

12 March 2026

## SORSASALO INDUSTRIAL AREA

### Local detailed plan and amendment of the local detailed plan



*Figure 1. Approximate boundary of the area affected by the plan amendment outlined in blue*



*Figure 2. An orthophoto; the approximate area affected by the plan amendment outlined in yellow*

#### What is a participation and assessment scheme?

A local detailed plan and an amendment of a local detailed plan will be prepared for the Sorsasalo district of the City of Kuopio. This participation and assessment scheme sets out the starting points, content and objectives of the plan, as well as includes a plan for how landowners, residents and other interested parties will be heard during the plan preparation process, and a plan on how the effects of the plan will be assessed.

This participation and assessment scheme also serves as a summary of the project for the international hearing under the Espoo Convention.

The participation and assessment scheme will be supplemented as necessary during the planning process.

#### Planning area

The planning area is located in the northern part of the central urban area of Kuopio and includes the majority of the eastern part of Sorsasalo. The planning area is mainly an industrial area, also containing associated protective green areas and streets.

Two plots (properties 297-22-21-10 and 297-22-21-11) in the north-west corner of the planning area contain industrial and warehouse buildings counted as a coherent whole. The adjacent large property 297-22-21-12 consists of an undeveloped storage area and forested area along the Lukkosalmentie road. A planning reservation has been made for the site for an electric sustainable aviation fuel (eSAF) facility.

There is an industrial waste centre of NG Nordic Finland Oy in the southern part of the planning area, in property no. 297-22-21-14. A board mill of Mondi Powerflute Ltd is located in property no. 297-430-1-97 in the southern part of the area, and the waterfront areas are mainly occupied by recreational dwellings and outbuildings dating back to the 1940s and 1950s. Properties no. 297-430-1-98 and 297-430-1-28 in the planning area at the end of Lukkosalmentie are commercial forest.

There is a small pond in property no. 297-430-876-1 by the Selluntie road in the planning area. There are water areas (Lake Kallavesi) also in properties no. 297-430-1-103 and 297-430-1-103 in the area affected by the plan amendment.

To the north, the planning area is bordered by the Sorsasalo industrial area plots and the parts of properties 297-430-1-28 and 297-

430-1-98 that are not included in the area affected by the plan amendment in the southeastern end of Lukkosalmentie, and in the north the planning area is bordered by main road no. 5. Otherwise, the planning area is surrounded by Lake Kallavesi.

The delimitation of the area may be further specified during the planning process. The location and approximate boundaries of the planning area are shown in Figures 1 and 2.

### What is being planned

The purpose of the planning process is to investigate the possibility of placing industrial activities in the Sorsasalo industrial area to replace a discontinued Finnpulp factory project. The opportunity to place a small modular reactor (SMR) for district heating in the area by way of an amendment of the local detailed plan is also being investigated.

The placement of the SMR for district heating is simultaneously being investigated in the planning process involving the Hepomäki district located in the southern part of Kuopio's central urban area. The investigation into an SMR is based on the need of Kuopion Energia to find a replacement for the Haapaniemi 2 district heating power plant, which will reach the end of its service life in 2035.

### Starting points for planning

#### REGIONAL PLAN

In the regional plan for North Savo, the planning area is located in an area reserved for industrial and warehouse buildings (T). The entire planning area is also included in the development zone of the Viitoskäytävä, Ysikäytävä and 23-käytävä corridors (the brown dotted line) and the Kuopio–Siilinjärvi–Tahko tourism development corridor (the yellow line).

An industrial and warehouse site where a facility manufacturing or storing hazardous chemicals may be placed, a waste treatment and circular economy area, and a harbour area are indicated by dots in the regional plan.

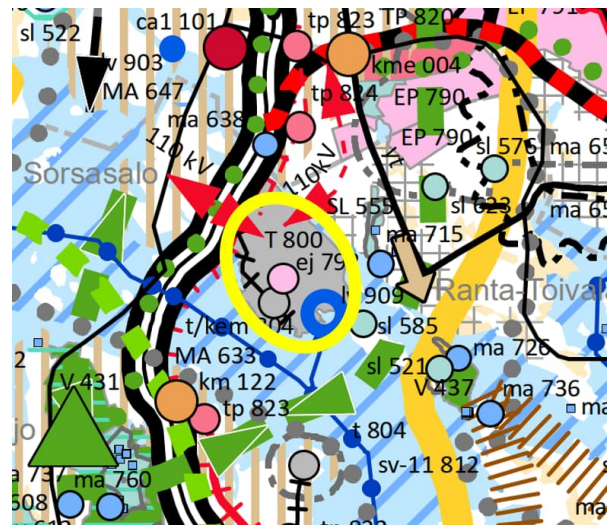


Figure 3. Extract from an unofficial combination of regional plans for North Savo. The location of the planning area is indicated by the yellow oval.

