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Corrigendum to the notification

Rectification time: 07.07.2016 16:55
Parandaja: Merike Lille (Pärnu Linnavalitsus).
Parandamise põhjus: Ebatäpsus lingis.

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 \(plans\)](#).

By order No 415 of the Pärnu Linnavalitsus 04.07.2016, the building plan for the Tallinna tn 59 site was initiated and a strategic environmental assessment of the building plan was not initiated in the

The planning area consists of an area of 1178 m² situated in the area of the river in the quarter between the Tallinn motorway, Rohu, the border and the streets of Lille. According to the register of buildings, a Hostel dwelling has been built on the property with an undergoing construction area of 271 m² (Tallinna mnt 59/2), a dwelling of 81 m² (Tallinna mnt 59/1), a sixth and a boat. In the area, the detailed plan for the 59 properties of Tallinna mnt 59, established by order No 445 of the Pärnu Linnavalitsus 07.05.2004, applies. As authorised by the plan, a two-deck and one-deck dwelling has been built on the land with a surface under construction of 352 m² (30%), which is the maximum percentage of building on the land under the current master plan. The applicant would like to see an increase in the existing building area and the percentage of refurbishment for the expansion of a building at the unique address of Tallinna mnt 59/2. (real target proportions, 30% to 75% for residential land and 25% to 75% for commercial land may also change as a result of the extension of the building). Post-cadastral land use targets for the 59 properties in Tallinna mnt are 75% residential land and 25% commercial land. The general plan of the town of Pärnu has a small dwelling (EE) as a guiding function of land use in the planning area.

The task of drawing up the building plan is to identify the most suitable building area and building law for the land, to determine architectural and building conditions. The building plan amends the urban development plan for the town of Pärnu in relation to the full construction percentage of the land on small dwellings. The extension of a building may also change the proportions of land use targets.

The ex-ante assessment of the sea has analysed the following potential impacts on the environment related to the planning area: effects on Natura sites, habitat types, protected species and other natural sites, exploitation of natural resources, waste and energy intensity on waste management regulations are not expected to result in significant environmental effects, pollution of water and soil, noise, vibration, light, heat and radiation, impact on cultural sites, visual effects, possibility of emergency situations, other developments in the vicinity area and possible cumulation of effects, connection with other planning documents

Under paragraph 22 of the KeHJS, an environmental impact is significant if it is likely 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. Given the size, nature and location of the planned activity, significant environmental effects associated with the implementation of the zoning plan and the intended use of the buildings and facilities cannot be expected. In summary, the ex-ante assessment proposes not to initiate the KSH procedure in the course of drawing up the building plan for the Tallinna mnt 59 site in

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