incorporated is a modern resort-style hotel and conference center that will address the growing demand for access to contemporary, recreational facilities along the East Coast of Demerara. Lusignan Hotel Incorporated will cater to the needs of both local and international guests and will feature;

- ❖ one hundred and fifteen international standard rooms equipped with modern amenities,
- ❖ full-service restaurant,
- ❖ separate halal kitchen and restaurant,
- ❖ full-service bar,
- ❖ resort level gym,
- ❖ swimming pool,
- ❖ conference rooms and
- ❖ special events hall.

Our **aim** is to offer a unique blend of modern luxury, authentic Guyanese culture and quality service while fostering sustainable tourism. Once operational Lusignan Hotel Incorporated will provide equal employment and training opportunities for a workforce of fifty (50) personnel thereby catering to sound community development along the East Coast of Demerara.

2.2 Purpose of this Document

General Engineering Supplies and Services Incorporated (GESS Inc.), as the contractor for Lusignan Hotel Incorporated recognizes “**Environmental Authorization**” as a first consent development measure enacted by the Environmental Protection Agency (EPA) under Part IV, Section 14 (1) of the 1996 Environmental Protection Act of Guyana.

Hence this **project summary** document is prepared in accordance with the general outline communicated by the Agency and submitted as a prerequisite for the issuance of an Environmental Permit.

2.3 Project Summary

Lusignan Hotel Incorporated will be constructed by GESS Inc. within a one (1) year period. The scope of construction activities will include; construction of a foundation, installation of prefabricated modules which will form the structure, wiring, electrical and plumbing work, installation of communication systems, construction of a swimming pool, site reinstatement and landscaping and miscellaneous work. Once complete, Lusignan Hotel Incorporated will be a fully equipped service facility and destination for tourists and locals alike on the East Coast of Demerara.

GESS Inc., will employ twenty (20) skilled and competent workers during the construction phase of Lusignan Hotel Incorporated. The management team will ensure construction activities are in accordance with the sector’s highest environmental, social and occupational health and safety standards and are clearly defined in the company’s “*Construction Site Environmental and Social Management Plan*”.

3.0 Description of the Project Area

3.1 Project Location

Lusignan Hotel Incorporated will be constructed at Plot B, Market Road, Lusignan. The proposed site is privately owned land located west of the Basic Offshore Safety Induction and Emergency Training (BOSIET) Centre and Polytechnic Aviation School at Lusignan which are demarcated in Figure 3.1- *Map of the Project Area*.

