



— ENVIRONMENTAL DOCUMENTATION

Environmental Report

Preliminary Assessment — Atan Land, Eredo, Epe, Lagos State

PRELIM.

ASSESSMENT STAGE

7

SECTIONS

WET-SEASON AUG 2026

STUDY PENDING

PREPARED

SECTION 1

Site Location

The Atan land is located south of **Odo-Egiri** within the **Eredo area of Epe, Lagos State, Nigeria**. The site reportedly shares boundaries or is situated near:

- **Imokun**
- **Noforija**
- **Ilara**
- **Ajebende area**, which appears to contribute excess surface water toward or onto the Atan land

The location should be confirmed using GPS coordinates, a registered survey plan, satellite imagery, and official administrative maps.

SECTION 2

General Site Characteristics

The land is described as **undulating**, indicating that the site has varying elevations rather than being completely flat. The site also reportedly receives or retains excess water from the Ajebende area.

These characteristics suggest that the land may function partly as a **natural drainage or temporary water-storage area**, particularly during the rainy season. This is an important consideration for any proposed development.

SECTION 3

Preliminary Environmental Sensitivities

3.1 Drainage and Flooding

The most significant initial environmental concern is surface-water accumulation and possible flooding. Potential causes include:

- Runoff from higher surrounding areas
- Inadequate or blocked drainage channels
- Low-lying sections within the property
- Seasonal rainfall and intense storm events
- Reduced natural drainage due to nearby development
- Possible connection to wetlands, streams, or seasonal waterways

Before construction, the project should establish:

- Existing drainage routes
- Highest and lowest ground levels

- Areas that retain water
- Direction and speed of stormwater flow
- Flood depths and duration during the wet season
- Whether water enters the site from Ajegbende or other surrounding communities

3.2 Soil and Ground Conditions

The undulating terrain and water-retention characteristics may indicate variable soil conditions across the site. Some areas may have:

- Poorly drained or clay-rich soil
- Soft, saturated ground
- Reduced bearing capacity
- Erosion risk on sloping portions
- Higher foundation and road-construction costs

A geotechnical investigation should be carried out before finalizing building layouts, roads, drainage systems, or other infrastructure.

3.3 Vegetation and Biodiversity

The existing vegetation should be surveyed to determine whether the land contains:

- Wetland vegetation
- Mature trees
- Farmland or cultivated areas
- Wildlife habitat
- Seasonal ponds or aquatic ecosystems

Any areas that remain wet for long periods should be mapped and assessed before clearing. These areas may require special protection or exclusion from development.

3.4 Adjacent Communities and Land Uses

The proximity of Imokun, Noforija, Ilara, Odo-Egiri, and Ajegbende means that the project may affect surrounding communities through:

- Changes in natural drainage
- Increased traffic and noise
- Dust during construction
- Loss of access routes or farmland
- Increased wastewater and solid waste
- Flooding transferred to neighboring properties

Community consultation and a clear drainage-management plan will therefore be important.

SECTION 4

Preliminary Environmental Risks

Risk	Preliminary significance	Required response
Seasonal flooding and waterlogging	High	Flood study, topographic survey, drainage design
Obstruction of natural water routes	High	Map and preserve existing flow paths
Foundation failure on saturated soils	High	Geotechnical investigation
Soil erosion on undulating areas	Medium	Erosion-control and slope-management measures
Impacts on wetlands or seasonal waterways	Medium to high	Ecological and wetland assessment
Increased runoff from paved surfaces	High	Stormwater detention and discharge controls
Community flooding or access disruption	High	Stakeholder consultation and downstream assessment
Construction dust, noise, and waste	Medium	Construction Environmental Management Plan

SECTION 5

Key Recommendations

Before any major development proceeds, the following studies are recommended:

1. Topographic and boundary survey

- Establish site elevations and slopes
- Identify low-lying and flood-prone areas
- Confirm the exact property boundaries

2. Hydrological and drainage assessment

- Trace water movement from Ajegbende and surrounding areas
- Identify natural channels and receiving points
- Assess wet- and dry-season conditions
- Estimate peak stormwater flows

3. Flood-risk assessment

- Determine flood depth, extent, frequency, and duration
- Examine the effect of the proposed development on neighboring areas

- Define safe building and infrastructure zones

4. Geotechnical investigation

- Conduct boreholes or trial pits
- Test soil strength, permeability, and groundwater conditions
- Recommend suitable foundations and road pavement designs

5. Environmental and ecological assessment

- Record vegetation, wetlands, streams, and wildlife
- Identify areas requiring conservation or controlled disturbance

6. Community and stakeholder engagement

- Consult residents and land users in Atan, Ajegbende, Imokun, Noforija, Ilara, and Odo-Egiri
- Document local knowledge about flooding and drainage
- Identify existing access routes and traditional water channels

SECTION 6

Preliminary Development Guidance

Until the technical surveys are completed:

- Avoid placing buildings in natural drainage paths or water-retention zones.
- Do not fill low-lying areas without a properly designed flood and drainage study.
- Maintain adequate setbacks from streams, wetlands, and drainage channels.
- Use raised platforms only where supported by engineering and hydrological evidence.
- Provide detention ponds, culverts, swales, or other stormwater controls where necessary.
- Ensure that runoff from roads, roofs, and paved areas does not worsen flooding downstream.
- Avoid blocking existing drainage routes between Ajegbende and the Atan land.

SECTION 7

Preliminary Conclusion

The Atan land appears to have development potential, but its **undulating terrain and reported receipt of excess water from Ajegbende** make drainage, flooding, soil stability, and downstream impacts major environmental considerations. The site should not be planned solely from visual inspection or dry-season conditions. A wet-season assessment, detailed survey, hydrological study, and geotechnical investigation are strongly recommended before construction.

To develop this into a complete project-specific environmental report, the next essential information is:

- Proposed project type and size
- Approximate land area
- Survey plan or GPS coordinates



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- Available site photographs
 - Whether the land floods during the rainy season, and the typical depth and duration
 - Existing streams, ponds, roads, farms, houses, or drainage channels on or near the property