

Environmental and Social Data Sheet

Overview

Project Name:	POSEJDON NEARLY ZERO ENERGY BUILDING
Project Number:	2017-0576
Country:	POLAND
Project Description:	The proposed project consists of the development of a mixed-use building complex supporting the Polish strategy for the development of nearly zero-energy buildings (NZEBS).
EIA required:	yes
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project consists of the development of the first nearly zero-energy building (NZEB) financed by the EIB in Poland, thus fostering the Polish strategy for the development of NZEBs. The project is also part of the urban regeneration plan of the city and includes the renovation of an existing building with heritage value.

The building will be located in Szczecin and will be a mix-use project of a total gross area of approx. 49,000 sqm, including 18,000 sqm of office, 12,000 sqm of hotel and 5,000 sqm of retail space.

Due to the fact that the project includes the construction of a garage of more than 5,000 sqm total area and based on the relevant national regulation it was screened in by the local authorities and thus an Environmental Impact Assessment (EIA) was carried out and a positive decision on environmental conditions was issued by the relevant authorities in June 2016.

The EIA addresses all environmental and social aspects of the project during implementation and operation, minimising the potential risks including cultural heritage. At construction stage, the project implementation may lead to increased noise and vibration levels, and may impact groundwater and air quality. Adequate mitigation measures will be implemented together with the enforcement of good construction practices. The project's impact at construction stage will be temporary and reversible, at a level which is deemed acceptable. The EIA study is deemed to be in accordance with EIA directive 2011/92/EU and all main stages have been completed.

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.

Luxembourg, 27.02.2018

EIB Carbon Footprint

The project will meet Poland's standards for nearly zero-energy buildings and is thus expected to have a positive environmental and social impact. Expected primary energy savings are estimated at 2,000 MWh/year (a 56% reduction vs. the baseline, defined by existing regulations), with an associated CO₂ reduction of 1,200 tonnes/year. The project is expected to achieve a "class A" energy performance certificate, assuring high energy performance and improved indoor environment. The promoter shall ensure that during operation an energy manager will be monitoring the energy consumption of the building through an energy management system.

Public Consultation and Stakeholder Engagement

Public consultation has been carried out under the EIA process whereby no comments were submitted.

Conclusions and Recommendations

In accordance with the findings of the EIA study the project is not expected to have any significant negative environmental impact. The promoter is deemed to have sound environmental and social capacity, well proven in the construction and operation of similar buildings. The project will contribute to climate change mitigation (i.e. energy efficiency) by supporting the implementation of a nearly zero-energy building (NZEB) in Poland.

The EIB will ensure that the promoter will:

- Appoint an energy manager and install an energy management system to meter and follow up real energy consumption.
- Ensure that the energy performance certificate, to be obtained after completion, will be in line with the pre-committed energy levels, and thus meeting the NZEB national requirements.
- Continue environmental monitoring during project implementation and operation in accordance with the EIA study and implement the relevant mitigation measures.

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