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Detailed planning initiation Notice

Public from: 14.10.2021

Public until: for an indefinite period

Kose Vallavalitsus publishes this announcement under [Section 128\(7\) of the planning Act \(plans\)](#).

Kose Vallavalitsus announces by order No 747 of 12.10.2021, that it decided to initiate a building plan for the 27 cadastral parcels of Central TN in the area of Kose-Uuemõisa and the land on the central street. ON 28.09.2021, BHG Finance OÜ (registry code 11880562) submitted an application (registered under document registry 28.09.2021 No 7-1.2/1659) for the opening of a building plan for the central tn 27 cadastral unit in the lower Bay of Kose-Uuemõisa.

The area of the planned area is approximately 10400 m² and includes the cadastral parcel of Central Kesk tn 27 (cadastral code 33701:002:0978) and Kesk tänav (cadastral code 33801:001:0565, in part). With regard to the central street, there is a detailed plan for the crossroads of the field and the central street, established by order No 265 of the municipality of Kos of 20.07.1998. The purpose of the building plan is to change the designated use of the land and to establish a building right for the construction of an apartment building. In addition, the zoning plan provides a solution to the urban development, good order, access routes, parking arrangements and the provision of technical networks. According to the general plan of the municipality of Kose, the area to be contemplated is a densely populated area subject to the obligation to draw up a detailed plan for the construction of a building subject to planning permission. Urban areas are, for the purposes of town and country planning, part of the territory of a municipality where town and country planning follows the principles inherent in a compact building area: buildings are located/built close to each other (compact), the built-up areas are generally connected to the common technical networks, a coherent road network is established for access which takes account of the needs of neighbouring areas, and so on. The opening of the zoning plan is not contrary to the general plan of the municipality of Kose.

A building geological study of the central cadastral area of the 27 cadastral parcels must be carried out in the framework of the building plan, since the cadastral parcel has a pre-existing soil depot (building registry code 116035614) and, following demolition, the cadastral parcel is to a large extent with reclaimed land. The initiator, the organiser and the organiser of the building plan are the Kose Vallavalitsus and the draftsman is OÜ Hendrikson & Ko.

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