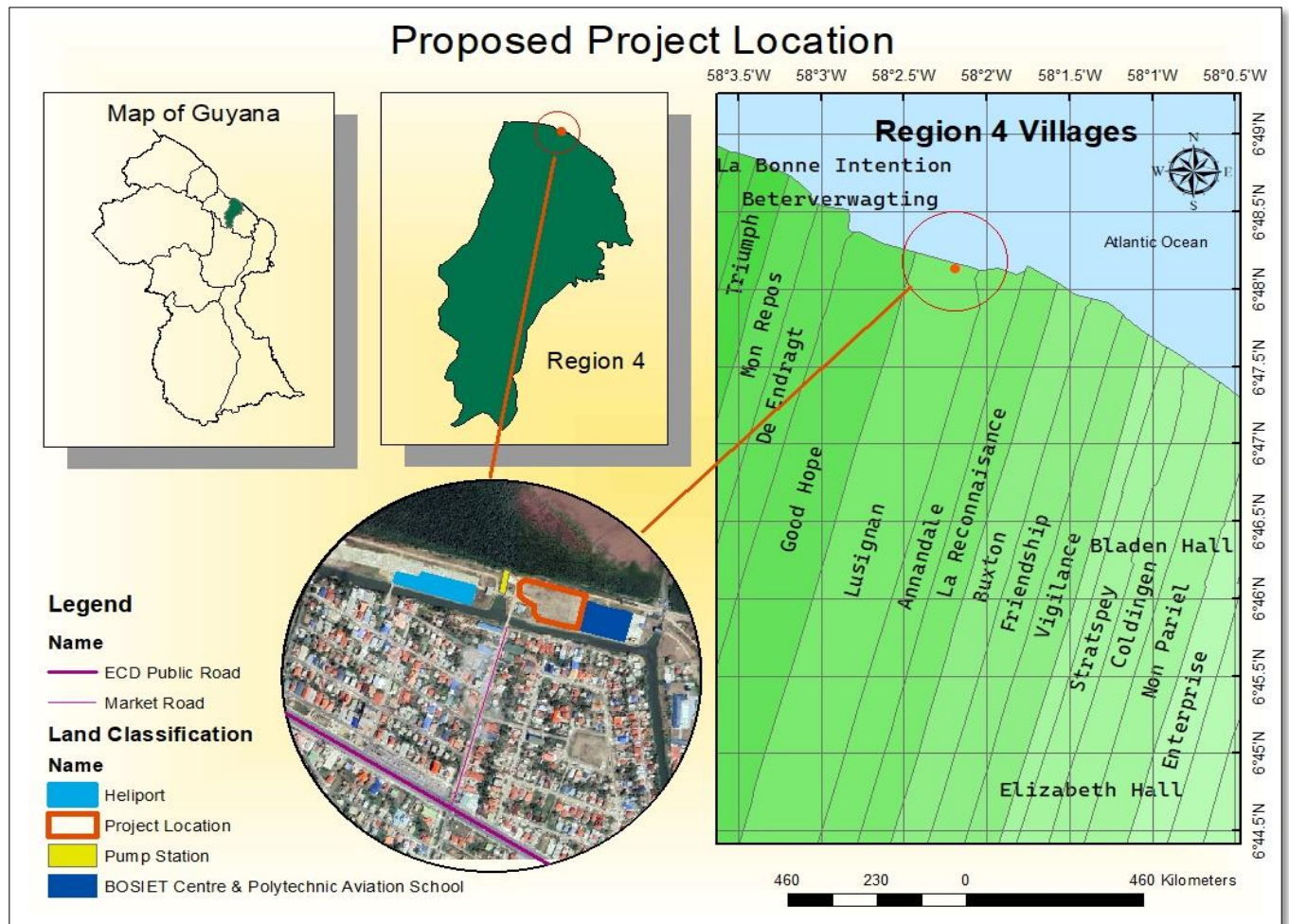


Figure 3. 1 Map of the Project Area.

Figure 3.1 shows easy access to the project location from the East Coast Demerara Public Road via Market Road at Lusignan. The project site is bordered by mangrove forest to the north and a mixed land use community to the south. A drainage canal separates the project location from the mixed land use community and empties to the north via the Lusignan Pump Station. The Pump Station and the newly constructed Lusignan Heliport are located west of the project site. Both structures are separated from the project site by the main access road and security fence.

3.2 Land Requirements

A total of 2.8 acres of privately owned land (as shown in Figure 3.1- *Map of the Project Area*) is designated for the construction of Lusignan Hotel Incorporated.

3.3 Present Land Use and Contiguous Areas

The 2.8 acres of land which will house Lusignan Hotel Incorporated is fairly developed and free from any vegetative cover. The contiguous areas to the east and west are developed and used by the Basic Offshore Safety Induction and Emergency Training (BOSIET) Centre and Polytechnic Aviation School, the Lusignan Pump Station as well as the Lusignan Heliport. The nearest neighbour within the mixed land use community to the south is 43 meters from the southern boundary of the project site. Mangrove forest is separated from the northern boundary by a distance of 27 meters.

3.3 Auxiliary & Support Services

Water and lighting are essential for the construction and operation of Lusignan Hotel Incorporated and are currently accessible within the project area. However, backup power will be supplied by two standby (2) KVA generators and water harvesting systems will be

installed to store and filter water during the construction and operation phase of the project.

4.0 Scope of Activities

4.1 Construction Phase

GESS Inc., as the contractor, will employ a total of twenty (20) skilled and competent workers during the construction phase of Lusignan Hotel Incorporated. Stages for construction will involve; mobilization of the site office, equipment and materials, foundation works which will require pile driving, installation of prefabricated modules and miscellaneous work such as plumbing, electrical wiring, painting, installation of communication systems, installation of water filtration and storage systems, fencing, paving of the access routes as well as construction of an outdoor pool and site reinstatement. The project construction phase will have a lifespan of one (1) year.

