

Tuchlovice

Tuchlovice-East Industrial Zone

30 ha for light and heavy industry and related services with the possibility of an additional 6.4 ha

Tuchlovice, a municipality with a population of approximately 2,000, is located in the Kladno District in an area traditionally associated with heavy industry and coal mining. Today its residential function is growing in importance, nonetheless, it has been inhabited since primeval times during the Celtic and Roman periods, as the numerous archaeological sites confirm. The close vicinity of Kladno and the easy access to Prague along the R6 expressway increases the potential and attractiveness of the area.

The industrial zone, located ca 1 km south of the municipality, offers the former Tuchlovice coal mine and adjacent plots of land.

Central Bohemia Region





Tuchlovice

Population: (census 1 March 2001/1 January 2007): 2,145/2,173

Workforce: 1,033 (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: Energie (steel construction), Destone (concrete mixing plant), Plastik (plastic products), Neumann (metal products, plastics)

Distance: Prague 25 km, Kladno 9 km, Stochov 2 km, Rakovník 20 km, Beroun 23 km

Geographic and historical features

First documented in 1283 • 398 m above sea level • important archaeological sites from primeval times, Celtic and Roman settlements • Baroque-renovated, Gothic Church of St Gall from the 14th century, tower from the 19th century • extensive park in the centre of town • war casualties memorial by E. Kodet in the park • hotel, roofed swimming pool, sports grounds, summer theatre • Turyň pond (Záplavy) – water sports, important wildlife site

Attractive surroundings: Lány chateau, Křivoklát protected landscape area

Municipality with extended powers (3rd tier): Kladno

Municipal office (2nd tier): Kladno

Building authority: Stochov

Financial office: Kladno

Trade licensing office: Kladno

Investment zone

Principal data

Area: 36.4 ha in phase 1 (Site A 30 ha, of which 26.5 ha for business purposes and Site B 6.4 ha in the future), possibility of additional development in phase 2

Anticipated use: light and heavy industry and related services (ca 1/3 of the site)

Zone location: 1 km south of the municipality near Road II/606

Current use and land ownership: • Site A land available for immediate use (14% of the site) • inoperable mine (63% of the site, owned by Českomoravské doly, a. s., available following demolition and rehabilitation) • land used by construction companies and other land (23% of Site A) • Site B available land – field, owned by a number of private individuals

Municipal plan – regulations, restrictions

Development of the zone complies with the valid municipal plan. Site A is intended for industrial production, storage or mining. Site B will be for the same function in the future. Regulations permit a maximum development of 80%. The zone must be separated from the residential area by a green belt. Use is restricted by a protected utilities infrastructure zone.

Transportation

Roads: near Road II/606, 6 km from an exit on the R6 expressway Prague–Karlovy Vary (a new exit will be built at the industrial zone in the future)

Railways: nearest railway stations Stochov and Kamenné Žehrovice (line no. 120 Prague–Chomutov), zone's land connected to a sidetrack (from the Kamenné Žehrovice railway station)

Airports: easy access to the Prague-Ruzyně international airport along the R6 expressway (27 km), sports airfield at Velká Dobrá (7 km)

Infrastructure

Water: zone connected to a DN 150 waterline (daily capacity 430 m³), a DN 400 waterline may be used for higher consumption (leading across Site B)

Sewer system: option of connecting to a nearby waste water treatment plant near Road II/606 (capacity can be increased provided a new high-capacity sewer line is constructed); rainwater to local drainage canals and Turyň pond

Electricity: 22 kV power line, capacity 10 MW

Natural gas: DN 63 medium-pressure gas line, capacity 250 m³/hour; a high-pressure gas line will be very near the zone in the future. No other pipelines are available.

Industrial waste: nearest industrial waste storage 10 km away

Contacts

Municipal Office of Tuchlovice:

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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

Building authority:

Municipal Office of Stochov, J. Šípka 486, 273 03 Stochov, phone: +420 312 651 222, www.stochov.cz