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PLATAFORMA
CENTRAL IBERUM



LIFE BooGI-BOP:

The economic, social and ecological benefits of biodiversity to the business.

Best practices. Plataforma Central IBERUM. Spain

Boosting Urban Green
Infrastructure through
Biodiversity-Oriented Design
of Business Premises
LIFE BooGI-BOP

LIFE17 GIE/DE/000466

Financiado por el Programa
LIFE de la UE



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01

ECONOMIC AREA



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ECONOMIC AREA

DEVELOPING AGENT

Entity chosen by a system of free competition, in charge of promoting the execution of the planning, carrying out the actions and investments necessary for it, and that assumes the urbanization expenses, without prejudice to its subsequent impact on the owners.



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STAKEHOLDERS

Direct agents: project and development

AD-HOC working groups

Interest in research: R&D projects

DIRECT AGENTS

INDIRECT AGENTS

UNIVERSITIES

PROMOTER

ENVIRONMENTAL COMPANIES

MULTINATIONALS INSTALLED AND ITS WORKERS

MEDIA DIVULGATION





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02 LOCATION



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LOCATION



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LOCATION

PCI is a **logistics and industrial area** of some **500 ha** located south of Illescas, just 35 kilometers from Madrid and Toledo. It is located at the convergence of the A-42 Highway and the CM-41 Road, and on both sides of the *Madrid-Talavera-Portugal* railway line.

Phase I, with a total extension of **more than 250 ha**, has clients currently operating as FM Logistics, HEXCEL, Michelin, Panificadora Milagros Díaz, Toyota, Amazon, Airbus, XPO, Carreras, Zalando, DHL, Correos Express, Ehlis, Seur, CBL, most of them from real estate agents such as Mountpark or P3 Logistic Parks.

Phase II of the development, of **more than 180 ha** of intermodal vocation, will integrate a railway terminal designed to serve the **export-import frame** of the Central Peninsular Zone and, more specifically, the South of Madrid.



Terminal Intermodal



Road accesibility



Services



Sustainability



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LA MEJOR LOCALIZACIÓN LOGÍSTICA en el centro de la PENÍNSULA IBÉRICA

PHASE I

PLATAFORMA
CENTRAL
IBERUM

PHASE II

PLATAFORMA
CENTRAL
IBERUM
MULTIMODAL

A-42

CM-41

CM-43

A-42

AP-41

CM-41

N-401

TREN MEDIA DISTANCIA
MADRID-TOLEDO

ACCESO A-42 PK 37

ACCESO A-42 PK 36,8

ACCESO CM-41 PK 28

TELLESCAS



03 URBANIZATION. PROJECT AND DEVELOPMENT. PHASE I



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SUSTAINABLE STRATEGIES FROM DESIGN. PHASE I

CONVENTIONAL SYSTEM

CONSTRUCTION SYSTEM AND MAINTENANCE

PAVER SIDEWALKS AND CURB
(+TIME // + COST //-DURABILITY)

SCUPPER
(+TIME // + ADAPTABILITY//
- DURABILITY)

BURIED DEPOSITS
(+COST // -
SUSTAINABILITY)

URBAN FURNITURE AND CONVENTIONAL TREES
(+COST // - SUSTAINABILITY //
- DURABILITY // -DESIGN)

100% DESIGN, EXECUTION AND EXTERNAL
MAINTENANCE

PCI SYSTEM

CONSTRUCTION SYSTEM AND MAINTENANCE

PREFABRICATED SIDEWALKS
(-TIME // - COST //+ DURABILITY)

PREFABRICATED DITCHES
(-TIME// - ADAPTABILITY //
+ DURABILITY)

NATURAL WETLANDS
(-COST // + SUSTAINABILITY)

RECYCLED URBAN FURNITURE AND NATIVE TREES
(-COST // + SUSTAINABILITY //
+ DURABILITY // -MAINTENANCE)

