

Environmental and Social Data Sheet

Overview

Project Name:	PARMA URBAN SOCIAL HOUSING
Project Number:	20110496
Country:	Italy
Project Description:	Construction of 696 new social and affordable housing units in five sites located in the municipality of Parma, intended to resolve local housing problems, with particular regard to the economically and socially disadvantaged.
EIA required:	NO
Project included in Carbon Footprint Exercise ¹ :	NO

Summary of Environmental and Social Assessment, including key issues and overall conclusion and recommendation

The SEA Directive 2001/42/EC indicates that an environmental assessment is required for those programmes and plans which are prepared for territorial planning or land uses and which set the framework for future development consent of projects requiring an EIA. Urban development projects, including the construction of housing, fall under Annex II of the EIA Directive 2011/92/EU, according to which the competent authority decides on the full EIA on a case by case basis.

The five interventions are contemplated in the existing Municipal Operational Plan (*Piano Operativo Comunale, POC*) and are located within new development areas, approved by Urban Development Plans (*Piani Urbanistici Attuativi, PUA*). Given the limited size of some of the areas, only two of the sub-projects are subject to environmental assessment under Italian law. The zonal PUAs for the sub-projects located in Via S. Eurosia and Via Chiavari were subject to an environmental screening and excluded by the City of Parma in 2007 from further procedures according to Regional Law (R.L.) 9/1999 on EIA as amended by R.L. 35/2000 (*Disciplina della Procedura di Valutazione dell'impatto Ambientale*).

Regarding social issues, considerations for public transport, education, healthcare and other public services have been addressed by the urban plans and are expected to be effectively covered during operation.

Notwithstanding anticipated disruption during the construction process (especially on traffic and noise), the project is expected to have minimal negative impacts on the environment.

Environmental and Social Assessment

Environmental Assessment

Table 1 below summarises the key environmental information regarding each location.

SEA

All the five sites forming part of this operation had been classified in the municipal urban tools through the Municipal Regulatory Plan (*Piano Regolatore Comunale, PRG*) approved in 1998. The regional environmental regulations did not foresee the implementation of any kind of preventive environmental assessment at that time.

The SEA Directive 2001/42/EC has been transposed into Italian legislation following the approval of the Decreto legislativo (D.L.) 3 aprile 2006, n.152 "Norme in materia ambientale". Until 2008, when the SEA procedures were amended, an SEA was required for those programmes and plans which were prepared for territorial planning or land uses, and which set the framework for future development consent of projects requiring an EIA as defined in that legislative decree (article 7).

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.

Articles 4 to 52 (including thus all articles pertaining to SEA procedures) of the abovementioned D.L. 152/2006 were amended by Decreto legislativo 16 gennaio 2008, n. 4. This new D.L. does not apply to those projects with procedures starting before the entry into force of the decree.

EIA

According to Italian law (D.L. 152/2006, amended by D.L.4/2008) at national level, an EIA is necessary for urban developments (new or extended), when the surface exceeds 40 ha (i.e. 400 000 sqm). Until 2008 when such projects did not affect protected areas (as is the case for this operation, see subsection below), the promoters could request the competent authorities to exclude the project from the EIA procedures following a screening (article 23.5 and article 32 of D.L. 152/2006). Since 2008, for annex II schemes (as indicated in the Annex IV of the D.L.4/2008), the competent authorities decide on the need to carry out the EIA on the basis of a preliminary environmental study.

In compliance with this regulation, two areas were subject to environmental screening, carried out in accordance with the procedures detailed in the Regional Law (RL) 9/1999 as amended by R.L. 35/2000 regarding EIA procedures.

- Area A3 "via Chiavari": the zonal urban plan (PUA) approved in May 2008 was subject to environmental screening, since its dimension (46.5ha) exceeds the 40ha. The screening was requested in November 2005
- Area A4 "S. Eurosia": the zonal urban plan (PUA) approved in April 2007 was subject to environmental screening, since its dimension (51.8ha) exceeds the 40ha. The screening was requested in March 2006.

Main impacts are related to noise and traffic during construction phase, as well as a result of the larger urban developments within which the EIB projects are inscribed. The existence of high tension cables in certain areas, has to be tackled to guarantee that new housing estate complies with prevailing protocols regarding electromagnetism.

Housing Development	Date of approval of Urban Development Plan	Size (m2)	SEA	EIA
Budellungo	9.03.2006	32 000	Not necessary	Not necessary
S. Eurosia	10.4.2007	518 000	Not necessary	Screened out
Via La Spezia	17.12.2007	18 000	Not necessary	Not necessary
Area ex Rossi & Catelli	17.12.2007	76 660	Not necessary	Not necessary
Via Chiavari	9.05.2008	465 000	Not necessary	Screened out

Natura 2000 and other protected areas

There are no Natura 2000 or any other protected areas in the City of Parma. The Region of Emilia Romagna provides in its web-site <http://ambiente.regione.emilia-romagna.it/parchi-natura2000/rete-natura-2000/siti/parma> a map identifying all the Sites of Community Importance (Siti di Importanza Comunitaria) and Special Protection Areas (Zone di Protezione Speciale) as well as National and Regional Parks and natural reserves. A Form A duly signed by the Competent Authority indicating the above has been provided.

EIB Carbon Footprint Exercise

Project is not included - the EIB draft Carbon Footprint Methodologies only include emissions from Investment Loans, and large allocations under Framework Loans, above the methodology thresholds.

Regarding the energy performance, the residential developments to be financed under this operation respond to national energy efficiency requirements. Certain renewable energies are to be used as allowed by economic and physical constraints (e.g. photovoltaic panels for heating water in areas in appropriate solar factors). The average expected energy efficiency standard to be obtained is established at B, although it varies according to orientation and design of the dwelling (even within a given estate). Nevertheless, these efficiency performances do not take into consideration energy for cooling purposes, which may have a significant impact on the final energy consumption and attendant GHG emissions. In addition, it is worth noting that the selected designs foresee the construction of certain buildings with an East-West orientation (i.e. longer axis running North-South), which is known to have clear disadvantages in terms of solar radiation (less daylight in winter and glare during mornings and evenings in summer time).