

Public

Environmental and Social Data Sheet

Overview

Project Name: Sustainability Retail Development
Project Number: 2018-0043
Country: Spain
Project Description: The Project concerns the co-financing of an urban flagship third-generation retail shopping centre development that contributes to planning-led sustainable urban regeneration in a cohesion region.
EIA required: Yes.
Project included in Carbon Footprint Exercise¹: no

Environmental and Social Assessment

Environmental Assessment

The Project concerns the co-financing of an urban flagship third-generation retail shopping centre development that contributes to planning-led sustainable urban regeneration in a cohesion region. The Project will underpin the social and economic fabric of Seville's fastest growing planning-led area adjacent to the Seville Port. The Project is also expected to achieve high environmental standards with elements of renewable energy and a green roof and will have an international sustainability rating.

The Spanish EIA law (Environmental Law 6/2001), is compliant with EU Directives. Retail projects fall under Annex II of EIA Directive 2014/52/EU (amending 2011/92/EU), and the Competent Authority needs to screen the projects and determine whether an Environmental Impact Assessment (EIA) is required or not. Given the location and scope of works included in this operation, an EIA was required for the Project. The EIA was completed, has been submitted to the relevant environmental authorities and reviewed prior to granting the environmental permit. The competent regional authority (Junta de Andalucía) granted the final authorization of the environment permit for the Project on 22nd of June 2017.

The Promoter, Lar España, has received initial approval of BREEAM Very Good sustainable green building rating systems for the Project. The new urban shopping centre will benefit from renewable energy sources that include photovoltaics and a geothermal energy system. The Project will also feature elements of a green roof.

In terms of circular economy, the Promoter also oversaw the remediation and reclaimed the soil that was polluted from years of illegal tipping. It has reused 100% of the soil excavated in Palmas Altas in the development of new urban areas close to the site avoiding transport and the dumping in the landfill.

The Municipalities play an important role in the development of retail activity through territorial planning and the management of building permits (for an establishment's activity or refurbishment works).

The Project's impacts at the construction stage are expected to be short-lived and reversible, at a level that is deemed acceptable. Potential negative effects (e.g. waste, dust, noise during construction) will be alleviated by implementing effective mitigating measures (e.g. encourage waste sorting, watering surfaces to avoid excess of dust).

¹ Only projects that meet the scope of the Pilot Exercise, as defined in the EIB draft Carbon Footprint Methodologies, are included, provided estimated emissions exceed the methodology thresholds: above 100,000 tons CO₂e/year absolute (gross) or 20,000 tons CO₂e/year relative (net) – both increases and savings.

Social Assessment

The Project is deemed to have positive effects on local employment since the vast majority of the total temporary and permanent staff working on the retail centres come from the surrounding areas.

Public Consultation and Stakeholder Engagement

The proposed schemes are aligned with public consultation requirement of the Spanish EIA law (Environmental Law 6/2001), as well as relevant urban plans.

Conclusions and Recommendations

Prior to disbursement, the Promoter is to provide to the Bank documentary evidence that the project comply with relevant provisions of the environmental EU Directives, including EIA 2014/52/EU (amending 2011/92/EU), Habitats (92/43/EEC) and Birds (2009/147/EC).

The overall environmental and social impact of the Project is expected to be positive, with improved environment linked to energy savings and resource efficiency from the green building systems. The Project is expected to have positive impacts on local employment both directly, through the recruitment of additional staff, and indirectly.

The Promoter is an experienced and capable developer able to manage the environmental and social issues of this Project and its management system is deemed good. Therefore, given the nature of the operation and the procedures concerning EIA and nature protection put in place, subject to the conditions mentioned above, the Project is acceptable in environmental and social terms.

PJ/SQM/ECSO 15.10.15