

## Environmental and Social Data Sheet

### Overview

Project Name:	BURSA INTEGRATED HOSPITAL CAMPUS
Project Number:	2015-0691
Country:	Turkey
Project Description:	The design, construction, financing, equipment supply, provision of soft and hard facility management services and provision of some clinical support services for a part of an integrated healthcare campus in Bursa, under a 28-year Build Lease Operate and Transfer agreement with the Ministry of Health, Turkey.
EIA required:	yes
ESIA in accordance with EIB E&S standards will be available prior to the Final Management Committee approval, and published on the Borrower's and EIB's websites)	
Project included in Carbon Footprint Exercise <sup>1</sup> :	no

### Environmental and Social Assessment

#### Environmental Assessment

The current EIA Regulation (Official Gazette date/number: 25.11.2014/29186) excludes hospital projects from EIA as hospital projects regardless of number of beds are not listed in Annex I (Projects requiring EIA) or Annex II ( Projects requiring Selection and Elimination Criteria evaluation). The Competent Authority, the Ministry of Environment and Urban Planning (MEUP), officially confirmed that the Project is exempt from the EIA according to the terms of the EIA Regulation in force.

Apart from the main hospital components, there will be a trigeneration plant, boilers and concrete batching plant to be used on the facilities of the Project. The total energy need of the health campus is currently estimated at 40 MW. The trigeneration system is anticipated to have a total of 4 MW rated thermal capacity and the estimated thermal capacity of the boilers will be 45 MW. The trigeneration plant and the boilers will not be operated in full capacity together and the operating scheme will change according to system needs and/or season. Considering the maximum rated thermal capacity of 49 MW, the trigeneration system and the boilers could be subject to EIA Regulation requirements according to the 20 MW threshold mentioned in Annex II of the Turkish EIA Regulation. Once the design process is completed and the capacities of the trigeneration system and the boilers are confirmed, necessary documentation as per the Turkish EIA Regulation will be prepared and submitted to the Bursa Provincial Directorate of Environment and Urbanization in coordination with the Ministry of Health.

In addition, there will be concrete batching plant (with a capacity of 90 m<sup>3</sup>/h) to be used during construction. The capacity of the concrete plant is lower than the 100 m<sup>3</sup>/h threshold that would have triggered the EIA Regulation requirements (i.e. Annex 2 of the EIA Regulation). For this reason, concrete plant will be exempt from the requirements of the Turkish EIA Regulation.

<sup>1</sup> 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 CO<sub>2</sub>e/year absolute (gross) or 20,000 tons CO<sub>2</sub>e/year relative (net) – both increases and savings.

In terms of EU EIA Directive, the Project would have been covered by Annex II of the EIA Directive with respect to urban development, if it were located within the EU. Therefore, in order to ensure that the Project meets the EIB environmental and social standards, a full Environmental and Social Impact Assessment (ESIA) will be performed in line with the environmental and social principles and standards of EIB, EBRD and IFC, thus including the EU directive (EIA Directive 2011/92/EU as amended). The ESIA will cover all the above mentioned auxiliary facilities.

Based on the information currently available, the project is not expected to result in any significant environmental impacts. The key identified potential impacts include increase in road traffic during construction and operation, and nuisance to the nearby settlements (e.g. noise, dust), waste management during the operation phase (particularly medical, hazardous and radioactive wastes), wastewater generation, and discharge and/or treatment during operation phase.

### **Social Assessment, where applicable**

The Project site is located on a land belonging to the Treasury, which has granted rights to the Ministry of Health for the purposes of providing healthcare services. No private land is expected to be acquired for this project. Social baseline studies undertaken as part of the ESIA will document if any impacts may be expected on the private plantation areas nearby.

The main adverse social impacts and risks identified so far relate to a moderate influx of labour force, patient and human rights, risks related to labour and working conditions and the aspects of community security related to management of the high security forensic unit.

The ESIA will consider patient rights and human rights with respect to the operation of the hospital. The ESIA will take into consideration international agreements on Human Rights and Justice as well as Turkish regulations. Although the Borrower commits not to use EIB funds for the forensic facility, patient rights will also be considered with respect to the Forensic Hospital, to ensure the principles of Human Rights and Justice are applied to the aspects of community security related to management of the forensic psychiatric hospital.

There will be employment opportunities as a result of the Project. Significant staff recruitment is anticipated during the construction phase and further information is required on the number and skill level of people required, over what length of time and any existing plans about where workers would most likely be recruited from. An Employment and Procurement Strategy for the project will be developed to ensure maximization of opportunities for local people and businesses.

The ESIA and the ESMP will detail the appropriate mitigation measures and a monitoring methodology, in line with international best practice and the EIB's environmental and social standards. Provided that such mitigation and monitoring methodology will be carried out by the Borrower, the Project is expected to cause low to moderate adverse residual social impacts.

### **Public Consultation and Stakeholder Engagement**

As the Project does not fall within the scope of current EIA Regulation, stakeholder engagement is not mandatory under Turkish Law; however certain facilities on the project site (such as a tri-generation plant) may fall within EIA Regulation scope as Annex 2 Projects, which do require limited consultation. A number of stakeholders have been identified as part of an on-going ESIA process. These include relevant national and local authorities, local communities, NGOs and other stakeholders reflecting official community structures.

The ESIA study will include consultation activities at the early stages to consider the views/concerns raised by the public and/or other organizations during the assessment of impacts and for identifying mitigation measures. A Stakeholder Engagement Plan (SEP) will

be developed for the Project detailing how the project will engage with stakeholders. The Final Draft ESIA Report will also be made available to the public.

### **Other Environmental and Social Aspects**

The involvement of multiple entities of the project's development and operation requires a clear delineation of responsibilities for implementation of the ESMP. As the developer and landlord of the health campus, the Borrower will assume ultimate responsibility for adherence to the international environmental and social standards, as well as compliance with Turkish laws and regulations. Accordingly, the contractors and various authorities will be required to implement the provisions of the ESMP, but the Borrower would retain the authority to coordinate all required activities and take corrective action if any of those provisions have not been complied with.

## **Conclusions and Recommendations**

The EIB will condition the financing on: (i) delivery of the opinion of the competent authority on the application of the national EIA regulation on the tri-generation plant (and if required by the competent authority, development of the EIA in accordance with the national procedures); (ii) the completion of the ESIA and ESMP, in compliance with the EIB's environmental and social standards; and (iii) delivery of documentary evidence issued by the Competent Administrative Authorities that all final construction and environmental permits have been granted – all conditions to be fulfilled before the final approval of the Management Committee.

The Project is expected to result in low to moderate adverse environmental and social impacts. Subject to the above mentioned conditions being met, the overall residual environmental and social impacts of the Project are expected to be acceptable.

PJ/ECSO 31.03.2016