

Those existing buildings not included in development are permitted, in accordance with art. 311.1 of the NU in the PGM.

In the existing buildings with street frontage, these uses are always permitted as long as they do not replace existing housing uses. Commercial use is permitted on the ground floor with no limitations. The Urban Improvement Plan of building fronts provided by article 9 will establish the regulations regarding use.

Commercial use is also permitted on the ground floor in housing without street frontage.

The construction of hotels and dwellings of public or social interest and places for health or sport uses can be developed by Urban Improvement Plan, under conditions provided in article 17.3.

3. Implemented activities must certify, in obedience of environmental legislation and municipal laws, that they do not produce negative effects on the environment and that they adopt the best available technology to minimise any risks that could be created.

In particular, they must draw up a report on the sustainability and energy savings of the building and the activity. The necessary measures will be adopted for the cleaning of contaminated land before implementing new activities.

Art.7 @ Activities

1. Activities defined as @ activities are particular to the 22@ area. Belonging to this denomination are emerging activities related to the new sector of information and communication technologies (ICT), as well as those which, independently of the economic sector they belong to, are related to research, design, publishing, culture, multimedia activities or database and knowledge management. Included in the concept of @ activities are those listed in appendix 1 of these Regulations, which may be developed within the uses of the zone, as well as those incorporated in the Urban Improvement Plans to meet the characteristics defined by these Regulations.

2. @ activities have the following characteristics:

- a) They use production processes characterised by the intensive use of new technology.
- b) They have a high occupational density available (number of workers or users/surface area).
- c) They generate high added value.
- d) They are directly related with the generation, processing and transmission of information and knowledge.
- e) They are non polluting, nor a nuisance, and can be developed in urban centres.

3. The Urban Improvement Plans provided for in articles 10,16 and 17 can update the list of activities defined as @, with the aim of adapting them over time and in a dynamic way, incorporating those activities that meet the requirements similar to those defined by this MPGM.

4. The City Council will create an Advisory Commission, made up of professionals in the areas of ICT, information society and the economy of knowledge, designated by the Mayor of Barcelona. The aim and role of the Commission will be:

- a) To inform on those Urban Improvement Plans developing @ activities regarding the aspects proposed by them.
- b) To propose updating of the relation of @ activities as activities are incorporated into the business area.
- c) To interpret, in the case of doubt or error, whether an activity responds to the concept defined in sections 1 and 2.

The Decree of the constitution of the above-mentioned Commission will determine the composition of the same, and especially consider the participation of members from other institutions or administrations and the operational regulations.

Art. 8 General Building Regulations

1. Building in the 22@ zone destined for industrial use and permitted by article 6 can be developed directly via license and will be adjusted to the building index per plot of 2.2 m² roof/m² land. The index of 0.2 m² roof/m² land which complements the general building index for the industrial area (2 m² roof/m² land), is established as compensation for the increase in urban development costs, related to the Special Infrastructure Plan. The conditions for building are the following:

- a) Buildings with street frontage. By approval of the corresponding detailed study, an isolated typology may be adopted when the pre-existing typologies so require.
- b) Maximum permitted height and number of storeys: 24 m for streets of 20 m wide or more with a limit of a ground floor plus four floors; 19.20 m for streets of between 11 m and 20 m, with a limit of a ground floor plus three floors; 14.40 m for streets of between 8 and 11 m, with a limit of a ground floor plus two floors; 9.60 m for streets of less than 8 m, with a limit of a ground floor and one floor. The regulation height will be applied according to the type of road alignment.
- c) Attics and any enclosed protruding sections are counted within the building index in all cases.
- d) The underground land may be occupied in its totality.
- e) Minimum plot size of 500 m².
- f) Maximum occupancy of plot 70%
- g) Industrial buildings with more than one activity must have a common loading and unloading space and a single access to the parking lot.

2. In those actions being developed via Urban Improvement Plan, these will establish the building conditions subject to the building indices established by this MPGM. Uses permitted by article 6 in new buildings that are not developed through transformation action will be subject to the 2.2m² roof/m² land index.

3. Building conditions for intervention are specified by the Urban Improvement Plans in articles 10,16 and 17.

4. A building bylaw may be drawn up to specify the applicable building conditions.

5. In order that an area of land may benefit from being considered a plot, with the aim of carrying out its transformation, according to article 29 of the Revised Text of the Urban Planning Law, it must have the urban services referred to in article 19 of these Regulations.

APPENDIX1: LIST OF PERMITTED ACTIVITIES

**THE MPGM FOR THE RENOVATION OF THE INDUSTRIAL AREAS OF
THE POBLE NOU 22@BCN ACTIVITY DISTRICT**

AMALGAMATED TEXT

The definitive legal text regarding the Modification of the General Plan corresponds to the original text in Catalan.
This document is intended to provide information only, and does not constitute a legal document.