100% DESIGN, EXECUTION AND INTERNAL
MAINTENANCE

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RECYCLED AND PREFABRICATED URBAN FURNITURE





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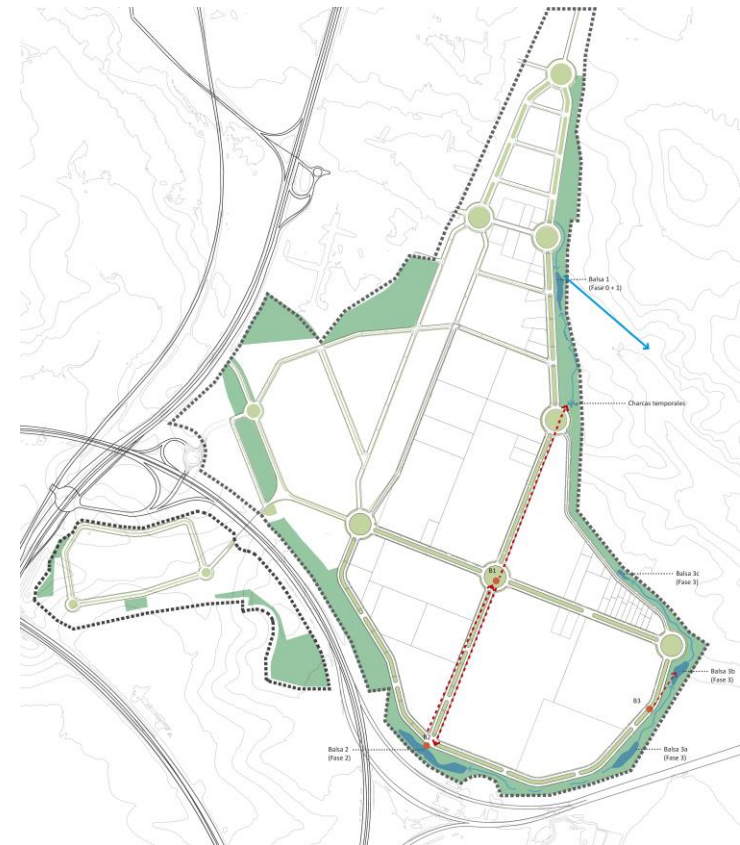
Urbanization implies an impact on the environment

Transformation of land and landscape uses

- **WATER CYCLE**
- **BIODIVERSITY**

PCI Environmental Objectives:

Water resource control: water cycle
Generation of biodiversity and a linear park
Habitat recovery
Reduction of expenses in resources
Creation of CO2 sinks
Optimization of maintenance costs





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Strategies in urbanization - Water cycle

Conventional System

% waterproof floor

100 % vials = 435.375 m²

**100 % Indus. land. = 1.904.914
m²**

M2 waterproof floor

2,35 millones de m²

M3 water to manage

42.400 m³/h

**100% necesidad de gestión
externa**

PCI Strategy

% waterproof floor

50 % vials = 217,687 m²

90 % ind. land= 1.714.422 m²

M2 waterproof floor

1,93 millones de m²

M3 water to manage

34.000 m³/h

M3 ponds

67.220 m³

**20% less volume managed
100% volume managed on-site**

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NBS. WATER CYCLE CONTROL





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**Urbanization needs – Transformation of the territory and loss of biodiversity
Biodiversity associated with green spaces**

Multifunctional spaces for recreational use, maintenance of traditional agricultural systems and promotion of biodiversity.

R&D project "Research on ecological restoration and promotion of biodiversity in PLATAFORMA CENTRAL IBERUM"

NbS Implementation

Restoration of ecosystems

Research interest.

Promotion of the participation of the different

Multidisciplinary:

- Different areas of the Town Hall
- Environmental Techniques
- Local Farmers
- University: R&D
"Research on ecological restoration and promotion of biodiversity in PCI"



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Urbanization needs – Transformation of the territory and loss of biodiversity

Creation of habitats

Native plants: to promote the recovery of degraded ecosystems.

- Restoration methodologies and monitoring: work in different strata.
- Selection of seeds – use of seed banks: irrigation 0 when using species adapted to the local climate and soil.

NbS Implementation

Restoration of ecosystems.

Research interest.

