

Environmental and Social Data Sheet

Overview

Project Name:	GMP ENERGY EFFICIENT BUILDINGS
Project Number:	20200443
Country:	Spain
Project Description:	The project consists of the construction of two NZEB office buildings in Spain and the energy refurbishment of an existing building, in the city of Madrid.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

(details for projects included are provided in section: "EIB Carbon Footprint Exercise")

Environmental and Social Assessment

Environmental Assessment

The project relates to the development of two near-zero-energy office buildings (NZEB) and the energetic renovation of an office building in Madrid, Spain.

The Promoter has previous experience in developing and operating similar buildings as an owner, manager and developer of office buildings in the Madrid region.

At construction stage, the project implementation may lead to increased noise, increased traffic or/and disruptions in traffic and vibration levels, and may impact groundwater and air quality. Adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level which is deemed acceptable.

Primary Energy savings of 3420 MWh/y are expected, corresponding to 459 ton/y CO₂ savings. The promoter shall ensure that during operation an energy manager monitors the energy consumption of the building through an energy management system to track the consumption of the building.

Spain, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2014/52/EU amending 2011/92/EU, SEA Directive

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

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2001/42/EC and Habitats Directive 92/43/EEC, Birds Directive 2009/147/EC. In the case of the transposition of the Energy Performance Building Directive (2018/844/EU), the definition of NZEB buildings has been transposed in the National Building code through Real Decreto 732/2019, of 20th December 2019.

However, the project does not require an EIA, as it does not fall under Annex II of EIA directive 2014/52/EU amending 2011/92/EU and will comply with the Energy Performance Building Directive as transposed by the Spanish legislation.

Public Consultation and Stakeholder Engagement

The public consultation process is embedded in the municipal urban planning process and thus subject to public scrutiny. There have been no issues or complaints in that regard.

Conclusions and Recommendations

Given the location, size and nature of the project in a built-up urban area, any negative environmental impacts are expected to be mitigated. The Promoter is deemed to have sound environmental and social capabilities, well proven in the construction and operation of similar buildings. The project will contribute to climate change mitigation by supporting the construction of new high energy efficient buildings and energy efficiency renovations in buildings

The project is therefore considered to be acceptable for Bank financing from an environmental and social perspective.