4.2 Operation Phase

Once operational, Lusignan Hotel Incorporated will extend its services on a 24 hour basis for both tourists and locals. Management will be tasked with ensuring a unique guest experience that is consistent with the highest standards in the industry. To achieve this vision a total of fifty (50) personnel will be recruited and trained to deliver the highest customer service standards in the following categories: administration, hotel concierge and guest services, dining, cleaning and maintenance. Priority will be given to residents as a sustainable approach to enhance employment in neighbouring villages and further economic development within these areas. Workforce expansion will be conducted in tandem with growth and demands of the business.

5.0 Potential Environmental & Social Impacts and Control Measures

Potential environmental impacts may stem from both the construction and operation of Lusignan Hotel Incorporated and will be largely due to the generation of waste and consumption of resources- water and energy. The latter is localized and unavoidable as water and energy consumption are essential for both phases. Though the Developer does not anticipate any significant discharges from construction nor operation into the land, air or surface water that will alter the current state of the environment within and contiguous to the project area, there may be some disturbances which are discussed in the following Section. The significance of these impacts are rated based on their scope, duration and severity as outlined in Table 5.1 Impact Significance Rating.

Impact Significance Rating					
Lo- Localized	LT- Long Term	Sig. – Significant	Rev – Reversible	Av. – Avoidable	M. – Mitigable
Ex- Extensive	ST- Short Term	Insig. – Insignificant	Irr. Irreversible	Un - avoidable	UM – Unmitigable

Table 5. 1 Impact Significance Rating.

5.1 Environmental Impacts during the Project Construction Phase

GESS Inc., has identified potential impacts to the land, air and surface water from its construction activities and planned appropriate control measures for each impact as follows;

Activity	Impact Description	Impact Significance	Control Measure
Impacts on the Land within the Site and Contiguous Areas			
Excavation and grading work.	These activities are generally disruptive to soil and will result in erosion and dislocation , particularly from the movement of heavy machinery on wet, muddy soils. Movement of machines with muddy tracks can further impact the state of the main access routes.	Lo., ST, Insig., Rev., Un., M.	Excavated spoils will be stored and managed within the construction boundaries and re-used in site reinstatement work. Soil dislocation from the movement of muddy tacks will be controlled by way of a cleaning station at the entrance of the construction site.
Impacts on Air Quality within the Site and Contiguous Areas			
Excavation work and the use of heavy machinery.	Dust and emission discharges will degrade the quality of air within the construction site.	Lo., ST, Insig., Rev., Un., M.	Machinery will be regularly maintained and inspected biweekly to reduce emissions from defects.

<p>Installation & miscellaneous work requiring the use of cement, paint and other chemicals.</p>	<p>Noise will result from the use of heavy machines and back-up generators.</p>		<p>Dust from excavated spoils will be monitored and covered if needed.</p> <p>Workers will be equipped with the appropriate personal protective equipment to reduce exposure frequency.</p> <p>Noise levels will be kept within the GNBS Guideline limits and operations will be restricted to the daytime as far as possible. Machines will not be left idling as a further step to reduce the frequency of noise exposure.</p>
--	---	--	--

Impacts on the Surface Water

<p>Excavation and grading work.</p>	<p>Introduction of sediment and muddy discharges into the canal.</p>	<p>Lo., ST, Insig., Rev., Av., M.</p>	<p>Silt fencing will be implemented throughout the project construction phase to minimize the potential for muddy discharges into the nearby canal.</p> <p>Temporary and permanent drains will be constructed to control water</p>
-------------------------------------	--	---------------------------------------	--

			movement and discharges into the canal.
Installation work.	Introduction of construction debris, waste oils and chemicals produced during machine maintenance.	Lo., ST, Sig., Rev., Av., M.	<p>CESS Inc., will implement its waste management protocols to ensure waste is properly stored until disposed at the Lusignan Landfill Facility. Collection and disposal rotations will be amended based on the level of waste produced.</p> <p>A spill kit will be kept onsite at all times and a drip tray will be used to contain any accidental spills during machine maintenance.</p> <p>Fuel, used rags, waste oils and lubricants will be stored in sealed containers within a designated location and monitored for any signs of leakage.</p>

Table 5. 2 Potential Impacts during the Project Construction Phase.

