



MASSY STORES GUYANA – VREED-EN-HOOP MINI SUPERMARKET

1. PROJECT IDENTIFICATION

- **Project Title:** Proposed Massy Stores Guyana – Mini Supermarket Development
 - **Project Proponent:** Massy Stores Guyana Ltd.
 - **Project Type:** Commercial Retail Development (Mini Supermarket)
 - **Project Stage:** In Operation
 - **Region:** Region No. 3 – West Coast Demerara
 - **Location:** Vreed-en-Hoop (VHOOP), Public Road Corridor
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2. DESCRIPTION OF THE PROPOSED PROJECT

2.1 Physical Location and Characteristics

The proposed project entails the construction and operation of a Massy Stores Guyana mini supermarket located along the Vreed-en-Hoop Public Road, West Coast Demerara.

- **Approximate GPS Coordinates:**
Latitude: 6.8040° N
Longitude: –58.1640° W
- **Distances to Key Features:**
 - Closest town: Vreed-en-Hoop (within town limits)
 - Nearest residential settlement: ~150 m south
 - Nearest indigenous community: None within 15 km

- Nearest waterway: La Grange Canal (~300 m west)
- Demerara River: ~1.5 km east
- Predominant Land Use:
Mixed commercial and residential, with supermarkets, banks, schools, transportation hubs, and housing developments.
- Sensitive Receptors:
 - Primary and secondary schools within 500–800 m
 - Vreed-en-Hoop Health Centre ~1 km east
 - Religious institutions within 600 m
- Natural Resources:
The area is fully urbanized with limited natural vegetation and no known environmentally sensitive habitats.
- Land Tenure:
The land is legally acquired i.e leased, free of disputes or encumbrances.

2.2 Feasible and Reasonable Alternatives

- Alternative Site:
An alternative site further inland was assessed but rejected due to reduced visibility and limited access.
- Alternative Design:
A multi-storey structure was considered; however, a single-storey layout was selected to minimize traffic congestion, construction impacts, and energy use as this is more suitable for a mini-mart.
- No-Project Alternative:
This option would eliminate environmental impacts but would forgo economic benefits, employment, and consumer access.

2.3 Baseline Environmental Information

Physical Environment

- Flat coastal plain
- Clayey alluvial soils
- Existing drainage canals
- Ambient air quality influenced mainly by vehicular traffic

