

# Piedmont Region

## Collegno (Turin)

March 2025

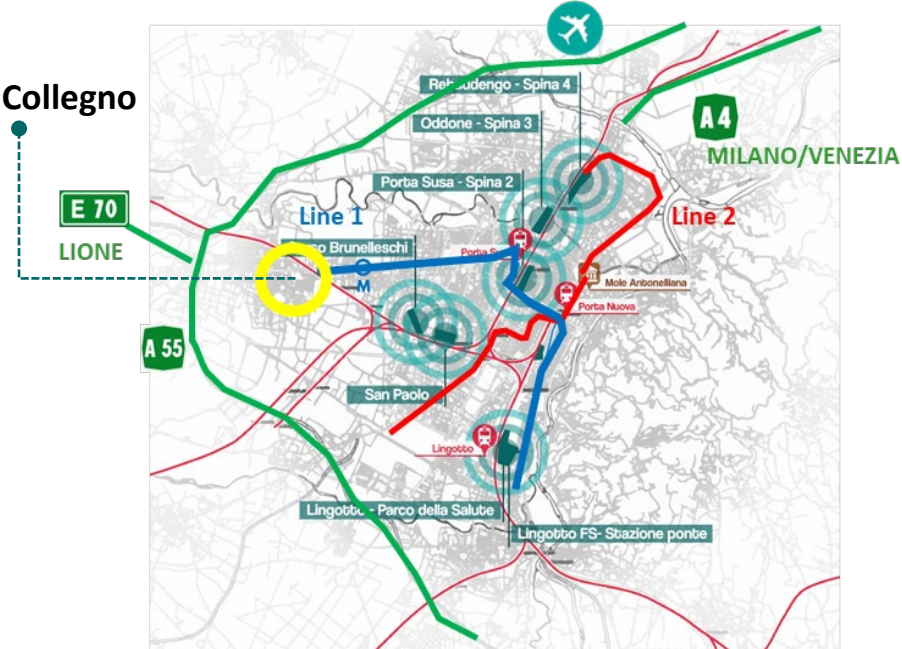


## INDEX

- 01** territorial framework
- 02** constraints, urban data and commitments
- 03** photos
- 04** development



# Collegno\_territorial framework



## Region Piedmont

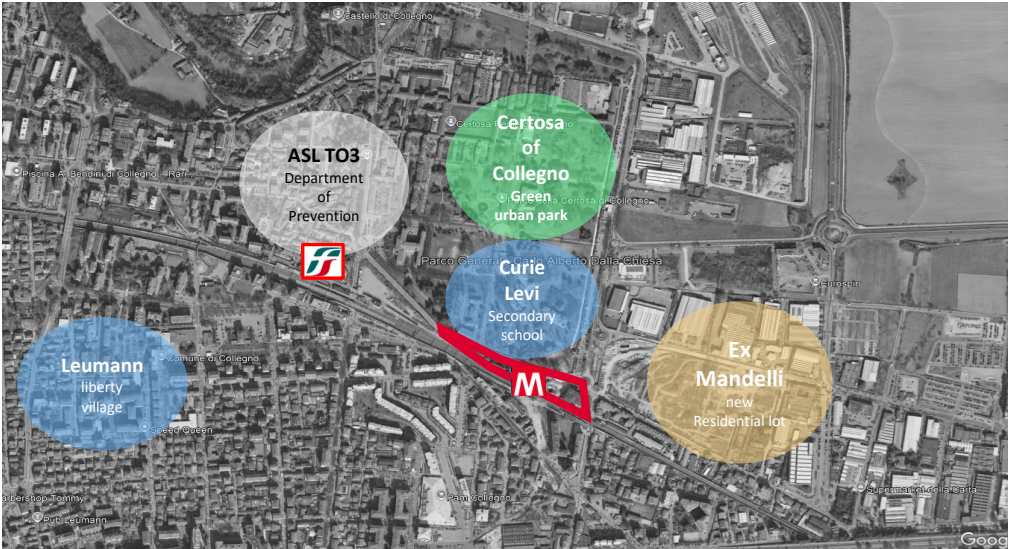


LOCALIZATION/ADDRESS		
Municipality of Collegno, area adjacent to Collegno Station, on via Torino		
CURRENT STATUS		
Not rented, a part a small residential building		
ACCESSIBILITY		
• Highways	A55	2,8 km
	E70 (Lione)	2,8 km
• Airports	Torino Caselle	22 km
	Torino Collegno	300 m
• Stations	Torino Porta Nuova	9,5 km
	In costruzione	0 m

