



## **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

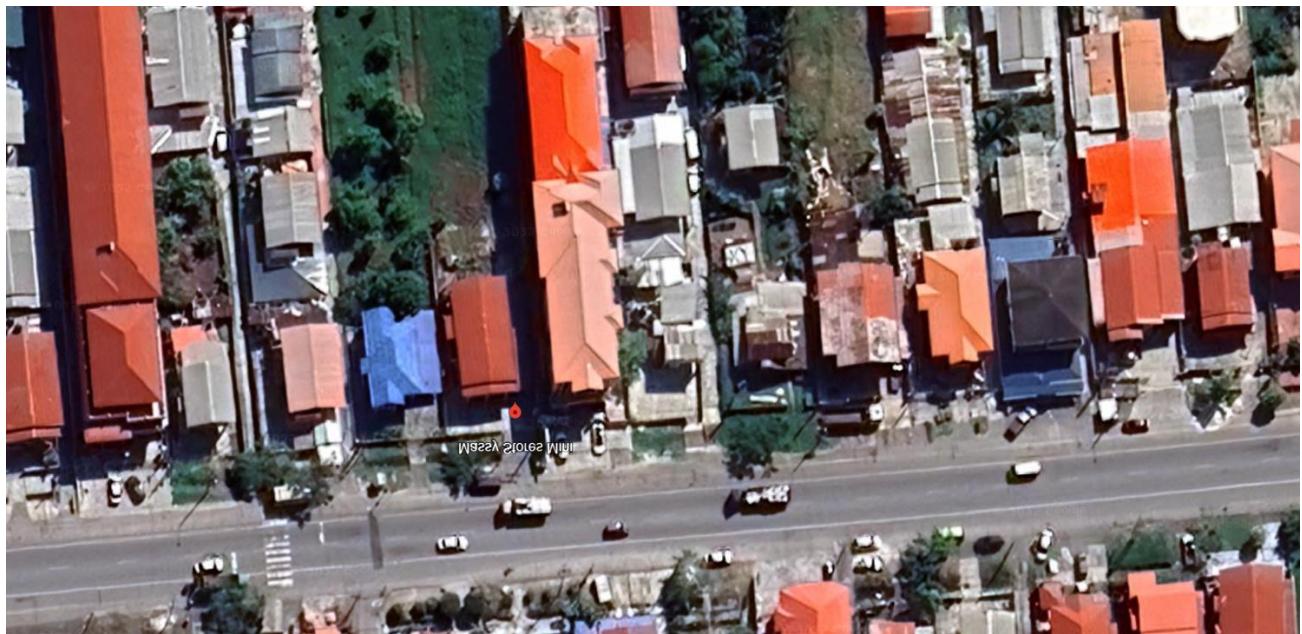
### Ecological Environment

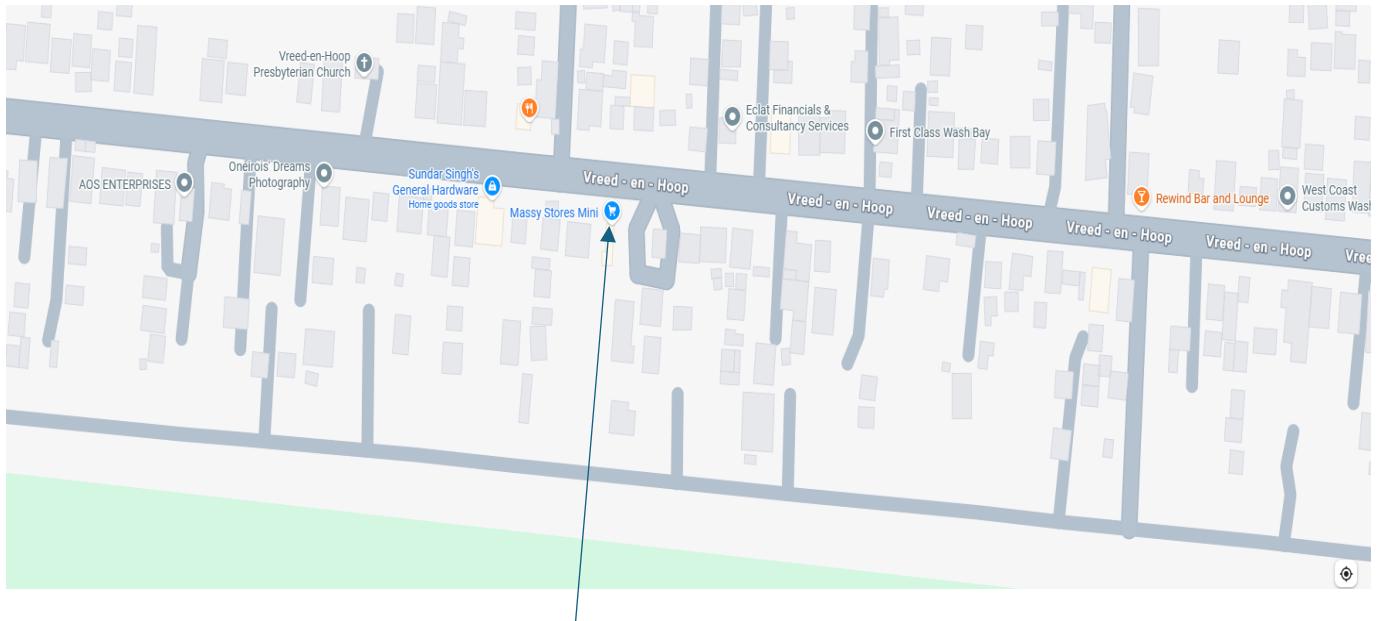
- Disturbed urban ecology
- Common bird species and small mammals
- No protected or endangered species recorded

### 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 m<sup>2</sup>
- 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.