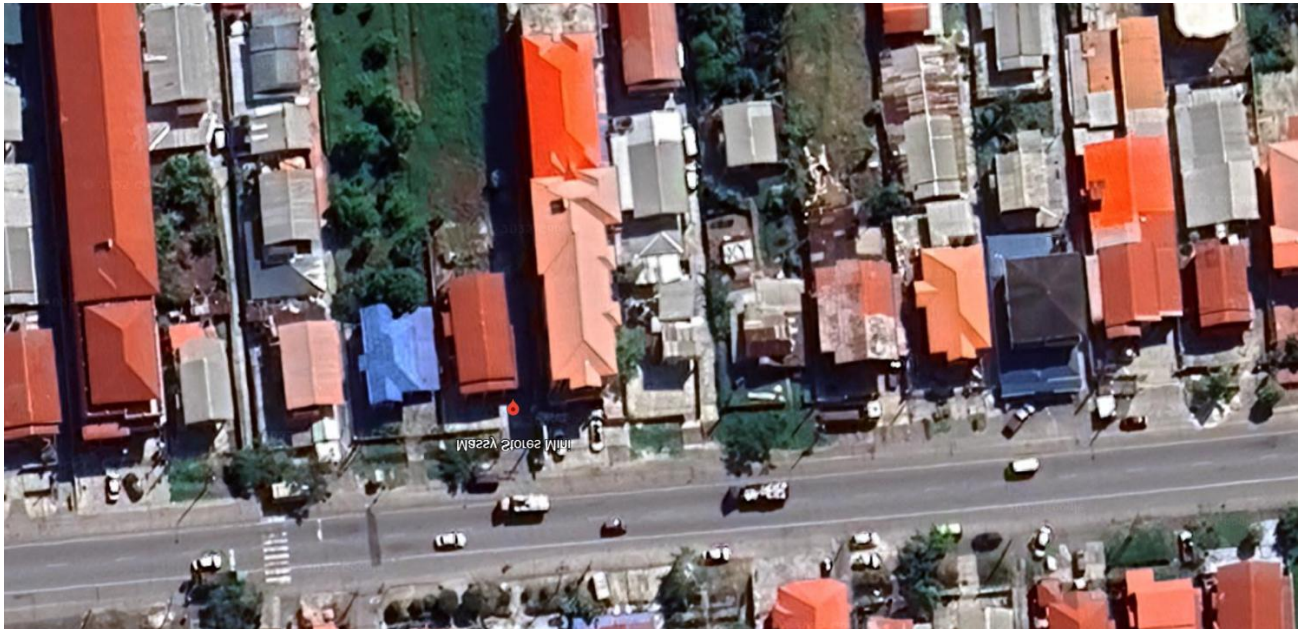
Ecological Environment

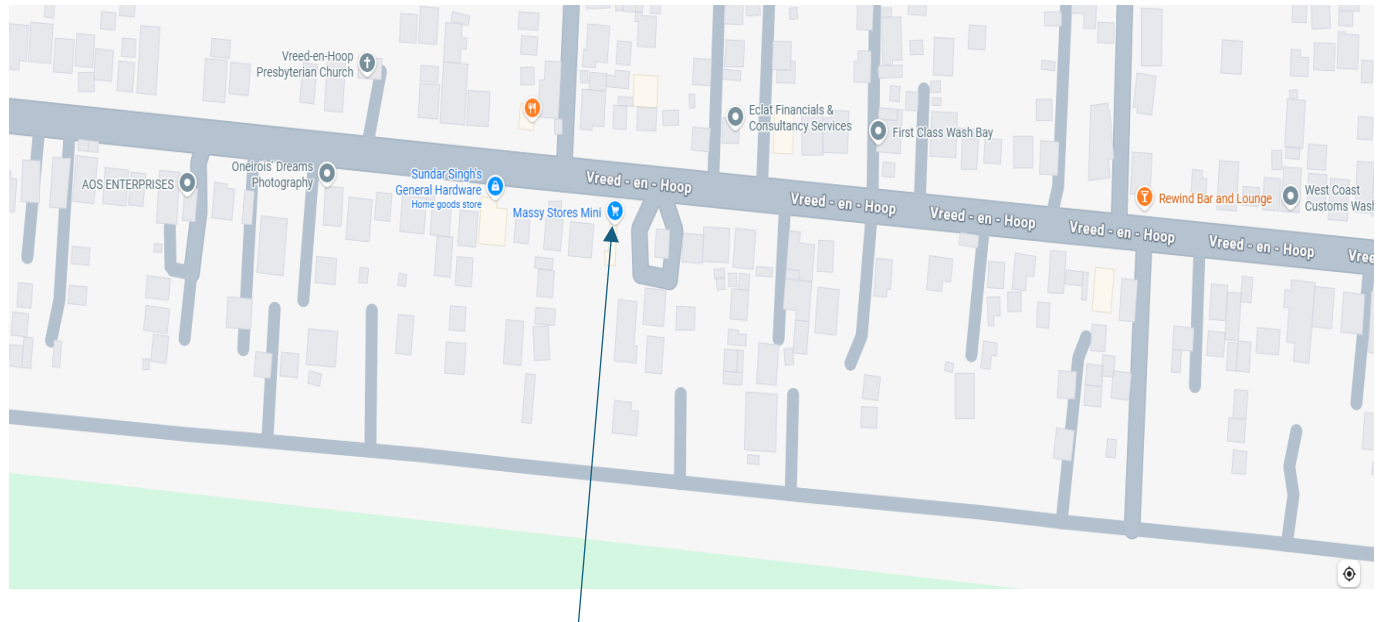
- Disturbed urban ecology
- Common bird species and small mammals
- No protected or endangered species recorded

