

Environmental and Social Data Sheet

Overview

Project Name:	Logistics development in Castilla La Mancha
Project Number:	2017-0977
Country:	Spain
Project Description:	The Project comprises the development of 4 logistics parks in the cohesion region Castilla - La Mancha, along the TEN-T corridor Barcelona-Madrid, aiming to address the logistics needs originating a.o.t from the rapidly growing e-commerce business platforms in Spain. Buildings will be class A, certified LEED Silver.
EIA required:	no
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project supports the erection of 4 logistic centres (warehouses) in the convergence region of Castilla – la Mancha. Three sites are situated close to Guadalajara city along the TEN-T corridor Barcelona-Madrid and one site sits in the Toledo area, close to Madrid (South).

Whilst such construction works are not specifically mentioned in the EIA Directive 2011/92/EU as amended by 2014/52/EU on Environmental Impact Assessment (EIA), they fall within the scope covered by Annex II of the Directive in relation to industrial estate development projects. Therefore, the competent authority has to determine whether the project shall undergo a full EIA procedure.

The EIA Directive has been transposed into national legislation, and the promoter has confirmed that all sub-projects will comply with national legislation, and thus with the EU's EIA Directive.

Land purchased by the promoter is already dedicated to industrial/logistics activities. Some detailed environmental studies can be requested (for example for road access, water protection, etc.) depending on the specific activity to be implemented. Due to the location, the size of the sub-projects and considering previous environmental assessments under the urban planning requirements, the competent authorities, however, have decided that EIA's were not required and delivered screening out decisions for the envisaged zones. The promoter will provide the screening out decisions and inform the Bank without any delay about significant environmental impacts or issues that may occur during the implementation of the project.

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.

As for the activities carried out by the future tenants, logistic warehouse are buildings for merchandise storage and do not, usually, comprise industrial transformation processes as meant under Annex I or II of the EIA Directive. Main environmental impact could stem from traffic increase but because of their location along mayor through roads, the traffic increase can be easily absorbed.

The promoter will also obtain LEED (Leadership in Energy and Environmental Design) certification, which is a certification process aimed at rewarding sustainable and environmentally friendly decisions in the construction process, which exceed the environmental regulations and minimum standards. The targeted rating is one of at least "silver", which will be achieved by making use of improved insulation strategies, energy efficient lighting and ecological water management (recuperation of rainwater, low consumption water systems and infiltration of parking areas storm water).

Conclusions and Recommendations

In view of the above, the project is acceptable for EIB financing in E&S terms.

PJ/SQM/ECSO