Environmental Impacts Screening Decision

Pope Properties (Guyana) Inc.

Project location and components

The project site is suitably located in a gated community at Parcels 907, 908, 909 of Block II, Republic Gardens, East Bank Demerara in a predominantly residential zone. The apartment building is being constructed in an area zoned for residential purposes, which also includes several similar ongoing construction activities.

Pope Properties Apartment will be housed on approximately 20,000 square feet of land, at a height of 14.6m. The project site is bounded immediately to the north by an ongoing construction of a 3-storey building; to the south by an empty lot, west by another building construction, and to the east by the main access road which will be the apartment's primary access. The project is not located in an eco-sensitive area.

The 3-storey apartment has been designed to accommodate 14 units, comprising three, two and one-bedroom apartments, each outfitted with the most modern amenities inclusive of internet, telephone and cable services. A garbage disposal system with a grinder will be placed under the kitchen sink within each unit. A small gym will be located at the north-western section of the apartment's ground floor, while a deck for relaxation and recreational purposes will be situated to the northern and southern sections of the apartment's second floor. A conference room will also be available and accessible to residents for the purpose of conducting meetings.

Pope Properties Guyana Inc will also employ house-keeping personnel and receptionists during working hours. In cases of emergency, residents may contact any of the emergency contacts which will be obtained from a list posted in each unit of the apartment.

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 now establishing residential zone where there are similar construction works ongoing.
- Stormwater runoff from the property will be removed from the site by perimeter drains. This will be channelled into the north-eastern, north-western, south-eastern and southwestern discharge points.
- The main source of electricity will be provided by the Guyana Power and Light Inc, while a 400kVA automatic switch over Cummings generator will provide electricity in instances of power outages.
- Solar energy will be used to power all lighting systems within the apartment building. Solar panels will be housed on the roofs of the northern and southern concrete decks as well as the sheds of the parking lot which will be constructed to the north-western section of the premises.
- The main water supply for the apartment building will be provided by the Guyana Water Incorporated (GWI); however, all water entering each apartment will be treated by a UV water filtration system which will allow water to be purified to a level safe for drinking.
- There are no reservoirs on site and the nearest well in the area is in the community of Eccles.
- During dry and windy conditions, the impacts associated with emissions of particulate matter can be exacerbated, however, outdoor air quality impacts will be mitigated by implementing the following strategies:
    - ✓ Wet suppression of stockpiles of sand during construction activities

- ✓ Avoiding open mixing of concrete; instead, ready mix concrete will be procured as much as possible and in instances where mixing is done on site, this will be facilitated by a small, concrete mixer.
- ✓ Regular preventative maintenance of vehicles and equipment used during construction; and the generator used during the operational phase of the project. Maintenance of equipment will be done in accordance with the manufacturer's specifications to minimise the release of soot.
- ✓ Constructing the exhaust emission stack of the generator in accordance with good engineering practice stack height.

- Impacts to water quality results from the release of contaminants into waterways. However, the following strategies will be implemented to minimise deterioration of water quality at the project site and surrounding environment:
  - ✓ Effluent generation will be minimised in the first instance by implementing water conservation methods such as regularly inspecting faucets, showers, toilets and pipes for leakages, and immediate rectification of the issue where leaks may be detected.
  - ✓ As far as possible, stockpiles of sand will be stored away from waterbodies to prevent sediment runoff into the waterways
  - ✓ Area near the generator will be suitably enclosed and bunded to prevent storm water from coming into contact with any residual fuel or lubricants.
- The construction and operation of the apartment building will generate both non-hazardous and hazardous wastes.
- Waste management principles that will be employed are:
  - ✓ Non-hazardous waste, specifically food boxes, cans, plastic bottles and packaging materials and organic waste will be disposed of in the receptacle, for final disposal to the Haags Bosch Landfill Site.
  - ✓ Hazardous wastes such as waste oil will be removed from site by the company responsible for servicing construction equipment and the generator.
  - ✓ Used lead acid batteries (ULABs), generated from the maintenance of vehicles, the generator and solar power system; and electronic waste

generated from end-of-life electrical and electronic equipment will be sent to scrap metal operators, authorised by the EPA for export and recovery.

- Minimal noise emissions are expected from the construction of the apartment building, the following strategies will be implemented to ensure sound levels remain within the allowable limits:
  - ✓ Construction activities will only be conducted during the daytime.
  - ✓ The generator will be equipped with silencers, and mufflers and housed in a soundproof enclosure.
  - ✓ All units in the apartment will be appropriately sound proofed so that sound is not easily transmitted between apartments.

Conclusion

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 project will add to the aesthetics of the community, modern amenities for guests and add the urban developmental scenery of the country.