

# **Legal aspects of spatial planning**

## **Abstract**

This diploma thesis focuses on the legal aspects of spatial planning, with an increased emphasis placed on the issues of environmental protection, which are closely tied to spatial planning in many respects. The attention is given primarily to the current legal regulation of spatial planning, as defined principally in the Act No. 283/2021 Coll., the Building Act. However, to provide a more comprehensive overview, the thesis begins by outlining the essential historical context, highlighting the most significant changes gradually brought to the areas of spatial planning and environmental protection by previous building acts, other legal regulations, and other circumstances.

The first chapter, therefore, deals with the historical regulation of spatial planning, spanning from the late 19th century to the adoption of the Act No. 183/2006 Coll., on Spatial Planning and Building Code, which is examined in the second chapter alongside its significant amendment implemented by the Act No. 350/2012 Coll. Through the lens of current legislation, the third chapter then examines the objectives and tasks, entities, and instruments of spatial planning, which are presented in its individual subchapters. As these aspects of spatial planning are analyzed, significant attention is dedicated to the concept of sustainable development, environmental impact assessment, the role of the authorities concerned, and the protection of the agricultural land fund, all of which are strongly tied to the issues of environmental protection. The thesis then concludes with a summary that draws on the preceding chapters and presents final reflections on the legal framework of spatial planning, particularly from the perspective of environmental protection.

The structure of this diploma thesis, therefore, consists of an introduction, a conclusion, and three chapters, which are logically organized into subchapters that provide a comprehensive approach to the legal issues of spatial planning, while significant part of the thesis is dedicated to the legal aspects of environmental protection, emphasizing the importance of addressing these concerns within the context of spatial planning.