#### LOCAL MASTER PLAN

The planning area is covered by the local master plan for the central urban area of Kuopio (approved on 11 December 2000).

The planning area is mainly reserved for industrial and warehouse buildings (T), two of which have an alternative intended use: an area reserved for private services and administration (PK). The local master plan also indicates the area's transport arrangements, an agricultural and forestry area (M) and recreational areas at the local master plan level. In addition, areas reserved for water traffic (LV) and areas for the extraction of soil (eo) are indicated in the local master plan.

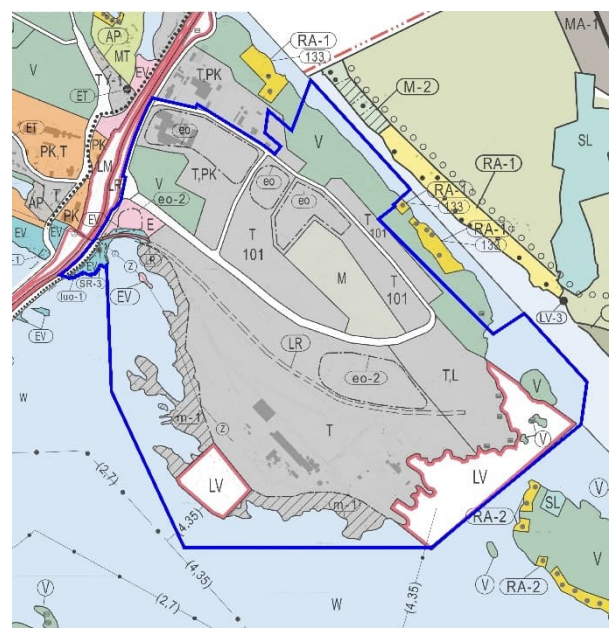


Figure 4. An extract from the up-to-date local master plan

## LOCAL DETAILED PLAN

The planning area is covered by local detailed plans 595 (approved on 28 February 2000) and 787 (approved on 5 September 2016).

Most of the planning area has been reserved for industrial and warehouse buildings where a major facility manufacturing or storing hazardous chemicals may be placed. The said facility must be located in a specifically designated buildable area (T/kem-2). The local detailed plan also includes indicative buildable areas for a facility manufacturing or storing hazardous chemicals in accordance with the Seveso Directive in an undeveloped plant area in the middle of the planning area and in the southern part of the planning area in the Mondi Powerflute Ltd plant area.

In addition, an area for an industrial waste processing and recycling plant with an adjoining dumping area and other fields, equipment and buildings required by these activities in the middle part of the planning area are indicated. The permitted building volume in the T/kem-2 area is indicated with the density rate  $e = 0.20$ , which translates to a floor area of 488,993 k-m<sup>2</sup>.

An area reserved for mixed-use business operations to accommodate industrial, warehouse, commercial and office buildings is indicated in the northwestern part of the area. Protective green areas in the peripheral zones of the industrial area are also indicated.

The local detailed plan also includes more detailed regulations concerning the nature of activities in different areas and allows for the construction of industrial rail tracks, for example.



*Figure 5. An extract from the up-to-date local detailed plan*

Currently valid plans are available for viewing in the city map service at <https://kartta.kuopio.fi/>.

## Impact and investigations related to the land use planning project

The land use planning project investigates the placement of a small modular reactor (SMR) for district heating and industrial activities in the area. The plan also aims to take into account any potential planning changes required by the businesses already operating in the area. The necessary studies will be carried out during the planning process.

The new construction in the area will complement the industrial built environment of the area and partly make use of the existing municipal engineering. The new construction will increase traffic in and around the area.

EIA processes for the district heating SMR and the eSAF plant project are ongoing in the area. The land use planning process for the SMR will be coordinated with the EIA process, and the prepared studies and impact assessments will be utilised as part of the review of the planning option.

Impact of the planning project on the built environment, climate, nature, the natural environment, people, the economy, businesses and the city strategy will be reviewed during the planning process. The extent of the impact from the SMR potentially placed on the site will be controlled with the plan so as not to cause any unreasonable harm to the holiday and permanent residential properties in the vicinity of the site. The impact of the plan will be assessed in the land use plan report.

Cityscape assessments and assessments on the impact on the conditions of neighbouring properties can be carried out later during the planning process based on the observation data for the local detailed plan.

## How you can participate

The planning work is included in the 2025 and 2026 planning reviews.

The stages of the planning process are presented on the last page of this participation and assessment scheme. You

can provide your opinion on the initial materials and draft plan, as well as lodge a complaint on the proposal materials, during the period these materials are available for public consultation. There will also be an international hearing on the draft plan and plan proposal materials. A notice of public consultation will be published in *Viikkosavo* magazine and a letter of notice will be sent to those who have requested one. Those who have lodged a complaint at the proposal stage and given their address will be sent the city's reasoned opinion on the submitted

complaint after the matter has been processed by the urban planning and construction committee. The progress of the land use planning project may also be followed on the city's website at [www.kuopio.fi/asemakaavoitus](http://www.kuopio.fi/asemakaavoitus).