Promotion of the participation of the different

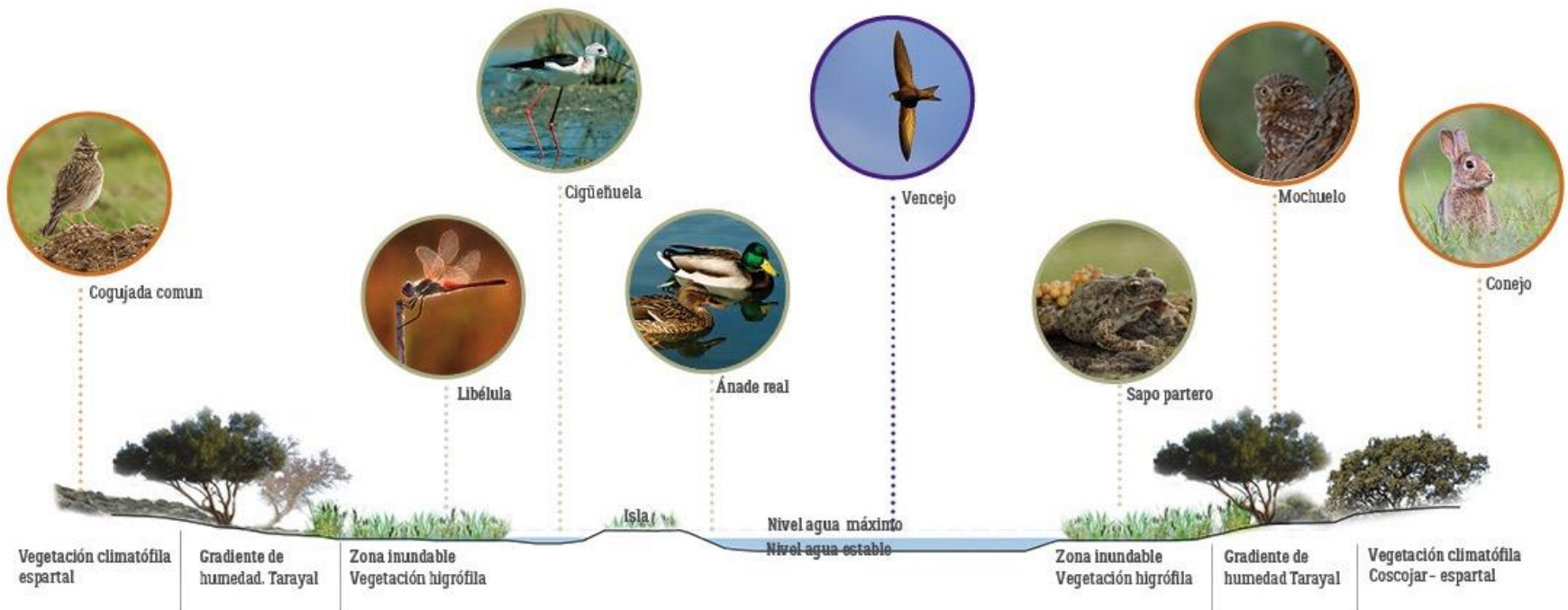
Three layers:

- Herbaceous: **Meadows**
- Shrub: **Bushes, sub-shrubs and larger shrubs.**
- Arboreal: **Olive trees and existing trees** on plots for industrial use. **TRANSPLANT.**

**CLIMATIC COMFORT IN THE
PERURBAN PARK**



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Plant community gradient in restored park



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04 LEARNED LESSONS

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MAINTENANCE. Need for training and adaptation of methods

Satisfactory aesthetic effect: short-term image - long-term.





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Plataforma Central Iberum. Sustainable industrial area.

MAINTENANCE. Need for training and adaptation of methods

➤ **Plowed / Mowed**





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MAINTENANCE. Need for training and adaptation of methods

➤ **Plowed / Mowed**



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MAINTENANCE. Need for training and adaptation of methods

- **Pest control (insects) and herbivores (rabbits, hares)**



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EROSION. Incorporation of systems that mitigate water erosion

Drought river / Stream

- **Need to incorporate stone material: gravel, nose, breakwater. Fine decanting areas, easy to clean**



Plataforma Central Iberum. Sustainable industrial area.
EROSION. Incorporation of systems that mitigate water erosion

Drought river / Stream

- **Elements to reduce speed and area exposed to erosion**





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EROSION. Incorporation of systems that mitigate water erosion

- **Hillside**
 - **Coconut blanket**
 - **Forced runoff/ditch routes**



05 BREEAM VERY GOOD CERTIFICATION. PHASE II.



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ONE MORE STEP. WE MADE PROGRESS IN OUR URBANISM PROJECT CERTIFYING.

