

Environmental and Social Data Sheet

Overview

Project Name: SWANSEA UNIVERSITY
 Project Number: 2011-0262
 Country: United Kingdom

Project Description: The purpose of the project is to finance the new Bay Science and Innovation Campus of Swansea University. This capital investment project is dedicated to the development of an Innovation Hub aimed at driving regional regeneration in Wales through the pursuit of R&D activities in collaboration with commercial entities. The new campus will house the university's College of Engineering and the College of Business, Economics and Law. The site will provide a state of the art environment focused on innovation. It should facilitate the development and growth of high-tech clusters in Wales by bringing together academic research, industrial R&D, and undergraduate and postgraduate students on a single site.

EIA: Required
 The NTS was received and is published on the EIB website.

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

Council Directive 2011/92/EU on Environmental Impact Assessment (EIA) does not specifically mention educational activities. However, according to the planning permission by the relevant authority, Neath Port Talbot County Borough Council (www.npt.gov.uk) a full environmental impact assessment was required. The assessment, reference number P/2010/0222 (dated 10/03/2010) is available at: <https://planning.npt.gov.uk/detail.asp>

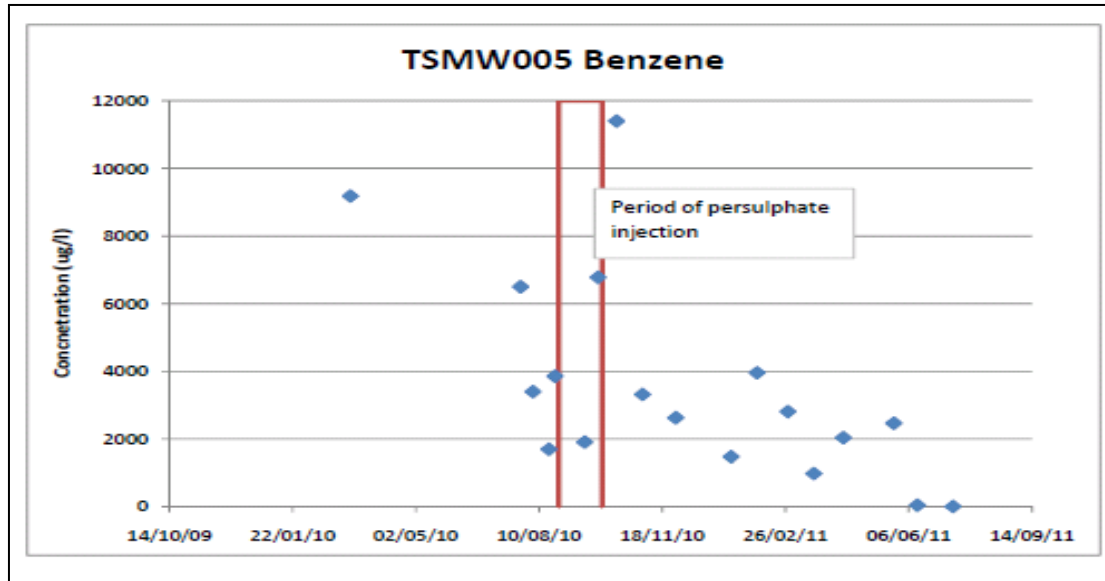
The promoter has provided the Non-technical Summary of the EIA to the Bank. The NTS is published on the Bank's website and can be reviewed at: http://www.eib.org/attachments/pipeline/20110262_nts_en.pdf

Due to existing soil contamination, a remediation exercise is currently ongoing, and the objectives have to a large extent been achieved. Overall the project will improve the current environmental characteristics of the area; however due to the impact during the construction phase the potential impact due to the increased traffic, and the uncertainty of the final outcomes of the remediation at its entirety, the project may also have some minor negative impacts.

Environmental and Social Assessment

Environmental Impact and Mitigation

The site has a long history of storage and processing of petroleum hydrocarbons, and also of related spills. Following site investigations, a remediation programme has been implemented with a view both to meet statutory requirements and to render the site suitable for its proposed use considering risks to human health. Remediation works have comprised bio-remediation of contaminated soils, groundwater pump and treat system utilising activated carbon, and chemical oxidation in solvent affected areas. These measures were designed to establish conditions allowing Monitored Natural Attenuation (MNA) to further reduce contamination concentration levels. The remediation works are now complete and residual contamination remains at prescribed concentrations which are not considered to cause a risk to the proposed end use or wider environment. A monitoring programme with quarterly groundwater assessments is ongoing. Cover with clean materials and gas membranes for enclosed structures are anticipated for the site during development.



The new campus is designed to achieve a 30 per cent reduction in carbon emissions over and above the current Building Regulations. The subsequent refurbishment of the Singleton campus will achieve a 35 per cent reduction in carbon emissions compared to the 2005 base year.

BREEAM

The university's requirements for sustainability include a minimum BREEAM rating of 'Excellent' for all the new and 'very good' for the renovated buildings. The promoter is requested to send Energy Performance as well as BREEAM certificates confirming the ratings to Bank.

Public Consultation and Stakeholder Engagement

The site for the new Innovation Campus has been selected jointly by the Neath Port Talbot County Borough Council, the Swansea City Council, relevant Welsh development authorities and by the Swansea University. During the process, relevant stakeholders have been consulted.

Swansea University Sustainability Policy can be reviewed at:

http://www.swansea.ac.uk/media/SU%20Sustainability%20Policy%20March%202012_high.pdf

Swansea University Estates Strategy, including the list of parties consulted can be reviewed at:

<http://www.swan.ac.uk/media/Estates%20Strategy%202010-2016.pdf>

Disbursement conditions

- Prior to first disbursement in lieu of the start of the construction works on the site the Bank requires the promoter to provide information about the applicable insurance policies that will at that time be in place to protect the promoter from significant risks that might arise from any residual site contamination.

S106 conditions¹

1) A term used in UK [planning](#), development, and [regeneration](#). It refers to a frequently-cited section of the [Town and Country Planning Act](#), 1990. It is frequently used by local councils as a requirement of planning for large developments, an example might be that a developer of a supermarket has to pay for a children's playground to be built or traffic calming measures to be added to nearby roads.

The planning permission (10/03/2010) was granted with S106 conditions. The conditions require the promoter to carry out works in the interests of the long term management of the ecology, biodiversity and sustainability of the site, and for the socio-economic benefit of the area as a whole. A detailed list of undertakings is listed in the planning consent.

The indicative S106 costs, which are yet to be agreed, are restricted to GBP 1.6M also relate to highway improvements, namely the implementation of road Traffic Regulation orders in the vicinity of the Site and improvement works to the Fabian Way Transport Corridor.

Undertakings

- The university aims to achieve an Energy Performance Certificate (EPC) rating “A” and a BREEAM rating of “Excellent” for its new campus. The promoter will transmit to the Bank all realised BREEAM and EPC certificates confirming these ratings.
- The promoter will send to the Bank the independent Monitor’s report (soil remediation), as well as the Monitored Natural Attenuation (MNA) report when released.
- The promoter will inform the Bank of proposed measures to be taken should any contamination exceeding remediation or statutory targets be found during excavations on site.