

Environmental and Social Data Sheet

Overview

Project Name:	WAREHOUSE LOGISTICS EXPANSION
Project Number:	2017-0658
Country:	Romania
Project Description:	The project consists of the construction of warehouses. The warehouses will be long-term leased towards entities establishing new logistics and industrial operations in convergence regions of Romania, which contributes towards employment generation and the EU's supply-chain security.
EIA required:	yes
Project included in Carbon Footprint Exercise ¹ :	no

Environmental and Social Assessment

Environmental Assessment

The project supports the erection of 25 logistic centres (warehouses) throughout Romania. 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.

Romania has transposed the EU Directive in its national legislation (mainly Law no. 50/1991 on the authorization of construction works and its Application Norms) under which certain authorizations must be obtained from public authorities. In the case of the new construction of such warehouses/logistical centres, developers must obtain an urban planning certificate and a building permit. The urban planning certificate must be obtained before the building permit. In general, the urban planning certificate contains the list of special permits and/or approvals to be obtained before starting the project, as well as information concerning the location, current landowners, rights in favour of public utilities, zoning conditions and general conditions concerning the constructions to be built (such as air rights etc.). Amongst such requirements, it is also stated that the builder should, perform an assessment of the environmental impact of the project (including organising a public consultation).

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, 30.11.2018

Once the conditions provided under the urban planning certificate have been met, a building permit must be obtained. The permit is issued by the local authorities and lays down the specific conditions for the construction in question. Against this background it is to be noted that logistic warehouse are buildings for merchandise storage and do not, usually, comprise industrial transformation processes. Main environmental impact could come from traffic increase but because of their locations in designated non-urban industrial zones close to mayor through roads, the accesses are generally good and the traffic increase can be easily absorbed.

In respect to the energy performance of the buildings, the relevant EU Directive has been transposed into national legislation with the Romanian Law 372/2005, which took effect on 1 January 2011. A sale/acquisition/lease of buildings can be made only provided that an energy performance certificate is obtained. Absence of such a certificate may invalidate the agreement. In general, the energy performance certificate is valid 10 years as of its issuance date. The promotor confirmed that all sub-projects will comply with national legislation, and thus with the EU Directives on EIA and on the energy performance of buildings.

The promotor will also obtain BREEAM certification (rating of at least "very good") using improved insulation strategies, energy efficient lighting and ecological water management (recuperation of rainwater, low consumption water systems and infiltration of parking areas storm water).

Taken into consideration the nature of the project, its design and the mitigating measures incorporated the impact of the project on the environment can be reasonably expected to be negligible.

Conclusions and Recommendations

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

PJ/SQM/ECSO