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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 Law \(plans\)](#).

The Pärnu Linnavalitsus announces by order No 334 of the Municipal Government of Pärnu of 30.05.2016 the establishment of a Nurmenuku tn 1 plan for the areas of the T1 blocks of the city of Pärnu, 2, 3, 4, 5, 5a, 8, 10, 16 and the Nurmenuku of the street of Pärnu and the failure to initiate a strategic environmental assessment of the zoning plan in the

The planned area is located in the Tammiste area. The area is covered by the zoning plan for the properties of Tammiste Tea 16, 16a and 18, as established by Decision No 4 of the City Council of Pärnu of 18.01.2007,

The plan foresees 6 plots of land for residential use (100%), 4 plots for land use (100%), small plots (100%) and plots for production and commercial land. Solutions for traffic management and parking have been ensured, including access from the Pärnu-Rakvere-Sõmeru motorway and communication and route solutions for the whole residential district. The height of the building varies between 8.5 and 12.0 m. the applicant wishes to rebuild the land with family residential plots, a residential building with a modern architecture. The intention is to create 30 plots of residential land between 1691 and 738 m2 instead of six plots of residential and commercial land, to set architectural and urbanisation conditions for the plots of land. The planning of land-use planning is intended to take account of the possibility of land-use installation. The new encryption solution takes into account the size and shape of the previously formed Nurmenuku on the T1 street and does not change the boundaries of the street.

The land use of the cadastral parcel on the planned land is predominantly 100% residential.

The task of drawing up a zoning plan is to identify the most suitable land-use solution for the planning area, to determine the building rights, architectural and urbanisation conditions, traffic management and ecological principles for the land. 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 new land use control function is mainly designed for small dwellings (EE). In addition, the master plan may be amended as regards the size of plots of land intended for small dwellings.

The ex-ante assessment analyses the following potential impacts on the environment related to the planning area: soil, land and natural resources use, waste generation, groundwater and surface water, air, light, noise and vibration, heat, radiation, odour; appearance, spatial structure, aesthetics, services.

Under paragraph 22 of the KeHJS, environmental effects are important if they are expected to exceed the environmental performance of the site, cause irreversible changes in the environment or endanger human health and well-being, cultural heritage or property

The ex ante assessment concludes that the activities envisaged by the zoning plan are not incompatible with other relevant strategic planning documents. Given the size, nature and location of the planned activities, no significant negative environmental impact can be expected from the implementation of the zoning plan and from the targeted use of the buildings and facilities. The proposed activity is not expected to lead to a reduction in the area of natural habitat types, damage to protected species or disturbance. Significant negative impacts on soil, the use of land and natural resources and surface and groundwater are unlikely to occur. Furthermore, the implementation of the zoning plan and the targeted

use of future buildings and installations do not require significant air, light, heat, radiation, noise or odour pollution. In the light of the above, the ex-ante assessment suggests that TN 1 should be left in the corner; 2; 3; 4; 5; 5a; 8; 10; 16 and without initiating a strategic environmental assessment of the building plan for the land on the T1 street.

[http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?
o=39&o2=123029&u=305846&hdr=hp&lbs=act&at=52916&itm=1358784&clr=history&pageSize=20&page=1](http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?o=39&o2=123029&u=305846&hdr=hp&lbs=act&at=52916&itm=1358784&clr=history&pageSize=20&page=1)

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