

Environmental and Social Data Sheet

Overview

Project Name:	University Of Ulster Greater Belfast Development
Project Number:	2013-0412
Country:	United Kingdom
Project Description:	The project concerns (i) the construction of new general teaching and residence buildings and refurbishment of existing ones at the University of Ulster (UU) in the city of Belfast as well as (ii) the refurbishment and rationalisation of three campuses located in Jordanstown, Coleraine and Magee. The project aims at relocating some 10 500 FTE (Full Time Equivalent) students and 2 500 associated staff from the University Jordanstown Campus to new facilities constructed in the city of Belfast and at improving the overall standards of the other campuses. The project already started in 2009 and will be completed in 2019 when the new campus in Belfast city centre will be operational.
EIA required:	yes

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

The University of Ulster currently owns and operates a number of academic buildings as well as student residences on its four academic campuses. The project concerns the construction of new buildings and the refurbishment of existing campuses.

For the major undertaking included in the financed project, namely the Greater Belfast Campus Development, the local competent authority has required an EIA as per Directive 2011/92/EU. The Assessment has been carried out, and the promoter has submitted the NTS of the EIA to be published on the Bank's website.

For a sub-component of the Greater Belfast Campus Development, a full planning application (including Environmental Impact Assessment) was submitted to the local authorities. The application was, in the first phase, refused due to the proposed development's dominance and the fact that it overshadows and overlooks adjoining properties. The university presented an appeal which has subsequently been approved by the Belfast Planning Appeals Commission.

For this sub-component, the submission to the Bank of the relevant permits before the utilisation of the Bank's funds for this project component is a continuing project contractual undertaking.

For the Jordanstown campus, a full planning application (including Environmental Impact Assessment) is required but, in accordance with the University's programme plan, this is not scheduled for submission to the local authority until 2017. An application for the Master Planning of the site has been submitted to the local authority.

The submission to the Bank of the relevant permits before the utilisation of the Bank's funds for this project component is a continuing project contractual undertaking.

For the other project components, namely the refurbishment activity of the campuses located in Coleraine and Magee no EIA has been requested by the local competent authorities.

The project has a strong socio-economic impact as the new campus will be located in the currently deprived north quarter of the city. It is expected that the campus will transform the area into an educational and cultural hub that will to a large extent be open for public. The location of the new campus is in between the two main communities which live at the moment largely separated. The proposed design of the campus aims to encourage cross-communication and to facilitate integration of both communities.

The University has prepared a comprehensive Estates Strategy 2010-2020. The general objective of the Estates Strategy (ES) is to increase the relevance and quality of teaching, learning and academic research at the university by increasing and updating the quality of the facilities. The ES is an integral element of the Greater Belfast and the North Western Development initiatives.

Environmental and Social Assessment

Environmental Assessment

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For the major undertaking included in the financed project, namely the Greater Belfast Campus Development, the local competent authority required an EIA as per Directive 2011/92/EU. The promoter has submitted the NTS of the EIA to be published on the Bank's website.

For a sub-component of the Greater Belfast Campus Development, a full planning application (including Environmental Impact Assessment) has been submitted; the local authorities have refused it, in the first phase, due to the proposed development's dominance and the fact that it overshadows and overlooks adjoining properties. The university presented an appeal which was approved by the Belfast Planning Appeals Commission on 6 February 2014. For this sub-component, the submission to the Bank of the relevant permits before the utilisation of the Bank's funds for this project component is a continuing project contractual undertaking.

For the Jordanstown campus, a full planning application (including Environmental Impact Assessment) is required but, in accordance with the University's programme plan, this is not scheduled for submission to the local authority until 2017. An application for the Master Planning of the site has been submitted to the local authority. The submission to the Bank of the relevant permits before the utilisation of the Bank's funds for this project component is a continuing project contractual undertaking.

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The projects are being undertaken under the Construction (Design and Management) Regulations (Northern Ireland) 2007, which are based on the European Union's Temporary or Mobile Construction Sites Directive. They implement in Northern Ireland the requirements of Directive 92/57/EEC (O.J. No. L245, 26.8.92, p.6) on the implementation of minimum safety and health requirements at temporary or mobile construction sites (eighth individual Directive within the meaning of Article 16(1) of Directive 89/391/EEC), except certain requirements which are implemented in the Work at Height Regulations (Northern Ireland) 2005 (S.R. 2005 No. 279).

The Campus is being developed to create a future sustainable estate ensuring that all newly constructed buildings are BREEAM (Building Research Establishment's Environmental Assessment Method) "Excellent" rated as the recognised standard for best practice in sustainable design and development. The renovation of the existing buildings has been designed to be "very good" according to the same classification. The BREEAM assessment

process will be an intrinsic part of all future developments and will continue to be monitored and updated throughout the duration of the projects, until formal post construction review stage when assessment reports shall be submitted to BRE upon construction completion.

The University Carbon Management Plan 2010 – 2020 targets a carbon benefit of 2 639 kton/year of CO₂ as a consequence of the planned refurbishment activities. The investment plans are also fully in-line with the Greater Belfast¹ and North West Development² initiatives.

Public Consultation and Stakeholder Engagement

The Promoter will ensure compliance with national and European environmental and nature regulations and facilitate the access by the public to environmentally relevant information in accordance with the Bank's Transparency Policy.

Other Environmental and Social Aspects

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The University has prepared a comprehensive Estates Strategy 2010-2019. The general objective of the Estates Strategy (ES) is to increase the relevance and quality of teaching, learning and academic research at the university by increasing and updating the quality of the facilities. The ES is an integral element of the Greater Belfast and the North Western Development initiatives.

¹ <http://www.ulster.ac.uk/greaterbelfastdevelopment/>

² <http://www.ulster.ac.uk/northwestdevelopment/>