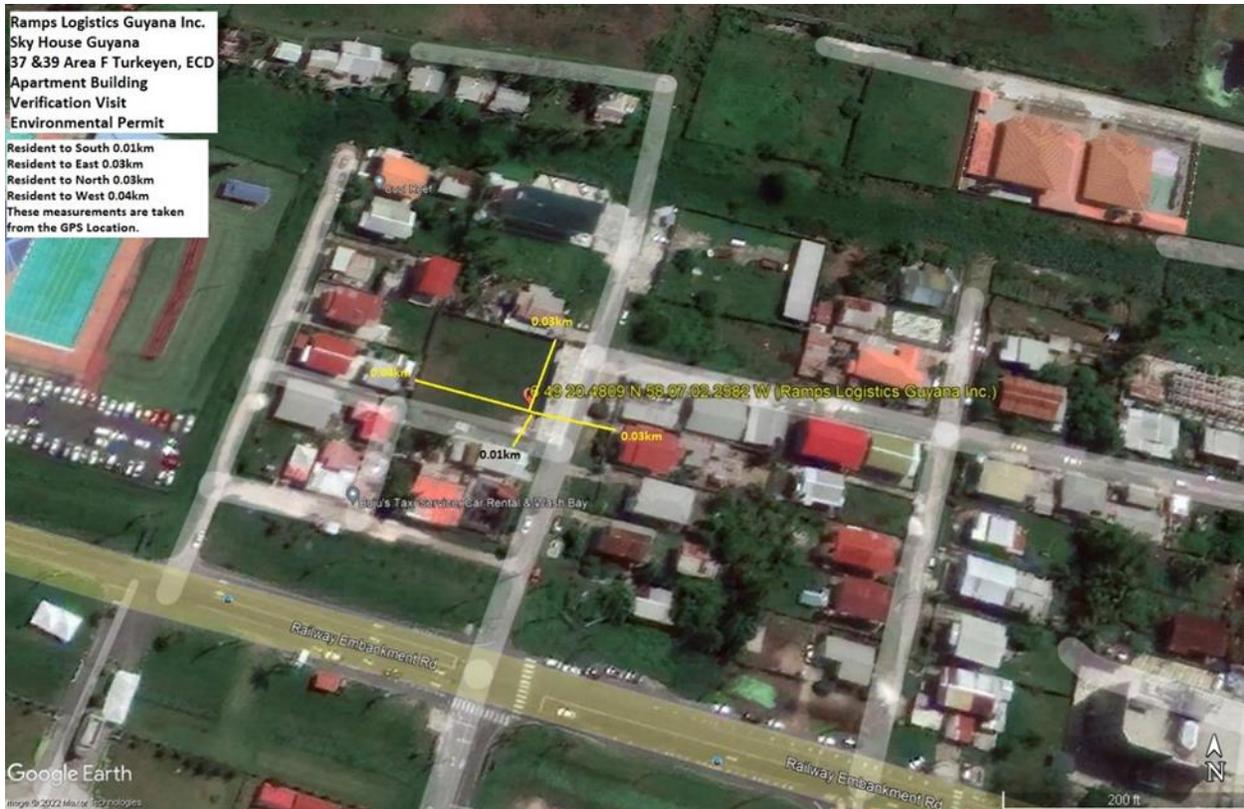


Environmental Impacts Screening Decision

Sky House Guyana





Project location and components

The location of the project site is at 37 and 39 Area “F”, Turkeyen, East Coast Demerara. The area can be zoned as Residential and neighbouring Commercial. Some of the popular places nearby are:

- National Aquatic Centre -----0.13 km
- Caricom Secretariat -----0.13 km
- Arthur Chung Conference Centre-----0.15 km
- MovieTowne -----0.36 km
- Giftland -----0.41 km

Residents are neighbouring the project site to the East, West, North and South. The project is not located in an eco-sensitive area. However, due to the size of the building and its weight it will require pile driving, which impacts to receptors are estimated to be medium.

The project occupies 122 ft x 99ft (0.28 acre). The building dimensions are 86ft x 78ft (6,785 sq.ft for each floor). The apartment building will have 16 self-contained apartments, 4 apartments on each floor and 25 car parking spaces on the ground floor. There will also be a gym, pool and green space on the roof top. Each two bedroom apartment will be approximately 1200 sq.ft and each three bedroom apartment will be

1800 sq. ft. Concrete drains will be constructed within the property to ensure adequate drainage of the complex.

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.

- The site is flat. It is mostly covered with low to tall brush. The entrance to the site has a large concrete bridge.
- An earthen drain runs along the eastern property boundary and outfalls into an earthen ditch, which runs parallel to the paved access road.
- Some waterlogged areas were observed on the site.
- Impacts will be medium to low since it is being established in a mixed zoned area that houses several buildings.
- Impacts from noise will be low to moderate and primarily during construction and would be short term and localized. During operation, in cases of a power outage, a low noise energy-efficient and fume-controlled power generator system will be used.
- Impacts from dust pollution will be moderate and primarily during construction and would be short term and localized.
- The proposed project is not in close vicinity of any known protected areas; therefore, there would be no impact to them.
- There are no assessed flora or fauna that will be affected. Project activities will have low to minor effects on the existing ecological or biological (flora or fauna) biodiversity of the project area.
- Due diligence and proactive management of all pre-construction, construction and operational activities will ensure limited disturbance to the daily business activities undertaken within the project area, and surrounding business and community activities.

- The apartment will access the basic amenities (water, electricity, telephone and internet) from national sources. General waste disposal will be provided by local private waste management services with assurance for safe disposal at a sanitary landfill site.
- Identification of health and safety hazards will be done, mitigation measures to protect workers and the public, risk categorization, HSSE procedures, training and other controls will all be implemented.

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