


LAND USE PLANNING

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CZECH LEGAL REGULATION

- Act No. 183/2006 Coll., Construction Code, as amended
- Other laws protecting individual environmental components (Water Act, Air Act, Forest Act etc.)

LAND USE PLANNING

Activities aiming to designate:

- future use of the territory
- co-ordination of construction and other activities
- harmony of all natural, civilizational and cultural values
- environmental protection point of view

LAND USE PLANNING

Task:

- to set development needs and land-use limits
- to propose future use of the territory
- to regulate spacial and functional arrangements in the territory
- to designate reconstructional interventions and slum clearance
- to designate especially protected areas and sites
- to assess consequences of projects in the territory
- to propose conditions and measures for the project realization
- to propose measures to reach the optimal territorial organization and use

LAND USE PLANNING

Basic tools of planning:

- analytical documents and territorial study
- territorial development policy
- planning documentation:
 - a) territorial development principles
 - b) community land use plan
 - c) regulatory plan (in details - related to individual lots)
- land use permit (development consent)

LAND USE PLANNING

Permits under the Construction Code:

- a) land use permit (development consent, environmental licence)
- b) construction permit (permit to build)
- c) permit to operate/use the structure/facility

BUILDING CODE PERMITS

Land use permit (development consent) must be issued regarding:

- location of structures (buildings)
- change in the land use (other than placing structures)
- changes of structures (buildings)
- protected areas or protective zones
- splitting or joining lots.

BUILDING CODE PERMITS

- Construction permit – appropriate material to be used and shape of the structure is determined based on the application
- Permit to use/operate the facility/building – all requirements set in the construction permit must be met.

BUILDING CODE MEASURES

Territorial measures:

- to stop further constructions
- to clear the site

TOOLS FOR ENVIRONMENTAL PROTECTION

- harmony with the land use planning documentation
- approvals given by environmental protection authorities
- participation of the owners of the neighbouring properties
- participation of the public based on conditions set by special laws
- duty to consider all impacts of the project to the environment
- sanctions for non compliance