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Notice of initiation of a building plan

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

The Pärnu Linnavalitsus announces - by order No 575 of 09.11.2015, the preparation of a building plan for 119 properties in Tallinna mnt was initiated in

The urban area of the plan is 4139 m² of land in the area of the upper river in the industrial area of the Niidu located in the quarter between the streets of the urban border, the Tallinn motorway, the wind and the nesting area. According to the register of works, a single-deck dwelling and 3 ancillary buildings constructed on the land are 186 m² in total and 16 m² in

The area is subject to the detailed planning of the area between Tallinna mnt, wind TN and the urban border established by Decision No 91 of the City Council of Pärnu of 16.11.2000. According to the current plan, the Tallinna mnt 119 119 is divided into two plots of land for the primary purpose of the EE, of which the area adjacent to the Tallinn road is 2122 m² and the area adjacent to the street of the nesting stand is 2177 m²

The plan envisages the construction of modern commercial buildings on the land and the conversion of the use of land designated in the current zoning plan from small dwelling land (EE) to commercial land (Ä), to which a small proportion (up to 25%) of the production land (T) may be added. The parking is organised on its own land in accordance with the current zoning plan.

The task of drawing up the building plan is to identify the most suitable building area and building law for the plots, to determine architectural and building conditions. The building plan amends the urban development plan for the town of Pärnu in respect of the land use targets assigned to the plots. The planning solution must minimise the potential negative effects of commercial and production activities and

the sustainability of neighbouring land.

In view of the fact that, under paragraph 142(1) p. 1 of the plans, it is a zoning plan which amends the master plan, an ex ante assessment is to be carried out in order to consider the strategic environmental assessment of the

Related documents:

- order No 575 of the Pärnu Linnavalitsus 09.11.2015 "opening of building plan preparation for the Tallinna mnt 119 site"

http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=1253433

- Decision No 91 of the Municipal Council of Pärnu of 16.11.2000 "establishment of a zoning plan in the of Tallinna mnt, TNT and Metropolitan area" http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=348150

Pärnu Linnavalitsus of
Greater SEPA 16, 80098 Pärnu
Telephone: 4448200
E-mail: linnavalitsus@lv.parnu.ee

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