- **We order ideas and protocols.**
 - **We incorporate public consultations.**
 - **Governance Works.**

- **Analysis of the economic impact of the urban planning that we develop.**

- **Resources and Energy**
 - **On top of the previous actions, the incorporation of a "Co2 Sink" project is implemented with documentation to be registered with the Spanish Ministry of the Environment.**

- **Ecological Strategies. In addition to actions to create biodiversity.**
 - **Improvements are incorporated in the Sustainable Urban Drainage Systems.**

- **Transport study. Public, private, bicycle, scooter, railway.**



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CERTIFICADO BREEAM VERY GOOD. PLATAFORMA CENTRAL IBERUM PHASE II

BREEAM[®] ES

Estándar en Construcción Sostenible
www.breem.es
www.breem.com

BREEAM ES Urbanismo
Certificado Final

Este documento certifica que:

Plataforma Central Iberum Multimodal
SUB SO 06 del P.O.M. Illescas
45200-Toledo

ha sido evaluado según

BREEAM ES Urbanismo 2020

por un Asesor para:

KUTUBIA INVESTMENTS, S.L

y ha obtenido una clasificación de 65,6%

Muy Bueno

Código: BURB-0920-005/CF



Edición del Certificado: 02



19 Mayo 2022	
Fecha de Expedición	
Firma (U), Director General (U)	
Daniel Vilavedra Vilà	B-ES-297/URB
Asesor BREEAM ES	Código Licencia
Daniel Vilavedra Vilà	
Organización Autorizada	
Aspor Engineering	
Monitoring	
Urbán CM.	
Agente urbanizador	
Ayuntamiento de Illescas	
Promotor Urbanismo	
Kutubia Investments SL	
Promotor parcelas M1-M2A-M2B-M3-M3A-M3B	



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Código: F-PC-BREEAM-05-35 | ED 0.3

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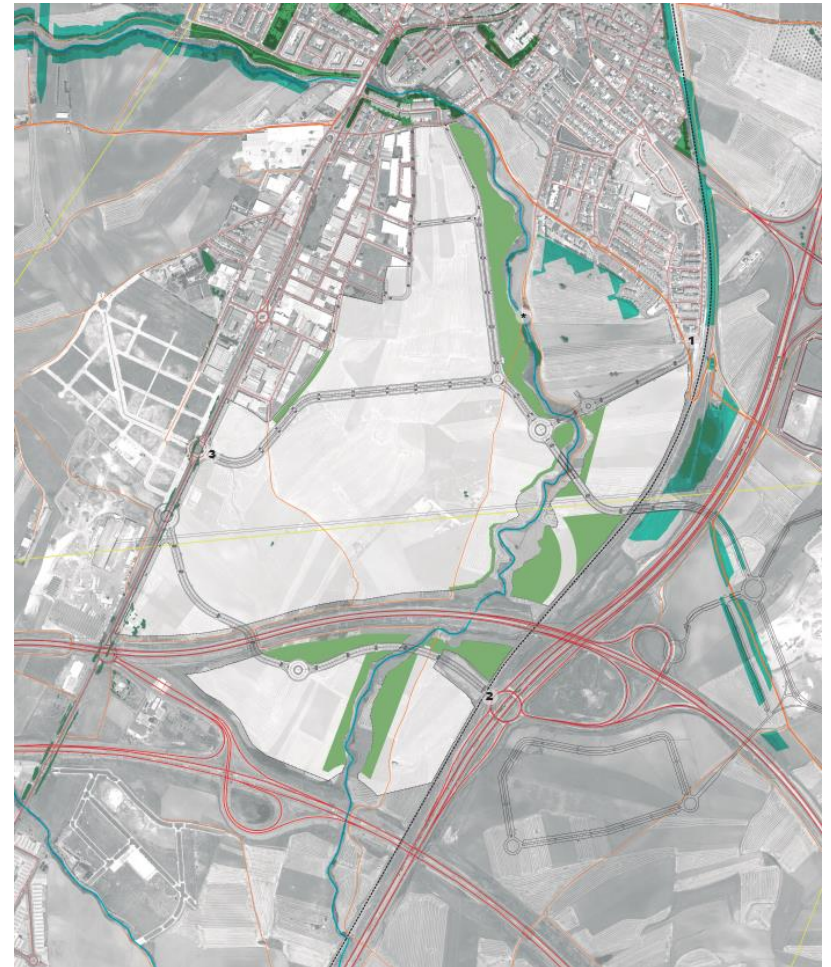
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Governance

Before the design using the premises already known by our experience.