APPENDIX 1. LIST OF @ ACTIVITIES

ICT

- Manufacture of computers and other data processing equipment:
 - Manufacture of machines for automatic data processing, including micro-computers.
 - Manufacture of peripheral units – printers, terminals, magnetic and optical readers, etc.
 - Installation of computers and data processing equipment.
- Manufacture of data processing consumables
- Manufacture of telecommunications systems (telephone switchboards, network control systems, mobile communication systems, communications via satellite systems).
- Manufacture of telecommunication equipment (terminals and appliances).
- Manufacture of telecommunications cables (copper, optical fibre).
- Manufacture of electronic material; Manufacture of radio, television and communications equipment and sets.
 - Manufacture of valves, tubes and other electronic components.
 - Manufacture of radio and television transmitters, appliances for radiotelephony and wired radiotelegraphy.
 - Manufacture of appliances for the reception, recording and reproduction of sound and image.
- Reproduction of recording supports:
 - Reproduction of sound recording supports - discs, compact discs, etc.
 - Reproduction of video recording supports - discs, compact discs, films, DVD, etc.
 - Reproduction of data recording supports - programs and data.
- Development, production, supply, treatment and documentation of computer programs.
 - Production of standard software – operating systems, applications.
 - Manufacture of advanced software related to knowledge, operation and storage of data and neural networks.
 - Manufacture of network-specific software - Intranet/Internet/Extranet, development of e-commerce applications, security and certificates, financial services.
 - Manufacture of specialised software for specific applications.
- Manufacture of management and control software and intelligent applications for telecommunications networks
- Radio broadcasting and telecommunications:
 - Radio activities: Manufacture and/or broadcasting of programmes.
 - Production, distribution and/or broadcasting of television programmes.
 - Telecommunications by cable and radiophone companies. Transmission of sound, image, data or other information by cable and waves, by booster or satellite.
 - Communications by telephone, telegraphy and telex.
 - Transmission of radio and television programmes.
 - Added value telephony services: audiotex, etc.
 - Network maintenance.
- Development of transmission by cable.
- Internet sector:
 - Internet access.

- Web hosting.
- Web development.
- Web promotion and marketing.
- Internet advertising.
- E-commerce.
- Other services related to the Internet.
- Multimedia sector:
 - Interactive television.
 - Off-line: CD-ROM, DVD, photograph or film correction, virtual reality.
- Publishing sector: publications on paper (Newspapers, magazines).
- Audiovisual sector.

SERVICES

- Data processing:
 - Process and treatment of client-supplied data.
 - Complete data processing
 - Data entering, recording, optical reading services, etc.
 - Management and use of data processing installations.
- E-mail related activities.
- Database related activities:
 - Creation of databases.
 - Data storage: preparation of a computerised registration model
 - Database consulting services.
- Rendering added value services (e-mail, electronic data exchange -EDI, electronic fund transfer – EFT, videoconferencing).
- Digital supply of goods and services.
- Maintenance and repair of computer equipment: rendering technical services - hot-lines, support, maintenance, outsourcing, after-sales services
- Other telecommunications services: all activities associated with mobile telephony, communications by satellite and their application to other sectors such as transport and distribution.
- Services for the creation of new companies:
 - Project assessment. Feasibility studies.
 - Business management courses
 - Technical assistance (acquisition of technology, technical information)
 - Financial assistance (assistance to new companies, “seed capital” or “pre-venture capital”).
 - Business Innovation Centres.
 - Science or Technology Parks
- Other tertiary activities based on knowledge to improve competitiveness according to the *Tableau de bord de l'OCDE, de la Science, de la Technologie et de l'Industrie 1999: “Mesurer les économies fondées sur le savoir” Paris 1999, page. 18*, and, in particular:
 - Technology area:
 - Demo centres for new technologies (TIC, CAD-CAM, and robotics).

- Technology Information databases.
- Test Laboratory.
- Technical Standards Centres.
- Design Centres.
- Technology assessment (technological audits).
- Technology transfer, seeking foreign companies for establishing links.
- Commercial area:
 - Exports.
 - Advertising.
 - Marketing.
 - Seeking distributors abroad.
- Financial area:
 - Auditing, accounting, leasing, factoring.
 - Risk capital.
 - Tax counselling.
- Administrative area:
 - Legal services.
 - Telecommunications.
 - Data processing services.
 - Translation services.
- Personnel area:
 - Technical training courses in general.

KNOWLEDGE CENTRES

- Higher Training Centres (professional training, academies, etc.).
- Universities and On-going Training Centres
- Research Centres (R+D, public or private).
- Cultural amenities (museums, libraries, etc.)
- Professional Associations.
- Information, Documentation and Counselling Centres.
- Publishing houses and audiovisual creation companies.
- Companies using intensive knowledge bases.
- Artistic or cultural management activities

** Special consideration will be given to activities associated with the information and communication technologies list drawn up by the Ministry of Industry.