

Detailed plan procedure if the detailed plan is in accordance with the comprehensive plan and no strategic environmental assessment is conducted

The purpose of the detailed plan is, above all, to implement the comprehensive plan and to create an comprehensive spatial solution for the planning area of the territory of the local authority. The detailed plan forms the basis for the building work conducted in the near future, including the building design documentation.

Please note

- The local authority as the authority arranging the preparation of the plan is obligated to ensure that the DP is prepared by a planner with the required competence (PlaA § 4 (5)–(6), § 6 (11)). If an employee of the local authority is competent enough, he or she can perform this role.
- Throughout the planning process, any information related to the plan is published on the local authority's website on an ongoing basis (PlaA § 127 (5)).
- The term for proceedings may be extended if there is a justifiable need (APA § 41).
- If modifications are made when preparing the DP, it must be assessed whether the modifications constitute a modification of the principal solution. If so, a decision must be made on how far to go back in the proceedings (e.g. whether it is necessary to seek new approval or an opinion on the modification from the person or body concerned, whether a new public display and public discussion are required).
- In preparing the DP, the relevant social, economic, cultural and natural environment impacts must be assessed even if the SEA is not needed (more information in the guidelines "Nõuandeid ülplaneeringu koostamiseks", in Chapter 6).

Abbreviations

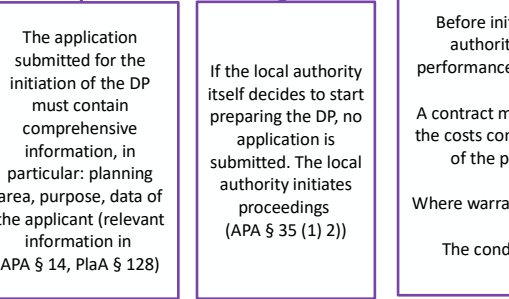
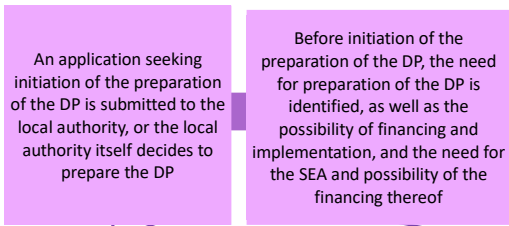
DP – detailed plan; SEA – strategic environmental assessment; PlaA – Planning Act; EIAEMSA – Environmental Impact Assessment and Environmental Management System Act; APA – Administrative Procedure Act; LGOA – Local Government Organisation Act

This diagram is informative only and has no legal significance.

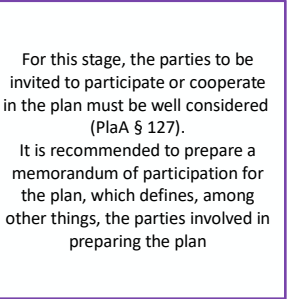
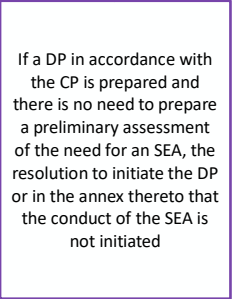
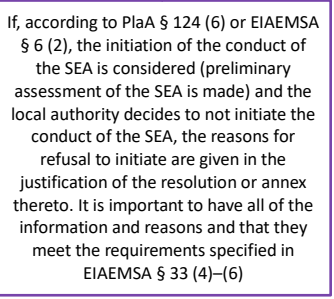
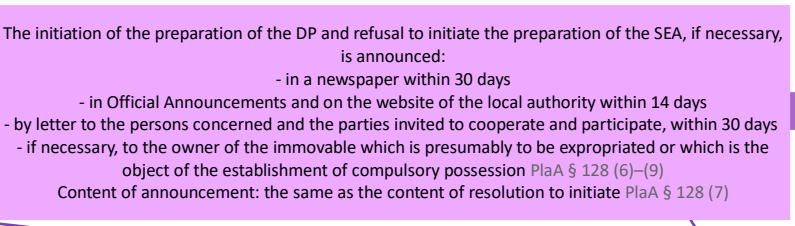
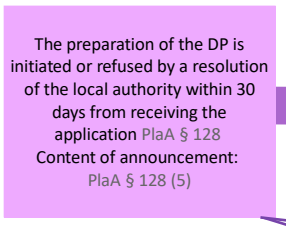
This diagram is based on the Planning Act as of 1 May 2019.