- **Town planning revisions.**
- **Consultation and participation**
- **Community Design Review**





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Social and economic welfare.

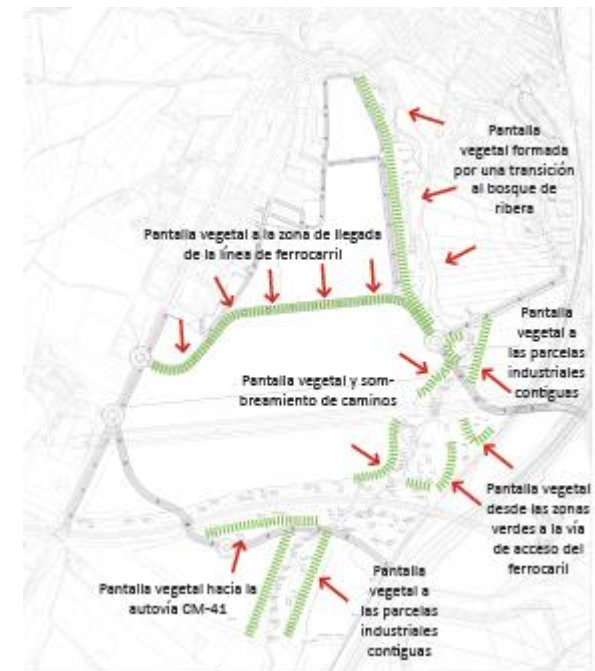
- **Improvement of the surrounding economy. Job creation and investment attraction.**
- **Demographic needs. When the industrial investment is complete, we start working on residential developments.**



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Social and economic welfare.

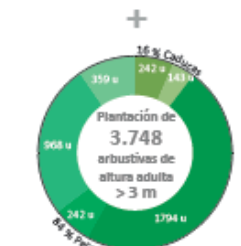
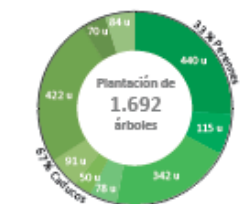
- Flood risk assessment. Hydrological studies.
- Noise pollution. Studies that guarantee the prevention of noise pollution.
- Public space. Use for the good of the community.



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Social and economic welfare

- Adaptation to climate change. Temperature control. (Example of good practices in the LIFE SHARA project of the Spanish Climate Change Office)
- Green infrastructure.



[Datos calculados a partir de la herramienta de cálculo de absorciones en aire disponible en la web del Ministerio para la Transición Ecológica, datos de emisión media para 2017 de Recorridos]

Absorción de CO₂, estimada a los 30 años por árbol

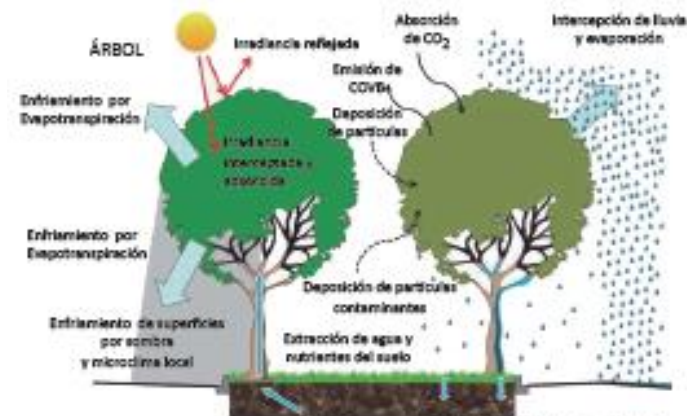
Almez / Celtis australis	1.008 t
Chopo negro / Populus nigra	1.008 t
Alamo blanco / Populus alba	0,672 t
Morena / Morus alba *	0,672 t
Olmo común / Ulmus minor	0,270 t
Aleandro / Prunus dulcis	0,225 t
Pino pilosero / Pinus pinea	0,150 t
Pino carrasco / Pinus halepensis	1,002 t
Taxo / Taxus gallica	0,08 t