### Land use agreement

The necessary land use agreements will be prepared in connection with the planning process.

## Interested parties

### PLAN AMENDMENT APPLICANT

- City of Kuopio
- Kuopion Energia Oy

### AUTHORITIES

- Different authorities and divisions of the City of Kuopio

### Network companies

- Kuopion Energia Oy
- Savon Voima Oyj
- Kuopion Vesi Oy
- Jätekkukko
- Telecommunications and network operators

### Other authorities

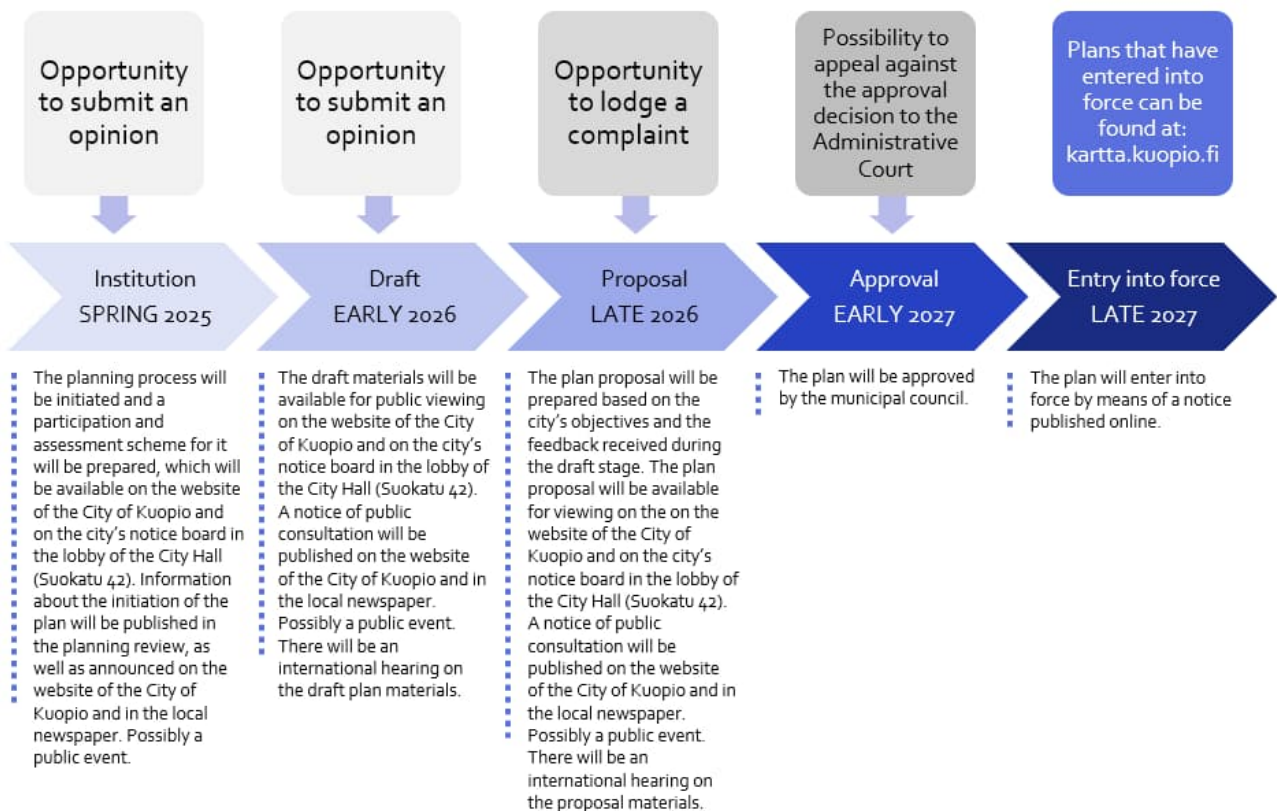
- Regional Council of Pohjois-Savo
- Finnish Supervisory Agency

- Economic Development Centre of Eastern Finland
- Kuopio Cultural History Museum
- Finnish Safety and Chemicals Agency
- Radiation and Nuclear Safety Authority
- Municipality of Siilinjärvi
- Finnish Defence Forces

### OTHER INTERESTED PARTIES

- Residents of the area, property owners, businesses operating in the area
- Residents whose housing, employment or other circumstances may be affected by the plan
- Mondi Powerflute Ltd
- NG Nordic Finland Oy
- KIC InnoEnergy S.E

## Stages of the planning process, public participation and estimated completion



## Contact details

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Please include in the subject line of the email or the envelope the land use plan concerned, as well as the plan's reference number.