



## **Environmental Protection Agency**

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# **Environmental Permit**

Issued under the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000.

Reference No.:	Ref. No. 202207213-POPEA
Fee:	Small (C1) – US\$100 per year
Fees Paid:	US\$500 for five (5) years – August 2023 to July 2028

**Addressee:** Mr. Dale De Mendonca  
Project Manager  
Pope Properties (Guyana) Inc.  
Lot 5 Enachu Street,  
Section K Campbellville,  
Georgetown.

### **Activity: Construction and Operation of Pope Properties Apartment**

Pope Properties (Guyana) Inc., herein referred to as the "Permit Holder", is hereby authorised in accordance with the Environmental Protection Act, Cap. 20:05, Laws of Guyana, Environmental Protection (Amendment) Act, 2005, and the Environmental Protection (Authorisations) Regulations, 2000, to construct and operate an apartment building at lots 907, 908, 909/903 Republic Gardens, East Bank Demerara, hereinafter referred to as "the Project", in the manner indicated in the Application for Environmental Authorisation dated July 13, 2022, subject to the terms and conditions set forth herein under the Environmental Protection Act, existing or forthcoming regulations made under the said Act and/or any other applicable Laws of Guyana, best practices, guidelines and standards relevant to this project.

**Terms and Conditions for construction and operation to be adhered to by the Permit Holder, his servants, agents and sub-contractors:**

#### **1.0 General Construction**

1.1 Notify the Agency in writing of any proposed changes in the construction of the

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Building at least **fourteen (14) days before** making the change. The notification shall contain a **description of the proposed change in construction**. It is not necessary to make such a notification if an **Application to vary** this permit has been made and the Application contains a description of the proposed change. In this condition '**change in construction**' includes but is not limited to, any change in the nature or functioning, or an extension, of the installation, which may have consequences for the environment.

**Note:** For more information, please see **Regulation 20** of the **Environmental Protection (Authorisations) Regulations 2000**.

- 1.2 Adhere to requirements of the **Occupational Health and Safety Act, Cap 99:10, Laws of Guyana**.
- 1.3 Make all employees, and third parties under your direction, aware of the conditions of the Environmental Authorisation and provide training on good environmental practices.
- 1.4 Monitor the working environment at all times for occupational hazards relevant to the specific construction and operation activities of the hotel.
- 1.5 Ensure that employees are equipped with appropriate protective gear at all times during construction activities. These include protective headgear, respirators, safety vests, safety boots, etc.
- 1.6 Maintain approval from the Guyana Fire Service and provide fire protection measures in accordance with this approval.
- 1.7 Ensure all employees are trained in the use of firefighting equipment, such as, fire extinguishers and understand the firefighting protocol.
- 1.8 All plans, specifications of location, pathways, reserve and boundary lines shall be adhered to, unless otherwise authorised; evidence of which must be provided to the Agency.
- 1.9 Construction works shall not be executed between 21:00 hrs. to 06:00 hrs., on any day, close to communal areas unless, approval is sought from the EPA. This requirement does not apply for large concrete pours or asphalt laying and earth removal where work in the early morning and late evening maybe required.



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**2.0 WATER AND SOIL QUALITY MANAGEMENT**

- 2.1 Strictly comply with the provisions of the **Environmental Protection (Water Quality) Regulations 2000**.
- 2.2 Avoid erosion, siltation and sedimentation of existing water bodies within the vicinity of the project site.
- 2.3 Install sediment controls along site perimeter to receive sediments from surface runoff.
- 2.4 Remove sediments before it accumulates to half of the above-ground height of the perimeter control.
- 2.5 Construct and maintain drainage systems capable of handling the probable maximum precipitation event.
- 2.6 Avoid soil and water contamination from fuel, grease, waste oils and other petroleum products that might be used at the facility.
- 2.7 Store fuel, oils, paints and chemicals in a secured designated area to prevent accidental release into the surrounding environment, especially in rainy conditions. The designated area should not be within 100 m of surrounding water bodies.
- 2.8 Cover temporary stockpiles and excavated waste in a secured designated area.
- 2.9 Provide and maintain adequate sanitary facilities, such as portable toilets or construct a septic tank system, for employees. The septic tank shall not be located within 1.5 m of a building or property boundary and shall be accessible for cleaning and de-sludging. Any modification to the Septic tanks must be in accordance with the Guyana National Bureau of Standards (GNBS) *Code of Practice for the Design and Construction of Septic Tanks and Associated Secondary Treatment and Disposal Systems*.