Absorción de CO₂, estimada a los 30 años por pile arbustivo

Sauco / Sals. spp.	0,022 t
Cornicabra / Pistacia terebinthus	0,022 t
Aladierno / Rhamnus alaternus	0,202 t
Madroño / Arbutus unedo	1,089 t
Coscoja / Quercus coccifera *	0,024 t
Labrázago blanco / Phillyrea angustifolia *	0,022 t

* valor estimado con referencia a Pinus Naipocica, Quercus Ilex y Phillyrea latifolia respectivamente

BOSQUE URBANO Y SERVICIOS ECOSISTÉMICOS



COVB = Compuestos Orgánicos Volátiles de origen biológico

CIUDAD

Incrementar la cubierta de bosque urbano permite:

- reducir la isla de calor urbana
- reducir la contaminación por partículas en suspensión
- reducir el agua de escorrentía e incrementar la infiltración.



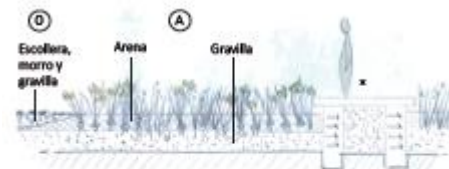
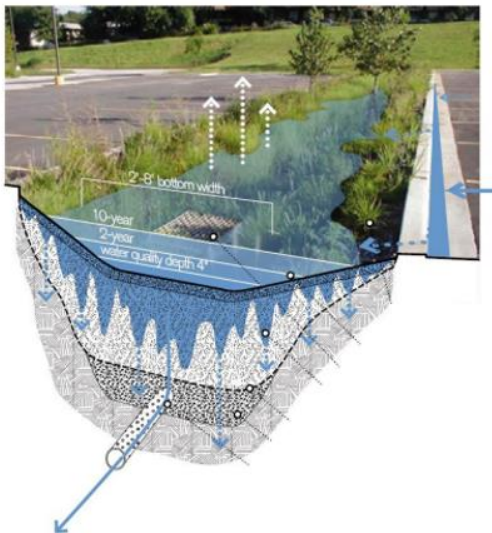
Fuente: S. J. Livesley, E. G. McPherson, and C. Callaghan (2008)



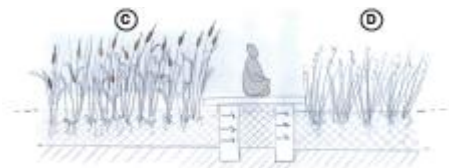
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Land use and ecology

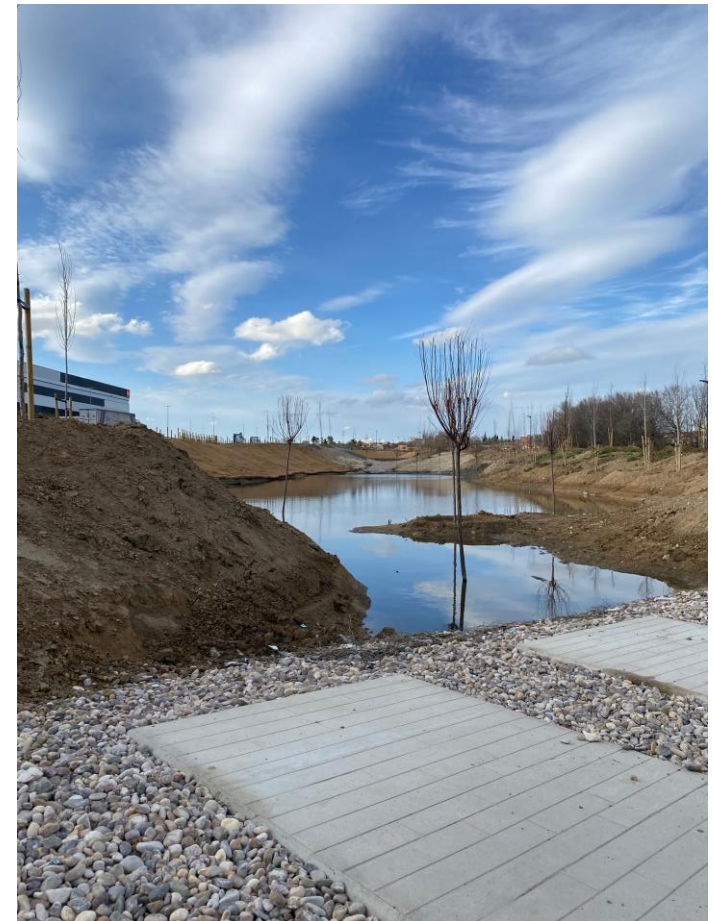
- Protection of natural habitats.
- SUDS design to avoid water contamination
- Creation of green corridors and green infrastructure.
- Ecological strategy in choosing species for water control.



