

Environmental and Social Data Sheet

Overview

Project Name:	VASAKRONAN NEARLY ZERO ENERGY BUILDINGS
Project Number:	2016-0842
Country:	Sweden
Project Description:	The proposed project consists of the development of two large mixed-use buildings supporting the Swedish strategy for the development of nearly zero-energy buildings (NZEB).
EIA:	The project falls under ANNEX II of EIA Directive 2011/92/EU and should be screened by the competent authority.
Project included in Carbon Footprint Exercise ¹ :	NO

Environmental and Social Assessment

The Project concerns the construction of two nearly zero-energy buildings located in Stockholm and Goteborg in Sweden.

The Project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of buildings in line with the proposed nearly zero-energy building (NZEB) definition in Sweden. The buildings' estimated energy consumption is on average 50% below the Swedish requirements for new buildings. Primary energy savings of 4529 MWh/year are expected (55% reduction vs. baseline, defined by the existing regulation) with associate CO₂ reductions of 180.49 tons/year.

Thus, the investments will generate environmental benefits and given their location and nature of the investments in built-up urban areas, are not expected to have any significant negative environmental impact. The project falls under Annex II of EIA Directive 2011/92/EU (as amended), leaving it to the competent authority to decide, following an assessment in-line with the Directive, whether an EIA procedure is needed or not. The Bank will review relevant authorization processes, public consultations and permits. If and where relevant, this will also include a review of potential effects on nature conservation sites (Habitats Directive 92/43/EEC and Birds Directive 79/409/EEC).

Overall, the project is expected to have positive environmental and social impacts. The main negative impacts are related to construction works and to the increase of traffic and waste due to the tenant's activities. At construction stage, the project implementation may lead to increased noise and vibration levels, and will impact groundwater and air quality. Adequate mitigation measures will be considered together with the enforcement of good construction practices. The Project's impact during construction stage will be short-lived and reversible, at a level which is deemed acceptable.

Sweden, as an EU Member State, has harmonised its environmental legislation with the relevant EU Directives: EIA Directive 2011/92/EU, SEA Directive 2001/42/EC and Habitats

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.

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Directive 92/43/EEC, Birds Directive 2009/147/EC and Energy Performance of Buildings Directive 2010/31/EU.

Conclusions and Recommendations

Given the location and nature of the project in built-up urban areas, it is expected not to have any significant negative environmental impact. However, if the relevant competent authority screens in the project according to the EIA Directive 2011/92/EU, the promoter shall deliver to the Bank the Non-Technical Summary (NTS) of the EIA study before the Bank funds are allocated.

The promoter is deemed to have sound environmental and social capacity, well proven in the construction and operation of similar buildings.

Based on the above considerations, the Project is acceptable for the Bank in environmental and social terms.