



Premises no. 3 Sugar Mill Kopidlno

Municipality: Kopidlno
Area of the premises: 84 160 m²

Actual Use: Partially industry; unused

Planned Use:

- In compliance with local planning documentation – Industry, production, storage, partially housing
- Other Interests – Commercial activities, production and services, civil facilities, sport and recreation, individual housing



- 1 lodge, offices
- 2 dining-room, workshops
- 3 sugar silos
- 4 sugar storage
- 5 transformer station, distribution plant, workshops
- 6 oil storage
- 7 weighing machine, pumping station
- 8 shed, barn
- 9 garage
- 10 rolling bridge
- 11 storehouse
- 12 cooling towers
- 13 lift station
- 14 weighing machine and weigh-house
- 15 storehouse

0 25 50 100 m



1:50 000

Premises no. 3: Sugar Mill Kopidlno

Town:	Kopidlno				
Previous use of the premises:	Sugar Mill				
Person to Contact:	Name and surname:	Ing. Martin Ulvr			
	Relation to the premises:	Premises Keeper			
	Address:	Sugar Mill Kopidlno, Tomáše Svobody 238, 507 32 Kopidlno			
	Telephone:	+420 493 552 203			
	E-mail:	cukrovar.kopidlno@cbox.cz			
Contacts to Municipality:	Name and surname:	Roman Novák			
	Address:	Municipal Council in Kopidlno, Hilmarovo náměstí 13, 507 32 Kopidlno			
	Telephone:	+420 493 552 291			
	E-mail:	mistostarosta@kopidlno.cz			
Contacts to MEP:	Address:	Municipal Council in Jičín, Žižkovo náměstí 18, 506 47 Jičín			
	Telephone:	+420 493 545 111			
	E-mail:	posta@mujicin.cz			

Basic Information

Premises of the sugar mill are situated inside the built-up area of Kopidlno; railroad forms a north border line of the premises. Original sugar mill dated 1871 was radically reconstructed in 1980's - new premises were built. In the last phase before completion the mill was privatized and since then it has not been opened. Aside from a boiler house, which was until recently providing heat to a part of the town Kopidlno, the premises have technically not been used up till now. Main entrance to the premises is located in the west part of the premises from a local road; 500 m from the premises this road joins 1st category road no.32. Recently most objects on the premises are being demolished and the plot is thus being turned into a building site with stabilized areas and minimum erect objects, prepared for further use. The premises are connected to the boiler house and WWTP via 1430 m long supporting structure for steam line, hot water pipeline, and sanitary sewerage- so called pipeline bridge.

Suggested Use

Suggested use includes commercial activities concerning production and production services, activities in the sphere of civil facilities, and, possibly, also using the premises for sports and recreation, individual housing, expected planting of protective plants.

Linkage to Planning Documentation (PD)

Existing functional use according to PD	Industry.
Regulatory elements	Industrial objects, office buildings, technological and accessory structures, traffic areas, storehouses, garages; ready-for-use flats and owners' flats permissible exceptionally.
Possible use in compliance with PD	Industry, production, storage, partially for housing purposes.

Distribution of Property

Total of owners	1	Total area of the premises (in m ²)	84 160
Number of private owners of the premises	1	Name: Cukrovar Kopidlno, a.s.	Estimated ownership ratio (in %) 100
Number of public owners (municipal, national etc.)	0	Name:	Estimated ownership ratio (in %) 0
Number of other owners (the church etc.)	0	Name: -	Estimated ownership ratio (in %) 0
Number of unknown owners or unsettled ownership relations	0	Description: -	Estimated ownership ratio (in %) 0
Majority owner (with more than 50 %)	Cukrovar Kopidlno, a.s.		
Number of owners possessing independently more than 10 % of the premises	1		

Connection to Transport and Engineering Infrastructure

Communications	Electricity	Service water	Drinking water	Sewerage	Gas
1st category roads (0.5 km), railroads (0.5 km)	yes	no	yes	yes	yes

Existing Limits and Restraints

Existence of environmental burdens (contamination connected with sugar production and beet processing + removal of original structures of buildings and underground structures).

Identification of Expected Problems within the Framework of Future Environmental Impact Analysis Concerning the Premises

It will be necessary to analyze the use of the area in terms of environmental impact in compliance with Act no. 100/2001 Coll. (EIA), and, possibly, depending on future use in compliance with Act no. 76/2002 Coll. (IPPC). IPPC proceedings will not probably be necessary since future use is not expected to have an important impact on environment.

Expected scope of analyses to elaborate concerning impact of the project on inhabitants and environment:

Impacts on inhabitants including socio-economic impacts	Yes - will be necessary to analyze with respect to the planned use.	
Impacts on air and climate	Yes - will be necessary to analyze according to the planned use in the production part.	
Impacts on noise conditions, and, possibly other physical and biological characteristics	Yes - will be necessary to analyze according to the planned use in the production part.	
Impacts on surface and ground water	No - the premises are situated outside protection zones of water resources as well as flooded areas.	
Impacts on land	No - will not be necessary to analyze; the land in question is considered non-farmland; plots are not protected as farmland of any class.	
Impacts on rock environment and natural resources	No - will not be necessary to analyze; neither there is a claim with mineral resources in the area in question, nor is the area situated within working district.	
Impacts on fauna and flora and ecosystems	No - the premises is situated in developed area of the town Kopidlno, outside LSES territory.	
Impacts on landscape	No - is not necessary to analyze; it is necessary to observe development regulations and prescribed coefficients stipulated in the local plan of Kopidlno.	
Impacts on tangible assets and cultural monuments	No - the premises in question are not a cultural monument, and are not situated within a protected conservation area.	
The premises are out of reach of flooded area	Yes/No Flooded area on the map	Yes The premises are situated outside flooded area.
Protected monument	Yes /No Description	No -
Percentage distribution of particular farmland protection classes concerning within the premises	Not estimated - developed area of an urban unit.	
Protection zones of transport and engineering infrastructure	Railroad protection zone - north part of the premises - 60 m from the axis of an outer track at least 30 m from perimeter border line; factory siding protection zone- north part of the premises - in case of sidings 30 m.	
The premises are funded from public funds	Yes/No Kind of funds	No -

Relations within the Area in Larger Perspective

Kopidlno - number of inhabitants 2 253 (as of 01/01/2006). The premises are situated inside developed area and also near by the center of the town Kopidlno, which represents administrative and office center within the area. Next large center- Jičín- is located ca 16 km north-east.

Seat of Authorities:	Address	Town	Postal Code
Tax Office	Valdštejnovo náměstí 1	Jičín	506 14
Building Office	Municipal Council in Kopidlno, Hilmarovo náměstí 13	Kopidlno	507 32
Trades Licensing Office	Municipal Council in Jičín - Local Trades Licensing Office, Havlíčkova 56	Jičín	506 01

Regional Information 1/2006 - region Jičín

Population	77 306
Number of economically active inhabitants	39 726
Rate of unemployment	8.1 %
Number of registered unemployed people as of 31/01/2006	3 301