



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.:	20250603-CRRPV
Fee:	Small (C2) - US\$175 per year
Fees Paid:	US\$875 for five (5) years –September 2025 to August 2030

Addressee: **Rio Hotel**
Lots 12 Area C Portion,
Plantation Vryheids Lust
East Coast Demerara,
Guyana.

Activity: The Construction and Operation of a Hotel.

Rio Hotel, hereinafter referred to as the "Permit Holder", is hereby authorized in accordance with the Environmental Protection Act, Cap. 20:05, Laws of Guyana, the Environmental Protection (Amendment) Act, 2005, and the Environmental Protection Regulations, 2000, to construct and operate a hotel, located at Lot 12 Area C Portion, Plantation Vryheids Lust, East Coast Demerara, Guyana, herein after referred to as "the Project", in the manner indicated in the Application submitted on June 03, 2025, 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.

The Permit Holder, his Servants, Agents, and Sub-Contractors shall comply with the following Terms and Conditions of this Environmental Permit:

1.0 GENERAL

- 1.1** The Permit Holder shall make an application to the Agency to vary this Environmental Permit in instances where it becomes necessary to:

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- 1.8 The Permit Holder shall not execute construction works between 18:00 hrs. to 06:00 hrs. on any day, close to communal areas unless approval is sought from the Agency. This requirement does not apply to large concrete pours and earth removal, where work in the early morning and late evening is required.
- 1.9 The Permit Holder shall ensure that appropriate barriers, equipment/material staging areas, and all supporting infrastructure, facilities, and equipment associated with the project site are provided, maintained, and removed upon completion of works. Once works are completed, rehabilitation measures must be implemented to restore any disturbances to the environment.
- 1.10 The Permit Holder shall ensure access to all properties adjacent to the site for the duration of the project construction. Place warning signs strategically and create walk paths to avoid accidents with individuals in the nearby communities.
- 2.0 WATER AND SOIL QUALITY MANAGEMENT**
- 2.1 The Permit Holder shall strictly comply with the provisions of the **Environmental Protection (Water Quality) Regulations 2000**.
- 2.2 The Permit Holder shall avoid erosion, siltation, and sedimentation of existing water bodies within the vicinity of the project site.
- 2.3 The Permit Holder shall install sediment controls along the site perimeter to receive sediments from surface runoff.
- 2.4 The Permit Holder shall remove sediments before accumulating to half of the above-ground height of the perimeter control.
- 2.5 The Permit Holder shall maintain drainage systems capable of handling the probable maximum precipitation storm event.
- 2.6 The Permit Holder shall avoid soil and water contamination from fuel, grease, waste oils, and other petroleum products that might be used at the project site during construction and operation. Ensure all oils, fuel, paints, and chemicals are stored in a designated area, at least 10 meters away from waterways.
- 2.7 The Permit Holder shall not discharge or dump solid waste and/or trade effluent directly into receiving waters without prior treatment. Install and maintain a grease trap/ an oil-water separator(s) at the final discharge point of the onsite sewage facility through which all effluent must pass before final discharge.

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- 3.4 The Permit Holder shall place all sound-making devices, such as generators, 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. Equipment must be consistently maintained, and those that become obsolete must be replaced.
- 3.5 The Permit Holder shall minimise adverse fumes/soot impacts to the contiguous areas by installing the exhaust stack of generators on-site, at least 2 metres above the tallest building nearby.
- 3.6 The Permit holder shall comply with the *World Health Organisation (WHO) Air Quality Guidelines for Particulate Matter in the Environment*, not exceeding the limits below:
- PM_{2.5}**: 25 µg/m³ 24-hour mean
- PM₁₀**: 50 µg/m³ 24-hour mean
- 3.7 The Permit Holder conduct Air Quality Monitoring for the parameters listed in Condition 3.6 on an **annual basis**. Submit proposed sample points to the EPA for approval prior to the commencement of monitoring. Prepare a monitoring report and include it in the Annual Report submitted to the Agency.
- 3.8 The Permit holder shall 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.
- 3.9 The Permit Holder shall 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.
- 3.10 The Permit Holder shall 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.
- 3.11 The Permit Holder shall 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 the emission of particulate matter into the environment.
- 3.12 The Permit Holder shall keep the engine idling during on-loading and off-loading activities to a minimum during construction.
- 3.13 The Permit Holder shall record, promptly investigate, and address complaints of excessive noise, dust, and vibrations from the public.