5.2 Environmental & Social Impacts during the Project Operation Phase

The Developer anticipates the potential for environmental and social impacts once Lusignan Hotel Incorporated becomes operable. As part of the company's readiness approach the Developer has identified the following potential impacts and applicable control measures based on incident communication, response time, resource availability as well as post- incident analysis and documentation;

Impact	Description	Control Measure
Energy Consumption and Carbon Emission.	Though unavoidable, daily operations require high energy demands for lighting, air conditioning, heating, operation of equipment, personal guest needs etc., which will define the Hotel's reliance on fossil fuels and subsequent carbon footprint.	The Developer has invested in an energy efficient building design that utilizes high quality insulation techniques to reduce heating and cooling demands. Variable refrigerant flow (VRF) systems, LED lighting as well as energy efficient heating, ventilation and air conditioning systems will be installed to reduce the Hotel's carbon footprint.
Increased Water Demands.	Water consumption is essential for the daily function of the Hotel such as operation of the swimming pool, kitchens, sanitary facilities, landscaping, cleaning, etc., and personal use by guests.	The Developer will as practically feasible utilize water harvesting systems to reduce its usage of water sourced from GWI.
Waste Water Discharge	Untreated wastewater from the sanitary facilities, kitchen and laundry areas could potentially add	The Developer has planned an efficient sanitary and waste treatment system to reduce the potential for improperly

	to the cumulative impacts on the nearby canal and outlet channel to the Lusignan Pump Station.	treated wastewater discharges into the canal. Secondary drains will also be installed as an added prophylactic measure.
Increased Solid Waste Generation.	The developer anticipates the production of waste from food, plastics, paper and cleaning materials among others which if not managed properly can result in the build-up of pest and diseases.	Effective waste management systems will be installed to properly store waste until disposal by a contracted waste management company. Frequency of disposal rotations will be amended based on the level of waste produced. Waste management procedures are further discussed in Section 6.0.
Light & Noise Pollution	Cumulative impacts from events, guest activities, transport and the operation of equipment (generators) can potentially impact the neighbouring community and any nesting wildlife within the mangrove forest.	<p>Though unavoidable the Developer will install acoustic barriers and glazed windows to reduce the intensity of both noise and lighting on the neighbouring community and mangrove forest.</p> <p>Noise producing equipment will be strategically placed to reduce noise intensity.</p> <p>Warm coloured lighting will be utilized outdoors to reduce any impacts to nocturnal wildlife.</p>

Employment opportunities and training.	Once operable, Lusignan Heliport Incorporated will recruit and provide training for approximately fifty (50) workers.	New and experienced recruits will benefit from continuous training opportunities to deliver the highest quality customer service and guest experience known for the industry.
Support to local businesses.	Local food and beverage suppliers, transporters, entertainers and service-based businesses (photographers, florists, maintenance professionals, etc.) will benefit from the operation of Lusignan Hotel Incorporated.	The Developer will as practically feasible partnership with local businesses to maintain a high quality experience for guests and ensure consistency in the daily operation of the Hotel.

Table 5. 3 Potential Impacts from Project Operation.

6.0 Waste Management Plan

This Waste Management Plan **aims** to ensure the environmentally sustainable development of Lusignan Hotel Incorporated through strategies that reduce, reuse and properly dispose any waste generated from its construction and operation phases.

Categories of waste to be generated include;

- a) Domestic waste.
- b) Sanitary waste and wastewater.
- c) Construction waste such as packaging, wood and metal debris.
- d) Hazardous waste from the maintenance of construction machinery and equipment such as used batteries, waste oil, filters and oil/fuel containers, chemical cleaning agents, pesticides and fertilizers used for landscaping.

