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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 413 of the Municipality of Pärnu 04.07.2016 the creation of a building plan for the 26 Riga mnt sites was initiated and a strategic environmental assessment of the building plan was not initiated in the

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The planned property, which is 1119 m<sup>2</sup>, is located in an area of central urban area, in an area of one million villages, and, according to the register of works, a shop-store constructed on it has a built-up area of 241 m<sup>2</sup> (21%). Post-cadastral land use targets on land are 100% commercial land (Ä). 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 applicant wishes to expand the existing building into a 3-decimal commercial building (the façade of the building is maintained) and to transform the land use management function of the land from small-scale land to commercial land at 100% (commercial, service and commercial).

The task of drawing up the building plan shall be to identify the most suitable building area and building right for the land, to determine architectural, structural and parking conditions and to determine the parking solution. The building plan amends the current urban master plan for the land use purposes of Pärnu: the management function of small-scale land (EE) is transformed into the management function of commercial land (Ä) at 100%.

The ex-ante assessment of the strategic environmental impact assessment analyses the following potential impacts on the planning area: grass-root hazards and geology, soil, noise, vibration, ambient air quality, waste, cultural heritage, nature conservation, landscape morphology, insolation, traffic, services, flooding, 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 an EIA procedure in the course of drawing up the building plan for the 26 Riga Riia mnt 26 sites in

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[http://amphora.lv.parnu.ee/AMPHORA\\_PUBLIC/index.aspx?itm=1374266](http://amphora.lv.parnu.ee/AMPHORA_PUBLIC/index.aspx?itm=1374266)

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

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