The diagram has been prepared by the Spatial Planning Department of the Ministry of Finance as of 1 December 2020.

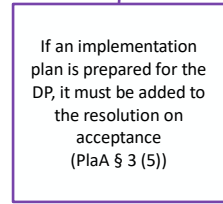
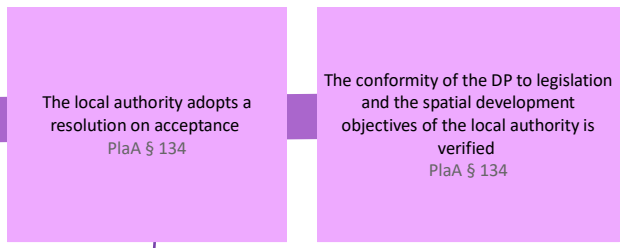
Need for preparation of the DP and conduct of the SEA



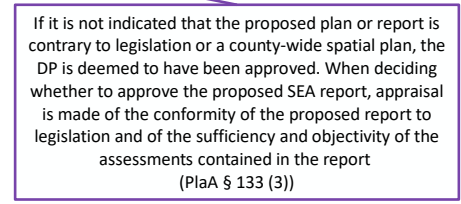
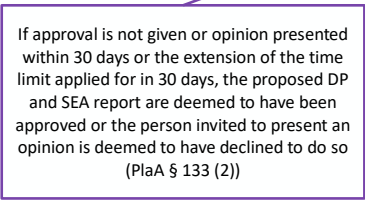
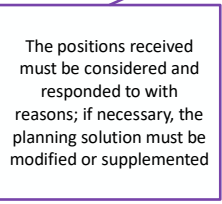
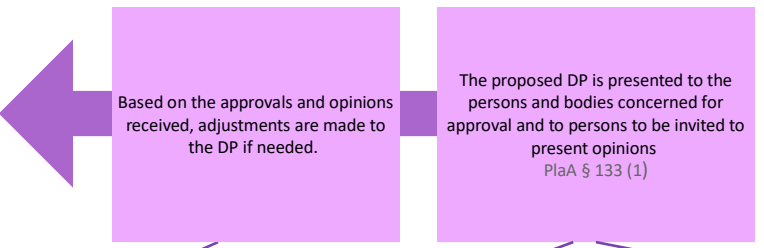
Initiation of the preparation of DP, refusal to initiate the conduct of the SEA if necessary



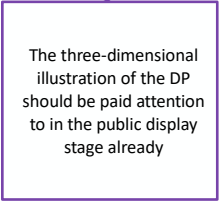
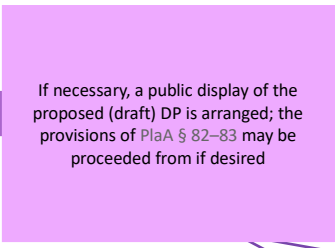
Acceptance of the DP



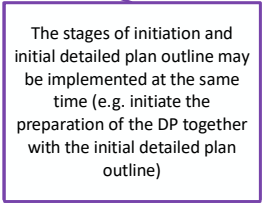
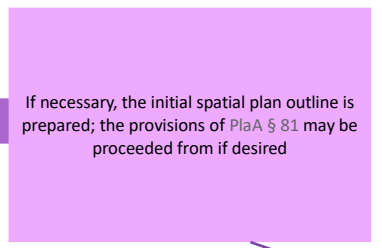
Approval of the proposed (draft) DP and invitation to present opinions



Public display of the proposed (draft) DP if necessary



Initial detailed plan outline, if necessary



Dissemination of the DP to the public

