

# Kladno

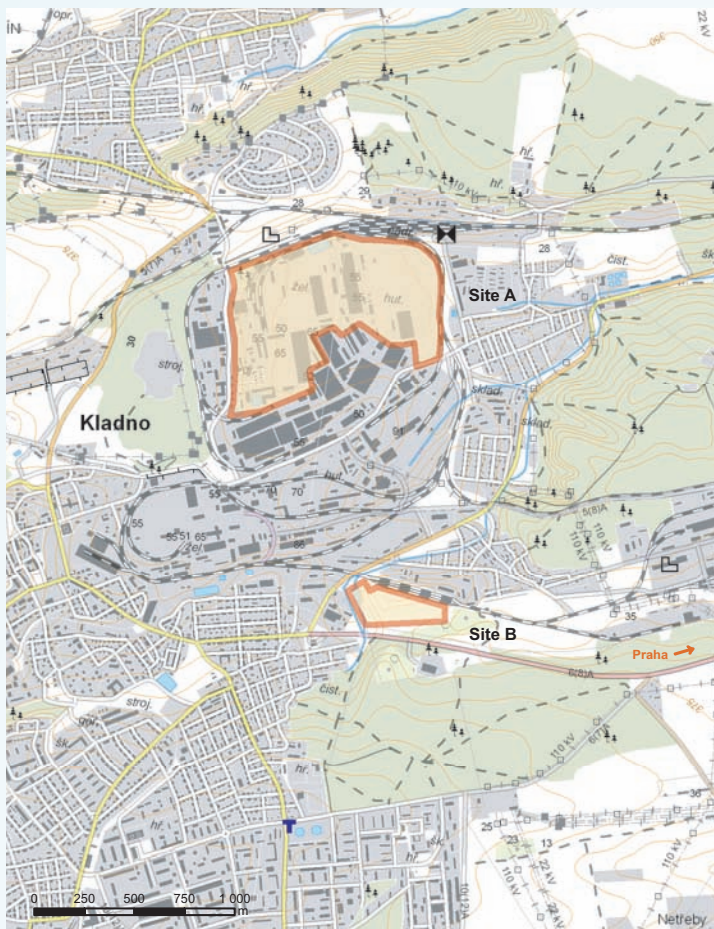
## Kladno-East and Kročehlavy-South Industrial Zones 42.5 ha and 6.3 ha for industrial production and production services

Kladno, a regional industrial centre with a population of approximately 70,000, is the largest town in the Central Bohemia Region. Originally a small village, it developed into an important mining centre following the discovery of coal and iron ore deposits (the Poldi Foundry, founded in the 19<sup>th</sup> century, produced world-famous, superior steel). Following the decline in heavy industry, the service sector has begun to develop; many people commute to Prague for work.

One of the development sites is located in the former Poldi Kladno Foundry, on the northeast side of town, with railway lines and a number of connecting sidings. The second development site is located several hundred metres to the south. It is connected to other manufacturing areas, but is still available, undeveloped land.

Central Bohemia Region





## Kladno

**Population:** (census 1 March 2001/1 January 2007) 71,132/69,276  
**Workforce:** 38,098 (census 1 March 2001)  
**Workforce in the region:** 592,600 (Central Bohemia Region – annual average 2006)  
**Average rate of registered unemployment:** (2006) 8.0% (Kladno District), 8.1% (Czech Rep.)  
**Average gross monthly wage:** (2006) CZK 19,856 (Central Bohemia Region), CZK 20,211 (Czech Rep.)  
**Local businesses:** ECKG (power engineering), Dr. Oetker (food industry), Showa Aluminium Czech, Lego, Celestica  
**Distance:** Prague 15 km, Slaný 15 km

### Geographic and historical features

381 m above sea level • first documented in 1318, small town from 1561, royal mining town in 1898 • original Renaissance chateau, renovated in Baroque style by K. I. Dientzenhofer and Chapel of St Florian by the same author • Neo-Renaissance town hall • Poldi Kladno museum, chateau gallery and museum with a mining exhibit and other museums and model mining exhibits in the surroundings  
**Attractive surroundings:** valuable wildlife areas – Džbán natural park, Křivoklát nature reserve

**Municipality with extended powers (3<sup>rd</sup> tier):** Kladno  
**Municipal office (2<sup>nd</sup> tier):** Kladno  
**Building authority:** Kladno  
**Financial office:** Kladno  
**Trade licensing office:** Kladno

## Investment zone

### Principal data

**Area:** total area of the Kladno-East zone 59 ha, area intended for development 42.5 ha (Site A), Kročehlavy-South 6.3 ha (Site B)  
**Anticipated use:** industrial production, production services and technical facilities  
**Zone location:** Site A – former Poldi Kladno Foundry in northeast part of town, Zone B in the eastern part of town, south of Site A  
**Current use and property ownership:** • Kladno-East zone, 16.5 ha in use (28% of the site), unused area with facilities 42.5 ha (72%) • land owned by one company (Scholz Stahlzentrum-Ost Kladno) • railway on the premises is owned by OKD Doprava Ostrava • Kročehlavy-South zone is available land owned by the National Property Fund of the Czech Republic and two private individuals

### Urban plan – regulations, restrictions

Zone use complies with the valid urban plan (facilities for industrial production, production services and mining). The urban plan recommends a maximum height of 18 m for production facilities and 15 m for administrative buildings. Green areas should constitute as least 20% of the total area and should protect the neighbouring areas against the harmful effects of production activities.  
 Land use for the Kladno-East zone is restricted by a protective railway zone and a high-pressure gas pipeline. The existing industrial buildings, roads and utilities infrastructure must be removed, as well as the slag and tar dump (former ecological burden). A development study has been prepared for the industrial zone by CHEMING.

### Transportation

**Roads:** Good access to quality road network – 5 km to the R6 expressway Prague–Karlovy Vary and 7 km to the R7 expressway Prague–Chomutov  
**Railways:** railway lines no. 093 (Kladno–Kralupy n. L.) and no. 120 (Prague–Kladno–Chomutov); many sidetrack connections to the Kladno-East zone – removal has been proposed; railway connection at the zone boundary will be preserved

**Airports:** Prague-Ruzyně international airport 20 km, small sports airfield Velká Dobrá 5 km

### Infrastructure

The former Poldi Kladno Foundry is sufficiently serviced by a high-capacity utilities infrastructure, much of which needs to be relocated.  
**Water:** DN 450 and DN 300 underground service water pipelines in the area  
**Sewer system:** underground pipelines of a branch of the Dřetovický Stream, creating a uniform sewer system via a clarification basin to the Kladno water treatment plant  
**Electricity:** several distribution lines, including telephone lines, lead through the zone via a distribution bridge  
**Natural gas:** DN 300 overhead gas line  
**Heat supply:** overhead steam pipeline in the area  
**Industrial waste:** industrial waste storage about 20 km away (near Láňy)

## Contacts

### Municipal Office of Kladno:

nám. Starosty Pavla 44, 272 52 Kladno, phone: +420 312 604 111, Department of Transport and Services, phone: +420 312 604 621–2, [www.mestokladno.cz](http://www.mestokladno.cz)

### Regional Office of the Central Bohemia Region:

Regional Development Department, Zborovská 11, 150 21 Prague 5, phone: +420 257 280 111, [www.kr-stredocesky.cz](http://www.kr-stredocesky.cz)

### Building authority:

Municipal Office of Kladno, nám. Starosty Pavla 44, 272 52 Kladno, phone: +420 312 604 121