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- 4.9 The Permit Holder shall store hazardous waste 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 The Permit Holder shall ensure hazardous waste/materials storage containers are 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 The Permit Holder shall ensure Emergency spill clean-up kits are maintained at fuel storage areas for response to potential spills. Kits shall contain absorbent materials, drain seals, and other appropriate tools for clean-up.
- 4.12 The Permit Holder shall ensure that absorbent materials for the containment of fuel and oil and other hazardous substances must be appropriately stored in a concrete-based structure and not exposed to moisture. Used materials must be double-wrapped in heavy duty garbage bags and disposed at an authorised waste disposal site; or EPA-approved incineration facility.
- 4.13 The Permit Holder shall designate an area for the storage of First Aid Kit(s); Washing detergents; and Sanitizers (J's Fluid, Pine Sol, etc.) for the project.
- 4.14 The Permit Holder shall record and include in a summary table the following information:
- (a) Name and description (e.g. composition of a mixture) of the hazardous materials;
 - (b) Classification (e.g. code, class or division) of the hazardous materials;
 - (c) Quantity of hazardous materials used per month; and
 - (d) Characteristic(s) that make(s) the materials hazardous (e.g. flammability, toxicity).

5.0 HEALTH, SAFETY, AND EMERGENCY MANAGEMENT

- 5.1 The Permit Holder shall obtain and maintain approval from the **Guyana Fire Service** and provide fire protection measures such as fire extinguishers and sand buckets.
- 5.2 The Permit Holder shall ensure that first aid kits are equipped according to the Guyana Red Cross standards and must be located on-site at all times. Additionally,

6.3.2 Within **seventy-two (72) hours**, submit to the Agency a written report containing:

- a. a description of the non-compliance;
- b. its cause;
- c. the period of non-compliance, including exact dates and times, or the predicted time it is expected to continue if not yet addressed; and
- d. the corrective measures taken or planned taken to correct the non-compliance.

6.4 The Permit Holder shall submit **Environmental Annual Reports** to the EPA on or before **March 31** every year on their compliance with this Permit.

6.5 The Permit Holder shall notify the EPA within **twenty-four (24) hours** of the occurrence of any environmental emergencies, such as a sudden onset of disaster, accident, natural, technological, or human-induced factors that cause or threaten to cause severe environmental damage, as well as harm to human health or livelihood.

6.6 The Permit Holder shall inform the Agency before or within **thirty (30) days** of any change of name or ownership of the project.

6.7 The Permit Holder shall notify the Agency within **twenty-one (21) days** in the event of death, bankruptcy, liquidation, or receivership of the Permit Holder or if the Company becomes a party to an amalgamation.

7.0 INSTITUTIONAL AUTHORITY/LIABILITIES

7.1 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.

7.2 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.

7.3 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.

7.4 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, pursuant to s. 19 of the Environmental Protection Act, Cap. 20:05, Laws of Guyana.

7.5 The Permit Holder shall be liable to compensate any person who suffers any loss or

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- 7.14 This Environmental Permit shall remain valid until **August 31, 2030**, unless otherwise suspended, canceled, 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.
- 7.15 This Environmental Permit 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 February 28, 2030**.”
- 7.16 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 (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.
- 7.17 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.

exc rate \$200.45



Environmental Protection Agency

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File Copy

Date: 29/09/2007

No. 32047

Received From: Rio Hotel

\$ 84 144

FINANCE DIVISION

The Sum of: One Hundred Eighty Four Thousand One Hundred Forty Four Dollars

For: Environmental Permit - Small - The construction & operation of a hotel (Sept 2005 - Aug 2006).

PAID

Cash Cheques

☒ Wire Transfer

Balance due

Amt. \$

Signature: 