**3.0 NOISE ABATEMENT AND AIR QUALITY MANAGEMENT**

- 3.1 Strictly comply with the **Environmental Protection (Air Quality) Regulations, 2000** and the **Environmental Protection (Noise Management) Regulations 2000**.



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- 3.2 Monitor noise emissions to determine compliance with the **Guyana National Bureau of Standards (GNBS)** Guidelines for Noise Emissions into the Environment. Sound levels from noise-making devices shall not exceed the limits below, at a distance of 15 metres (50 ft) from the source or property boundary, whichever is closer.

**During Construction**

- **Construction Limits: 90 dB** during the daytime (06:00 h - 18:00 h)  
**75 dB** during the night-time (18:00 h - 06:00 h)

**During Operation**

- **Residential Limits: 75 dB** during the daytime (06:00 h – 18:00 h)  
**60 dB** during the night-time (18:00 h – 06:00 h)

Carry out all construction and operation activities in a manner to avoid, minimise and control potential noise disturbance to the surrounding environment.

- 3.3 All sound-making devices, such as generators, must be placed on foundations properly designed to ensure effective damping of vibrations; housed in enclosures constructed using materials with good insulation properties (e.g., hollow concrete blocks, insulation boards, solid clay bricks, etc.); and equipped with silencers/mufflers to reduce the noise level.
- 3.4 Locate generators away from communal areas to minimise adverse fumes/soot impacts to the contiguous areas.
- 3.5 Exhaust stacks of generators shall be at least 2 metres above the tallest building.
- 3.6 Monitor ambient air quality in accordance with the World Health Organisation (WHO) Air Quality Guidelines for Particulate Matter in the Environment, not exceeding the limits below:
- PM<sub>2.5</sub>**: 25 µg/m<sup>3</sup> 24-hour mean
- PM<sub>10</sub>**: 50 µg/m<sup>3</sup> 24-hour mean
- 3.7 Employ dust suppression methods, such as, watering or erecting dust screens/fences to control dust emissions from material stockpiles and other dust-generating components of the project.
- 3.8 Locate stockpiles downwind to avoid materials being transported by wind to sensitive receptors (e.g., residences, schools, etc.). Confine loading and offloading activities, as far as possible, to this location.



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- 3.9 Minimise the potential for particles to become airborne by keeping drop heights at a minimum when loading and/or offloading materials such as sand, aggregates, etc.
- 3.10 Cover materials susceptible to wind erosion e.g., sand at all times during storage and transport (to and from the construction site) to prevent material loss and reduce emission of particulate matter into the environment.
- 3.11 Keep engine idling during on-loading and off-loading activities to a minimum during construction.
- 3.12 Record, investigate and address complaints of excessive noise, dust and vibrations from the public promptly upon receipt. Maintain a record of all complaints received and the action taken.

**4.0 FUEL AND HAZARDOUS/WASTE MANAGEMENT**

- 4.1 Strictly adhere to the provisions of the **Environmental Protection (Litter Enforcement) Regulations 2013** and the **Environmental Protection (Hazardous Waste Management) Regulations, 2000**.
- 4.2 Maintain good housekeeping, sanitary and hygienic practices and the aesthetic quality of the surroundings at all times.
- 4.3 Promote proper solid waste management and disposal practices on site.
  - i. The project site and surrounding areas shall not be littered with any form of wood, concrete, plastic, glass and metallic waste or any form of waste that will affect humans, flora and fauna and related biodiversity;
  - ii. Place covered garbage receptacles at strategic locations;
  - iii. Dispose of solid waste at an approved waste management facility, dumping around the project site is strictly **prohibited**; and
  - iv. Reuse, recycle and compost waste material as much as practicable.
- 4.4 Conduct refuelling, oil changes and maintenance of equipment on an impervious base.
- 4.5 Spill equipment shall be available and utilised for containing and mitigating spills from fuel, waste oils, lubricants, paints, etc.
- 4.6 Limit access to hazardous waste storage areas to only employees who are authorised and have received proper training to execute emergency response protocols in the event of a spill.



