

Environmental and Social Data Sheet

Overview

Project Name: RCSI Campus Development
Project Number: 2016-0225
Country: Ireland
Project Description: The project consists of new construction, extension and refurbishment to expand and modernise the learning and teaching environments providing state-of-the-art facilities at the Royal College of Surgeons in Ireland (RCSI) affecting six buildings across its locations in Dublin. Further the project supports upgrading of research and teaching equipment and ICT infrastructure to support new technologies in the work of RCSI.

A new 11 200m² academic and education building will be built housing new research laboratories, mock operating theatres, a 500-seat auditorium, sports facilities and seminar spaces. An additional 2 500m² will be provided expanding the research and teaching facilities at the Smurfit building located at Dublin's Beaumont Hospital, a primary teaching hospital for RCSI. In addition, renovation and refurbishment will take place to a number of buildings at the St Stephen's Green campus to modernise research laboratories, libraries and recreational space for staff and students as well as implement a variety of energy efficiency measures.

EIA required: Certain sub-projects could be subject to an EIA. If required by the competent authority, the Promoter shall make the Non-Technical Summary (NTS) available to the EIB.

Project included in Carbon Footprint Exercise: No

Environmental and Social Assessment

Environmental Assessment

The actual project concerns the construction of a new academic and research building as well as modernisation and rehabilitation of existing RCSI buildings within the same campus in the centre of Dublin. Universities and research institutions of this kind are not specifically mentioned in the EIA Directive 2011/92/EU as amended, though the project is covered by Annex II of the Directive in relation to urban development. The Promoter confirmed that new construction works are being executed within its existing campus, closely linked to the existing RCSI buildings. All projects are fully covered by an approved land use plan which can only be set up with a public consultation and the approval of the competent authority. At the time of appraisal the Promoter was seeking clarity on whether an EIA is needed for the sub-

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projects. If required by the competent authority, the Promoter shall provide to the EIB, the Non-Technical Summary (NTS) of the assessment.

The Promoter, the Royal College of Surgeons in Ireland, targets the achievement of A3 Building Energy Rating (BER) for its new buildings. This means the project promoter is targeting a high level of energy efficiency in its buildings, with category “A” ratings comprising the lowest energy consumption and therefore the most energy efficient buildings. The A3 BER specifically focuses on energy efficiency measures being employed to reduce energy consumption and therefore carbon emissions. The detailed design for the new academic and education building (NAEB) is intending to achieve LEED Gold accreditation, which also takes into consideration low energy consumption when awarding its certification for projects. The proposed extension to the Smurfit building is targeting a BER rating of A3; its design is to be finalised. The refurbishment sub-projects are aiming for a B2 BER due to the complexity of these sub-projects. This performance would still represent a significant improvement in the energy efficiency for these buildings.

Two of the sub-projects, C10 and C15/16 will take place within a protected building in the St Stephen’s Green campus and is part of the works or the site is in close proximity to a protected or historical building. The two affected buildings are the Mercer building and the main College building. The works are refurbishing of the library in the Mercer building and an ICT infrastructure upgrade in the College building. In order to carry out renovation and/or refurbishment works on listed or protected buildings, the owner needs to obtain a special building consent in addition to normal planning permissions, should the works affect the protected element of the building(s). The Promoter is cognisant of their responsibility to obtain the special building consent as part of the planning permission process for the affected sub-projects. The Promoter has in addition made provision for the expected higher costs of retaining and renovating such protected buildings within their cost plan to preserve and modernise these buildings.

Conclusions and Recommendations

Overall, the renovation and refurbishment of the outdated and protected buildings will improve the health, safety and accessibility for staff and students alike. Due to the use of new materials and technologies, the new and modernised buildings will increase the overall energy efficiency. By enabling a more efficient use of the existing buildings and the addition of the new university facilities, RCSI will be able to consolidate and optimise administrative and academic spaces and facilities contributing to the enhancement of research and learning environments at its institution.

In light of the above, the overall environmental and social rating of the project is therefore considered to be acceptable with minor negative residual impacts; the project is therefore eligible for the Bank’s financing.