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## **Notice of initiation of a building plan**

Start of publication: 25.05.2017

End of publication: indefinite

The Pärnu Linnavalitsus publishes a notice pursuant to [paragraph 128\(7\) of the planning Law \(plans\)](#).

By Decision No 37 of the Pärnu Linnavalitsus Council of 18.05.2017, the Pärnu City Government notified the building plan for the Raba tn 18 site and failed to initiate a strategic environmental assessment of the building plan.

The planning area comprises an area of 1 825 m<sup>2</sup> of Raba Street 18 and is situated in the quarter between the streets of Raba, education and Lille. The land use of the cadastral parcel on the land is 100% residential, the land use control function of the land according to the Pärnu town plan is small dwelling (EE). The property is not built on. The building plan for the Raba tn 18 site, established by order No 346 of the Municipality of Pärnu of 31.06.2003, is in force on the site.

The applicant would like to redevelop the management function of the Raba tn 18 site into commercial land and to plan a building (office building) of approximately 4 to 5 decimals, which may also be partly commercial (floor 1). The exact size of the building is clear from the drawing up of the zoning plan.

The conversion of the use of land designated in the master plan from small dwelling land (EE) to commercial land (Ä) will lead to a change in the main design of the master plan. It is therefore a zoning plan which amends the master plan.

Under paragraph 33(2)(3) and (4) of the Law on environmental impact assessment and management systems ("KeHJS"), the need to initiate a strategic environmental assessment ("sea") must be considered and assessed in advance when a building plan is drawn up in the case provided for in paragraph 142(1) (1) or (3) of the planning law (detailed plan entailing a proposal to amend the main plan plan).

The ex-ante assessment of the building plan KSH for the Building of raba TN 18 is carried out during the period from January to March 2017. The Pärnu Linnavalitsus, consultant Linnak OÜ, is the organiser of the preliminary assessment. The ex-ante assessment analyses the potential environmental impacts of the plan, including grass-root hazards, geology, noise, vibrations, waste generation and insolation, impacts on soil, water, ambient air quality, cultural heritage, nature conservation and landscape features, impacts from flood and traffic activities and from rainfall water, the magnitude and extent of impacts, their potential, duration, frequency and reversibility, including cumulative and transboundary effects, the expected impact on the Natura 2000 network site and the connection with other planning documents, There is no negative environmental impact on the Natura 2000 site, as the proposed site is not linked to the Pärnu site.

Given the size, nature and location of the planned activity, the implementation of the building plan and the targeted use of the buildings and facilities are not expected to have significant environmental effects. In summary, the ex-ante assessment proposes not to initiate the EIA procedure when drawing up the building plan for the Raba TN 18 site.

The Environment Agency agrees with the non-initiation of KSH in letter No 6-5/17/4728-2 of 12.04.2017, the Municipality of Pärnu agrees with the non-initiation of KSH in letter No 12-2/17/137-2 of 07.02.2017.

Related documents

- Raba TN 18 commencement of the building plan and failure to initiate a strategic environmental assessment of the building plan in the  
[http://amphora.lv.parnu.ee/AMPHORA\\_PUBLIC/index.aspx?itm=1517274](http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=1517274)

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Notice No 1141123