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- 4.7 Designate an area for the storage of fuel, used oil, washing detergents, sanitisers and other hazardous materials. Hazardous materials/ waste storage areas shall be clearly labelled and secured. The following warning signs shall be clearly posted:
- i. "Hazardous Waste Storage Area"
  - ii. Danger - "Authorised Personnel Only"
  - iii. No eating, drinking or smoking
- 4.8 Hazardous waste shall be contained in bunded/kerbed storage areas. These areas shall adhere to the following requirements:
- i. Be situated in low traffic areas;
  - ii. No interceptor drains shall be constructed; and
  - iii. Be bunded to provide 110% containment of the largest volume of hazardous materials stored therein.
- 4.9 Hazardous waste shall be stored in containers appropriate for the waste stream; that is:
- i. Sealed Plastic Containers
    - a. Water-based waste
  - ii. Sealed Metal Containers
    - a. Solvents and petroleum-based products
    - b. Oil and oily absorbents
- 4.10 Hazardous waste/materials storage containers shall be inspected weekly for signs of leakage, deterioration or corrosion, and damaged containers shall be replaced immediately. Inspection reports shall be maintained and signed by a qualified inspecting officer and his/her supervisor.
- 4.11 Ensure that the sewage disposal system is well-maintained on site.
- 4.12 Designate an area for the storage of First Aid Kit(s); Washing detergents; and Sanitizers (J's Fluid, Pine Sol, etc.) for the project.

**5.0 COMPLIANCE MONITORING AND REPORTING**

- 5.1 Strictly comply with any lawful directions given by the Agency from time-to-time in furtherance of the implementation of any international or other obligation for the environmental protection of Guyana.
- 5.2 Monitor the implementation of the conditions of this Environmental Permit, insofar as they involve adherence by employees and all third parties under your direction.



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- 6.2 The Permit Holder shall be liable for any serious environmental harm caused by polluting the environment, pursuant to **s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 6.3 The Permit Holder shall be liable for any activity that causes or is likely to cause pollution of the environment unless all reasonable and practicable measures are taken to prevent or minimize any resulting adverse effect, pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 6.4 The Permit Holder shall be liable for discharging, causing or permitting the entry into the environment, of any contaminant in any amount, concentration or level excess of that prescribed by the regulations or stipulated by this Environmental Permit (Renewed), pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 6.5 The Permit Holder shall be liable to compensate any person who suffers any loss or damage as a result of contravening conditions 6.3 and 6.4 of this Environmental Permit (Renewed), pursuant to **s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 6.6 The Permit Holder shall not be indemnified by the Agency for any activity that causes or is likely to cause pollution to the environment, resulting from adverse effects through the discharge, any contaminant in any amount, concentration, ultra-hazardous substances, chemicals or otherwise, and shall be rendered liable to prosecution and to penalties prescribed under the Environmental Protection Act and Regulations.
- 6.7 The Permit Holder shall be liable of any gross negligence or willful misconduct caused by the Permit Holder, his Servants and/or Agents, to the environment, biodiversity, protected species and natural habitat with respect to any release, discharge, or spill, of contaminant fluids, oil or lubricants.
- 6.8 Should the Permit Holder contravene or be likely to contravene any condition of this Permit, the Agency (EPA) may serve on him an Enforcement Notice in accordance with **Section 26 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.**
- 6.9 Where it appears to the Agency that the Permit Holder is engaged in any activity that may pose a serious threat to natural resources or the environment, or a risk of serious pollution of the environment or any damage to public health, the EPA may issue to