## LOCATION



## POINTS OF INTEREST



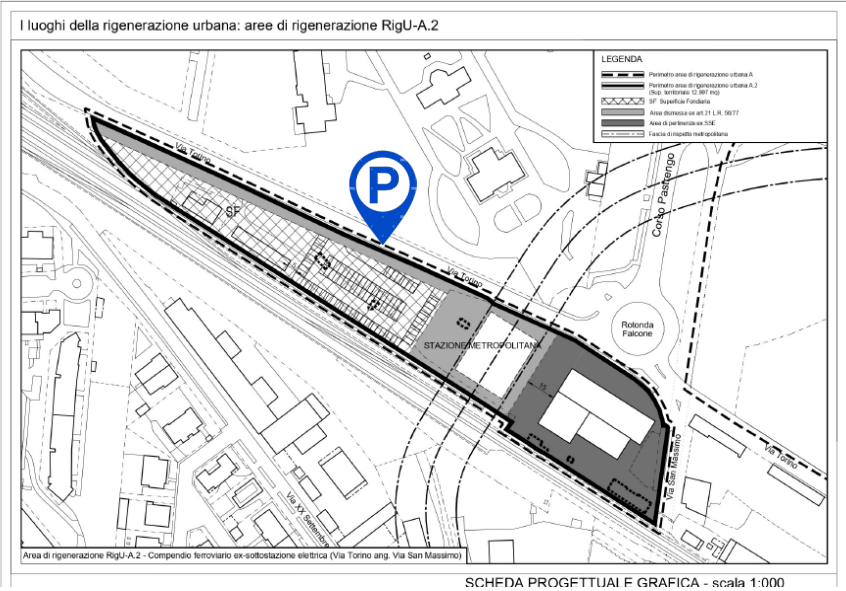
# Collegno\_ constraints, urban data and commitments

## Constraints

- ENVIRONMENTAL STUDIES
- Environmental investigations by Infra.To on the portion of the new metrostation
- CULTURAL INTEREST FOR THE SUPERINTENDENCY DLgs. 42/2004
- Heritage Protection decree for the substation building of 22/7/2015.
- DISTANCES FROM THE RAILWAYS D.P.R. 753/1980
- Survey needed on portions bordering railway asset

- UNDERGROUND UTILITIES/INTERFERENCES
- Inside the area there is the exit of the new stop of the metro line 1. The areas could have active and inactive systems/sub-services above or below ground

- NEW PARKING AREAS
- The RigU A.2 variant plan includes the construction of a new car park within the area



## Urban data

- Land area  
12,997 sqm
- Gross floor area  
5,000 sqm
- Urban uses admitted  
Tertiary Commercial Offices

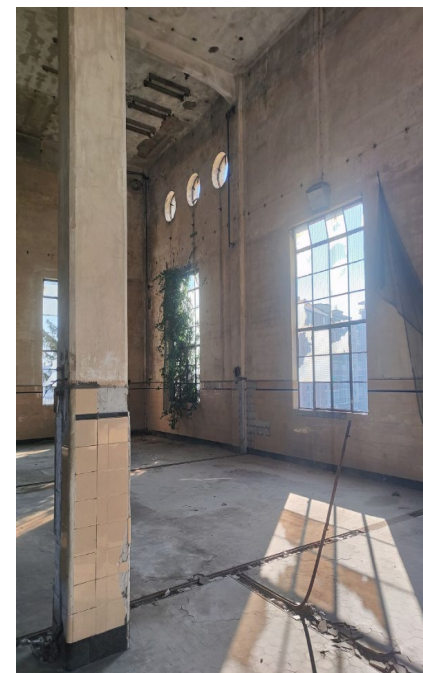
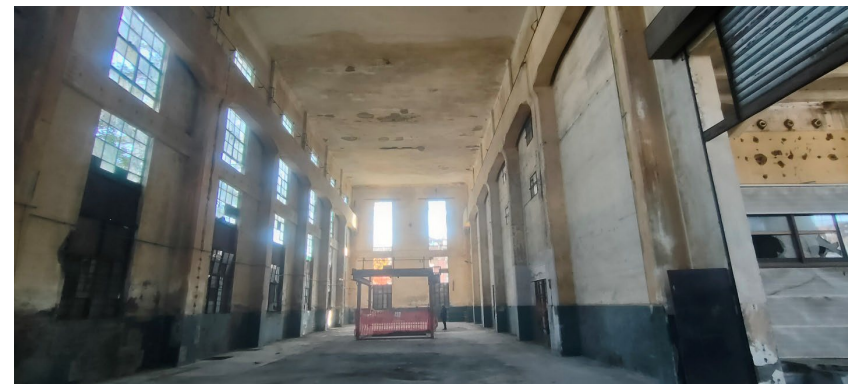
PLANNING RULES	
Planning tools	SUE Executive Urban planning tool
	Effective Agreement
Services	Subjection to public use of 4,000 sqm (transfer already anticipated by FSSU with the provision of the areas for the stop of the metro line 1 and the cycle/pedestrian path)
Demolitions	Demolition of buildings that are too close to the tracks with volume recovery

## Commitments

- AGREEMENTS
- Protocol of 16/11/2016, regarding the new metrostation
- COMMITMENTS
- Conservation of the listed building; Urbanization charges; transfer of the areas for the stop and the cycle/pedestrian path (already transferred)



# Collegno\_photos book as is state



## Strenghts

- ✓ Area already enhanced by PRG with the RigU A.2 Variant which is extended to this railway-yard and to the nearby "ex Mandelli" area
- ✓ Area close to the centre of Collegno, directly connected to Turin via Corso Francia or by train from the Collegno railway station, via the new stop on the Metro line 1 «Certosa».
- ✓ Nearby: high schools, polytechnic, residences, municipal offices and regional agencies
- ✓ Urban planning standards already transferred to the municipality: station grounds and cycle/pedestrian path
- ✓ Floors free from partitions



# Collegno \_development and sale

## TIMING

- 1 2016: «Protocol to regulate the relationship between the Italian Railways and the Municipality of Collegno pending the construction of the Certosa metro stop and the cycle/pedestrian link along Via Torino»
- 2 2026: foreseen activation of the new «Certosa» metro stop

