

## Environmental and Social Data Sheet

### Overview

Project Name:	<b>IRISH SOCIAL HOUSING PPP PROGRAMME</b>
Project Number:	2016-0820
Country:	IRELAND
Project Description:	An investment programme comprising of the construction, operation and maintenance of three social housing bundles throughout Ireland each to be financed and delivered by way of a PPP structure.
EIA required:	Some schemes may comprise a part of a larger development requiring an EIA under Annex I of the EIA Directive.
Project included in Carbon Footprint Exercise <sup>1</sup> :	No

### Environmental and Social Assessment

#### Environmental Assessment

The EU SEA and EIA Directives (respectively 2001/42/EC and 2011/92/EC as amended (e.g.: 2014/52/EU) are incorporated in Irish law under the Planning and Development 2000 (as amended) and associated regulations. The Habitats Directive 92/43/EEC and Birds Directive 2009/147/EC have also been transposed into Irish law. In addition, both the EIA and SEA are subject to their own separate regulations (European Communities (Environmental Impact Assessment) Regulations, 1989 (S.I. No. 349 of 1989) and Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. No. 436 of 2004)). It is a requirement that Environmental Impact Assessments, Screening Opinions and SEAs carried out in Ireland are made available for viewing by the public at the office of municipal authorities or purchase at a fee not exceeding the reasonable cost of making a copy.

As this is a PPP Project, the Bank will appraise it in two stages as follows:

Stage 1: Appraisal of identified housing schemes

Stage 2: Appraisal of tenders for the PPP contract plus the balance of the housing schemes

Approximately 1,500 social housing units will be developed in various locations throughout the Ireland in accordance with the applicable municipal development plans, which are subject to SEAs as a matter of law in Ireland. These housing units will be delivered in 3 separate bundles, which will be subject to separate PPP contracts. Currently the site locations of 2 out of the 3 bundles are known. As the design process is being phased over a 12 month period to the 1<sup>st</sup> quarter of 2018, the requirement for an EIA is not known in all cases, as illustrated in the following table:

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	Location	No. of schemes	No. of housing units	EIA required?
Bundle 1	Mainly in the Greater Dublin Area	6	539	No
Bundle 2	Mainly Southern and Western Regions	8	469	To be confirmed
Bundle 3	To be confirmed	To be confirmed	Approx. 492	To be confirmed

Should it transpire during the Stage 2 Appraisal that any of the housing schemes from Bundles 2 and 3 require an EIA or form part of a larger development requiring an EIA it shall be a requirement that the Promoter submit a copy of the EIA and NTS for publication by the Bank. Relevant thresholds above which the need for an EIA is triggered for housing schemes include where the development comprises 500 housing units or more or where development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere. Municipal authorities may also 'screen in' developments for an EIA where environmental sensitivities justify this.

Environmental impacts expected during the construction phase include noise, emissions and traffic associated with the construction activities but these are expected to be temporary and reversible in nature, and mitigated by appropriate measures that are typically a condition of a permission to develop by the competent authorities.

The Promoter has used a site selection and planning process which aims at creating integrated and concentrated forms of development supported by adequate services therefore it is expected that the Project will contribute to sustainable settlement patterns.

No Natura 2000 sites are affected by the housing units in Bundles 1 and 2. It is expected that none of the sites in Bundle 3 will be affected either given the site selection process, which seeks to avoid environmentally sensitive locations. If it transpires during the Stage 2 Appraisal that any of the housing schemes from Bundle 3 are likely to affect a Natura 2000 site it shall be a requirement to comply with the relevant provisions of the Habitats and Birds EU Directives.

### **Social Assessment**

The investment in social housing will improve social inclusion by helping lower the income barrier for approximately 1,500 households to living in urban areas, where affordability is a significant issue. The Project should lead to a continued improvement in the level of integration of lower income groups subject to the appropriate design and layout of the individual investments.

No compulsory land purchase or resettlement is envisaged as part of the Project. If any element of compulsory purchase or resettlement is included as part of Bundle 3 then this shall be carried out according to Irish law.

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

Public consultation is provided for under the Irish building (planning) approval process, giving members of the public the right to view and make formal observations on development proposals. Irish legislation also requires the relevant authorities to undertake consultation with the population during the preparation of spatial plans, which are instrumental in guiding the location of social housing, and take any observations received into account before the plans are approved.

In addition, where they are required, EIAs must be circulated to statutory consultation bodies and made available to the public for comments. The EIA, together with any comments, must be taken into account by the competent authority, e.g. municipal authority, before it may grant consent.

## **Conclusions and Recommendations**

Overall, the net environmental impact is expected to be positive. In addition, the Project should bring about social benefits by regenerating affected urban areas and helping to reduce the shortage of social housing, improve the quality of such housing, and create better living conditions for eligible households with below-average income

The Promoter will be required to act according to the provisions of the relevant EU Directives, including SEA (2001/42/EC), EIA (2011/92/EU) and subsequent amendments (e.g. 2014/52/EU), Habitats (92/43/EEC) and Birds (2009/147/EC) Directives as transposed into national law. Regarding any project schemes that are deemed to require an EIA, the Promoter will be requested to deliver the NTS and EIA to the Bank before the financial close of each of the respective bundles.

The already identified schemes are to be located outside protected areas including Natura 2000. With regard to the sites still under discussion, the Promoter will have to satisfy the Bank that the Habitats and Birds Directives (are complied with before the financial close of each of the respective bundles.

The institutional capacity of the Promoter (National Development Finance Agency and Department for the Housing, Planning, Community and Local Government) to manage the environmental issues is deemed high and same is expected to the case regarding the PPP Co., considering the contractors that have already showed interest in the tender process. Therefore, subject to conditions mentioned above, the project is acceptable for the Bank in environmental and social terms.

PJ/SQM/ECSO 15.10.15