6.1 Managing Domestic Waste

Construction Phase

- Frequent clean-up activities will be recommended and monitored by the HSE/Environmental Officer and the Site Supervisor to ensure the work site is kept tidy.
- Bins will be available onsite for collection and storage of waste materials. Disposal will be conducted weekly and amended based on the level of waste produced.

Operation Phase

- Kitchen waste and those produced by the guests and work team will be collected in sealed bins and stored until disposal. Disposal will be conducted by a contracted waste disposal company and disposal rotations planned based on the level of

waste produced. The Hotel's cleaning team will be responsible for the monitoring and efficiency of waste disposal systems and ensuring all waste disposal systems are in accordance with the 2012 Guyana Tourism Authority (Lodges and Resorts) Regulations Cap 91:13 and recommendations by the Environmental Protection Agency (EPA).

6.2 Managing Construction Waste

Packaging of the prefabricated modules, fittings and building material will create the bulk of construction waste for Lusignan Hotel Incorporated which will range from wooden crates, plastics, paper and metals. Waste which cannot be recycled or reused will be collected, stored and disposed by a contracted waste disposal company, in a manner that is consistent with the regulations and recommendations by the EPA.

6.3 Managing Sanitary Waste

Construction Phase

- Two (2) portable sanitary facilities will be positioned within the construction site and maintained by an independent contracting company.

Operation Phase

- The installation of sanitary and wastewater treatment facilities will be conducted in accordance with regulations outlined in Part IX of the 2002 Water and Sewage Act and supporting by-laws recommended by the EPA and Ministry of Health.
- Sanitary waste bins will be provided in all restrooms and maintained by an independent contractor.
- Restrooms will be properly ventilated and kept clean by the cleaning and maintenance team.

6.3 Managing Hazardous Waste

Construction Phase

- Hazardous waste in the form of waste oils, lubricants and oily rags will be stored in sealed containers in a designated area until disposal. Regular monitoring and inspections will be conducted to identify and promptly manage any signs of spills/leakage. A spill kit will be kept onsite at all times for prompt emergency response.

Operation Phase

- The outdoor swimming pool shall be installed and maintained in accordance with the requirements of the Environment Health Unit of the Ministry of Health and the Environmental Protection Agency.
- Pesticides and fertilizers used in landscaping and maintenance operations will be applied in accordance with the health and safety guidelines for each product.
- Secondary drains will be constructed within the perimeter of the compound to control secondary run-off and spills.

6.4 Monitoring and Auditing Protocols during Project Construction and Operation

- A waste management register shall be kept by the maintenance and cleaning crew.
- Continuous internal and external audits shall be conducted to ensure compliance with waste management procedures and identify areas for improvement.
- A feedback mechanism will be developed for the work teams to identify challenges in the system and recommend areas for improvement.
- Mandatory training will be conducted to ensure the staff is updated on regulatory changes and the industry's best practices.

- The Administration team will be responsible for monitoring and auditing the progress and challenges of the work teams and recommending solutions.

6.5 Communication Protocols during Project Construction and Operation

- Information on waste management policies and changes will be communicated via email, meetings and posted notices.
- A copy of all waste management protocols shall be kept within the facility at all times and updated in a timely manner.
- Appropriate signage will be installed and maintained throughout the facility.

7.0 Conclusion

Sustainable tourism is a central concept in the design, construction and operation of Lusignan Hotel Incorporated hence the Developer's investment in the use of prefabricated modules and modern fittings to reduce the level of construction waste, pollution and emissions from its operations. Equal investment have been made in the identification and control of potential environmental impacts which may arise as part of an overarching readiness approach to reduce the Hotel's ecological footprint. The Developer also takes pride in the added social benefits through community development, partnership with local businesses and employment opportunities which will be created once Lusignan Hotel Incorporated becomes operable. Future investment will be made in recruiting and training competent and knowledge staff to deliver the industry's highest standards while maintaining best practices for environmental and occupational health and safety.