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- 5.3 Report to the Agency any non-compliance(s) with this Environmental Permit (Renewed):
- i. Within **twenty-four (24) hours** of the time the Holder of this Environmental Permit (Renewed) becomes aware of the non-compliance, with the anticipated manner in which it may endanger human health or the environment may be impacted.
  - ii. Within **seventy-two (72) hours** of the time the Holder of the Environmental Permit (Renewed) becomes aware of the non-compliance, submit to the Agency a written report containing a description of the non-compliance, its cause, the period of non-compliance including exact dates and time and the anticipated time it is expected to continue if the non-compliance(s) has not been corrected.
- 5.4 Submit an **Environmental Annual Report** to the EPA on your compliance with this Environmental Permit (Renewed) on or before **March 31, each year**.
- 5.5 Notify the EPA within **twenty-four (24) hours** of the occurrence of any environmental emergencies (e.g., oil spills, hazardous materials/wastes spill, sudden onset disaster, natural, technological or human-induced factors that cause or threaten to cause severe environmental damage as well as harm to human health or livelihood).
- 5.6 Notify the Agency in writing of any change of name or ownership of the Permit Holder's facility within **thirty (30) days** after the change occurs.
- 5.7 Notify the Agency within **twenty-one (21) days** in event of death, bankruptcy, liquidation or receivership of the Permit Holder or if the Company becomes a party to an amalgamation.
- 5.8 It is the responsibility of the Permit Holder to ensure the permitted activity and premises are secured and that all practicable steps necessary to prevent fires, explosions, leaks or suspected leaks and spills at the permitted premises are taken.
- 6.0 INSTITUTIONAL AUTHORITY/LIABILITIES**
- 6.1 The Permit Holder shall be liable for any material environmental harm caused by polluting the environment, pursuant to **s. 39 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana**.



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the Permit Holder a Prohibition Notice, which may order him to immediately cease the offending activity, in accordance with **Section 27** of the **Environmental Protection Act, Cap. 20:05, Laws of Guyana**.

- 6.10 The EPA reserves the right to conduct regular inspections of the Permit Holder's activities as part of its monitoring and enforcement requirements under the Environmental Protection Act, Cap 20:05, the **Environmental Protection (Amendment) Act, 2005**, and **Environmental Protection (Authorisations) Regulations, 2000**.
- 6.11 The Permit Holder, His Servants and/or Agents shall at all times, allow entry to the permitted facility to any Officer designated by the EPA for the purposes of conducting inspections or any other legitimate business of the Agency. Pursuant to **Section 38** of the **Environmental Protection Act, Cap. 20:05, Laws of Guyana**, it is an offence to assault, obstruct or hinder an authorised person in the execution of his/her duty under the said Act or its Regulations and the Permit Holder shall be liable to penalties prescribed under paragraph (c) of the Fifth Schedule for doing so.
- 6.12 The EPA has the right to modify, cancel or suspend this Permit for breach of any of the terms and conditions contained herein.
- 6.13 **This Environmental Permit is not the final consent; all relevant Permissions shall be obtained from other regulatory bodies before commencing construction activities.**
- 6.14 This Environmental Permit is effective for the period stipulated herein, **August 2023 to July 2028**.
- 6.15 This Environmental Permit shall remain valid until **July 31, 2028**, unless otherwise suspended, cancelled, modified or varied, in accordance with the **Environmental Protection Act, Cap. 20:05, Laws of Guyana, Environmental Protection (Amendment) Act, 2005**, and the **Environmental Protection (Authorisations) Regulations, 2000**.
- 6.16 This Environmental Permit (Renewed) shall be renewed by submitting "an Application for Renewal of Environmental Authorisation to the Agency at least six (6) months before this Permit expires, that is, no later than **January 31, 2028**."
- 6.17 Any late submission of renewal application(s) after the specified date as stated above, may require the Permit Holder to pay, in addition to renewal fees, a late penalty fee



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(accruing at the time such obligation was first owed for renewal) at a rate of **two thousand dollars (GY\$2000.00) per day for every business day late**, until such renewal application is submitted to the Agency, without prejudice to any other rights of the Permit Holder in connection therewith.

- 6.18 Failure to comply with the requirements of this Permit or with applicable laws and regulations, whether existing or forthcoming, shall render the Permit Holder liable to prosecution and to penalties, inclusive of civil penalties, injunctive relief and imprisonment, as prescribed under the **Environmental Protection Act, Cap. 20:05, Laws of Guyana**, the Environmental Protection Regulations and other applicable Laws of Guyana.


Signed by  on behalf of the Environmental Protection Agency.

**Kemraj Parsram**  
Executive Director

Date

2023-08-08

I hereby accept the above Terms and Conditions upon which this Environmental Permit (Renewed) is granted and agree to abide by the Environmental Protection Act, Cap.20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, the Environmental Protection (Authorisations) Regulations, 2000, and any forthcoming regulations, best practices, guidelines and standards made under this Act.

NAME:	DALE DE MENDONCA
SIGNATURE:	
DESIGNATION:	PROPERTY MANAGER
DATE:	21/08/23