Social Environment

- High commercial activity
- Employment hub for retail and transport sectors
- Diverse residential population

3. PROJECT LAYOUT





Massy Stores Location (Maps from Google Earth)

4. PROJECT DESIGN AND SIZE

4.1 Design Description

- Reinforced concrete foundation
- Steel-framed structure with insulated roofing
- Gross floor area: ~600 m²
- Parking area and delivery bay
- Refrigeration systems using approved refrigerants.

4.2 Project Size and Capacity

- **Estimated Capital Investment:** GYD 120–150 million
- **Employment:**
 - Construction: 20–25 persons
 - Operation: 18–25 permanent employees
- **Operating Hours:** 6:00 a.m. – 9:00 p.m.
- **Transportation Routes:** Vreed-en-Hoop Public Road

5. PROJECT ACTIVITIES

5.1 Construction Phase

- Site clearing and preparation
- Building construction
- Utility installation

5.2 Operational Phase

- Retail sale of groceries and household goods
- Cold storage and refrigeration
- Waste generation and management

5.3 Process Flow (Summary)

Supplier Delivery → Storage → Refrigeration/Dry Storage → Display → Sale → Waste Generation → Disposal



6. USE OF NATURAL RESOURCES

- **Water:** ~20,000 L/month (cleaning, sanitation)
- **Electricity:** ~15,000 kWh/month
- **Fuel:** Diesel for standby generator (emergency use only)

7. UTILITY SERVICES

- **Water Supply:** Guyana Water Inc. (GWI)
- **Electricity:** Guyana Power and Light (GPL)
- **Wastewater Disposal:** Septic tank & Drains
- **Communication:** Fiber and mobile networks

- **Waste Disposal:** Pooran's garbage Bins & Waste collection

8. WASTE GENERATION AND MANAGEMENT

8.1 Solid Waste

- Packaging waste, organic waste
- ~2–3 tonnes/month
- Stored in covered bins
- Collected by Pooran's Brothers Waste Collection

8.2 Liquid Waste

- ~15,000 L/month
- Composition: Greywater with detergents and organic matter
- Septic System and Drains

8.3 Air Emissions

- Minor emissions from generator and refrigeration systems

9. PROJECT DURATION

- Construction: Completed
- Operation: Long-term (20+ years)

10. DECOMMISSIONING (IF APPLICABLE)

- Removal of equipment
- Safe disposal of hazardous materials
- Site rehabilitation for future commercial or residential use

11. POTENTIAL ENVIRONMENTAL IMPACTS AND SIGNIFICANCE

- **Physical:** Temporary noise, dust, traffic congestion
- **Ecological:** Negligible due to urban setting
- **Social:** Positive employment and improved consumer access

No transboundary impacts are present.

Cumulative impacts are considered **low**.

12. MITIGATION AND ENVIRONMENTAL MANAGEMENT MEASURES

- Dust suppression during operation
- Noise control and restricted working hours
- Proper waste segregation and disposal
- Energy-efficient lighting and refrigeration
- Regular maintenance of septic and drainage systems

13. PUBLIC CONSULTATION

Informal consultations with nearby businesses and residents indicated general support, with minor concerns related to traffic and noise, which will be mitigated through operational controls.

14. ASSUMPTIONS, UNCERTAINTIES, AND DATA GAPS

- Baseline data based on secondary sources.
- No detailed biodiversity survey conducted due to developed nature of site
- Waste estimates based on comparable Massy Stores facilities.

15. NON-TECHNICAL SUMMARY

Massy Stores Guyana mini supermarket at Vreed-en-Hoop provides convenient access to groceries and household goods while creating employment opportunities. The project is located in an established commercial area and is expected to have **minimal environmental impact**, which can be effectively managed using standard mitigation measures.