Appendix 1 Land Classification and Site Layout Map

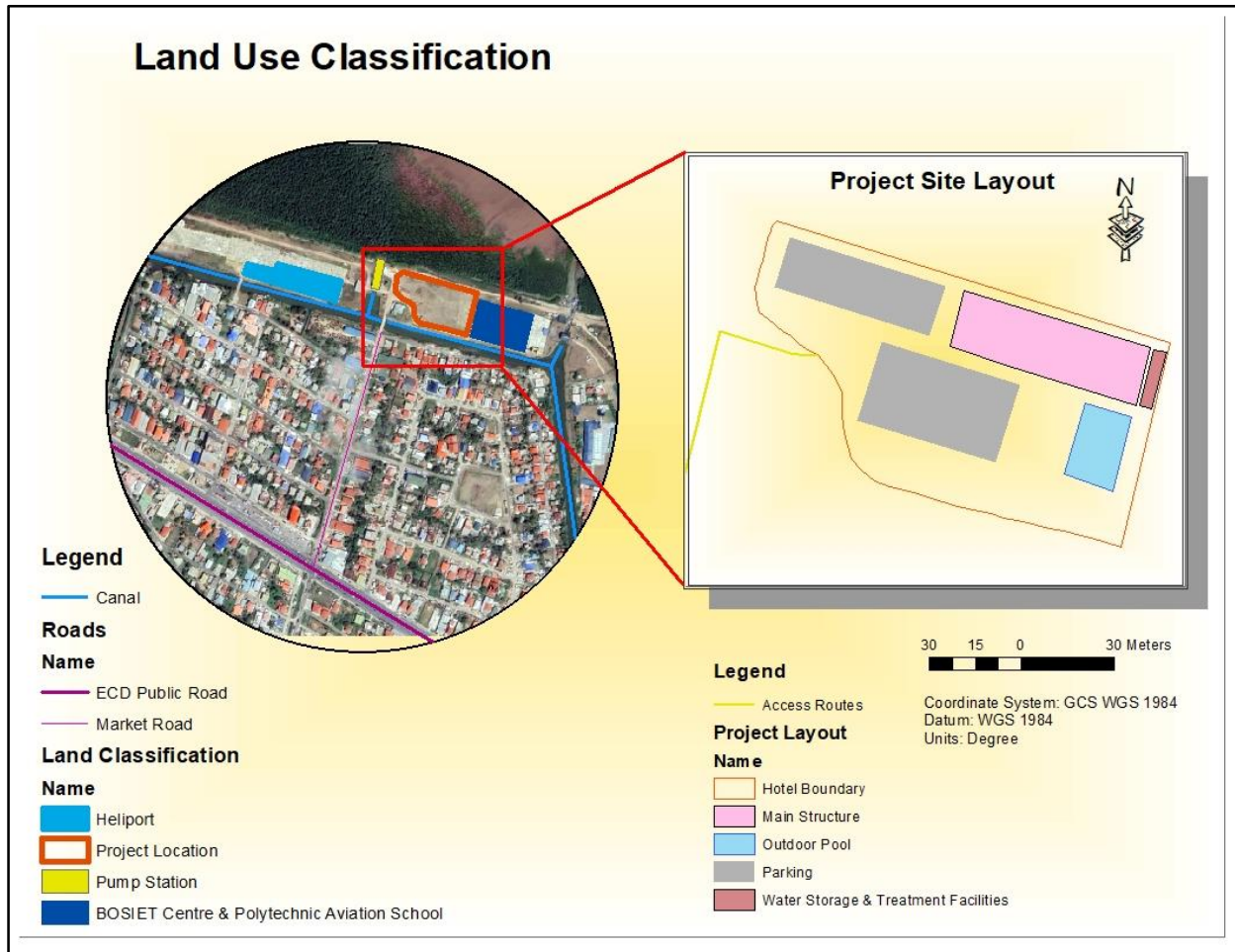


Figure 8. 1 Land Classification and Site Layout

Appendix 2 State of the Site and Contiguous Areas



Image 1 Mixed land use community located south of the project site.



Image 2 State of the project site and drainage canal forming the southern boundary.



Image 3 State of Market Road- Main access point from the East Coast Public Road.



Image 4 Drainage channel for the Lusignan Pump Station.

Appendix 3 Lusignan Hotel Incorporated Design

