



43. The Granvia's semi-covering and the Urban Development Master Plan for Granvia-Llobregat

Municipality

L'Hospitalet de Llobregat

Main points to highlight

In April 2014, the Catalan Ministry for Territory and Sustainability, in accordance with the provisions of the Urban Planning Law, submitted for consultation by the Town Council of L'Hospitalet the "PDU Advance Document" and the corresponding "Preliminary report on Environmental Sustainability" (March 2014), and took note of the different considerations put forward. Immediately subsequent to this, the Consortium for the reform of the Granvia prepared the text for initial approval.

Project objectives

The Urban Development Master Plan for organizing the sector of supramunicipal interest in the Granvia-Llobregat area of L'Hospitalet de Llobregat (PDU Granvia-Llobregat) is a planning tool drawn up by the Consortium for the reform of the Granvia de L'Hospitalet de Llobregat, formed by the Catalan Government and L'Hospitalet Local Council. This PDU pursues three main objectives: to implement new areas of economic activity, to create the Cal Trabal park and to reform the Granvia (C-31 dual carriageway) to convert it into an urban avenue.

Project description

The PDU Granvia-Llobregat plans the transformation of the second section of the Granvia, providing continuity to the pattern already used for the section executed between Carrer de l'Escultura and Carrer de Miguel Hernández, which brought with it a new semi-covered layout and the creation of the Plaça d'Europa. With this, the new Granvia urban avenue will be extended, practically, to the point where it reaches the River Llobregat. The solution adopted allows the semi-covering of parts of the central trunk road and the construction of service roads at pavement level for mobility of a local nature, without the need for the prior construction of the planned rail tunnel for the coastal line, pending funding by the Ministry of Public Works.

The PDU demarcates various areas of the Centre Direccional (166,206 m²) designed to house industrial uses - of a category below the 5th as defined by the General Metropolitan Plan - and tertiary uses, with the aim of helping spur economic reactivation. For the purposes of facilitating the plan's management there are 3 sectors delimited. Specifically, the aim is to localise biomedical companies and services to increase the potential of the BIOPOL'H, structured around the hospitals of Bellvitge and Duran i Reynals. The activities that it is aimed to attract as a priority are private offices, corporate headquarters, public bodies and institutions, research and innovation facilities, light industries, commercial and hotel activities, always within the general regulatory limitations and according to the parameters established by the PDU for each sector.

Accompanying these developments, the Cal Trabal Park (27.9 ha) is created, where agricultural uses will be preserved, access to the River Llobregat improved and environmental conditions regenerated. The action of the PDU also envisaged the rehabilitation of 3 listed *masias* or farmhouses: Ca l'Esquerrer, Cal Trabal and Cal Masover Nou, which will be assigned to uses that enhance the function of the Park and the surrounding activities.



The forecast is that in January 2015, initial approval will be given with definitive approval before the end of the year.

Key economic and technical details

The territorial sphere of the PDU covers 994,000 m². The limit of space above and below ground devoted to economic activity is up to 616,369 m² total floor area. Urban development costs are €141.6 M (without VAT) of which €98.4 M correspond to the reform of the Granvia. The land for the Cal Trabal Park and the three farmhouses are obtained by transfer within the urban development management of the plan. The acting Administration is the Consortium. The term for concluding the urban development and implementation of the transport infrastructures is up to the end of 2018.

Website for reference

www.consorticgvhospitalet.com

Head of project

Antoni Nogués i Olivé, manager fo the Urban Development Agency of L'Hospitalet de Llobregat Local Council.