Sección 0: zona de distribución y difusión de energía del agua
Sección A: plantaciones de lirios de agua (*Iris pseudacorus*) y junco fino (*Juncus effusus*) sobre capa de arena y capa de gravilla.



Sección C: compuesta por una capa de arena y plantaciones de espadaña (*Typha latifolia*)



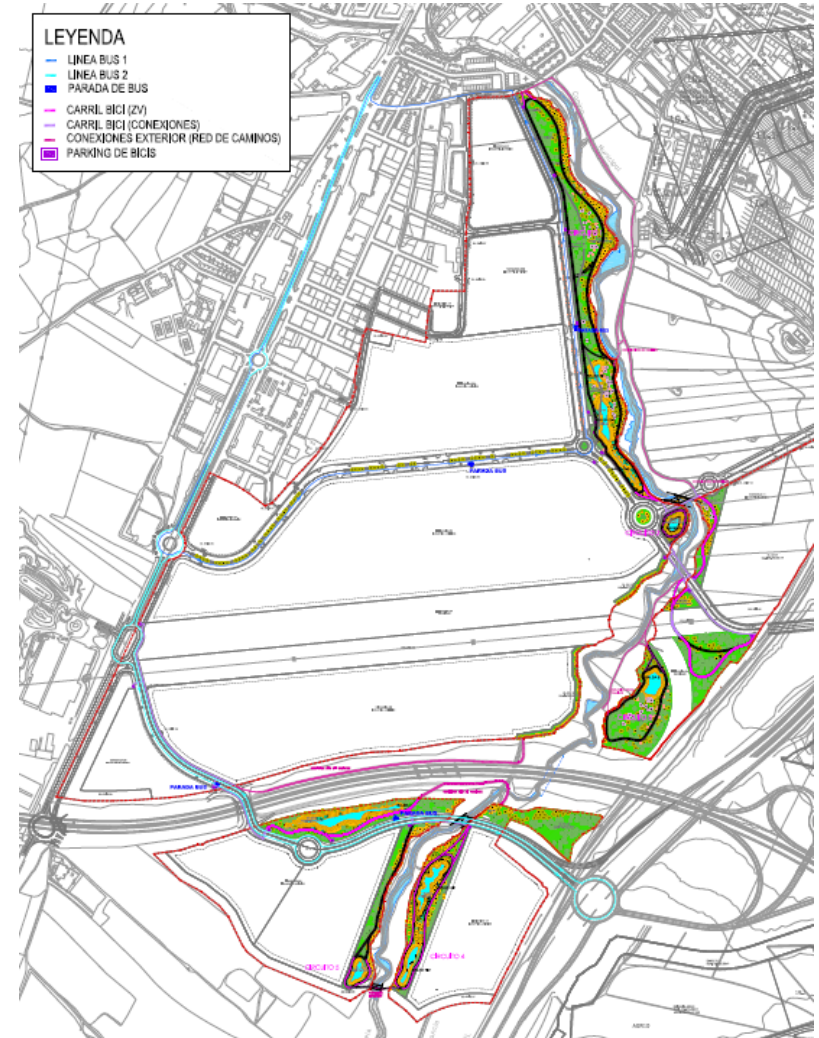


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Transport study

- Reduce distance to public transport.
- Travel by bicycle or on foot. Incorporation of bike lanes.
- Reduce parking spaces to favor public transport.
- Accessible and safe pedestrian routes.





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Transport study

- **Promote the Illescas Intermodal Terminal within the sector.**





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Thank you