

Environmental impact assessment (EIA), its key principles and aspects, these are themes discussed worldwide. EIA is useful as an environmental prevention tool but its effectiveness is seen in many cases in a bad light. The causes of the inconsistency between an opinion and the subsequent actual state are manifold and as we can see in the academic literature, it is becoming increasingly necessary to examine the need for monitoring and post-project analysis. Measures for reducing environment risks through monitoring and post-analysis, together with EIA opinions and assessments of its accuracy, are becoming important themes mentioned in the scientific journals.

This work comprises a consideration of the choice of adequate methods and initial questions whose correctness is crucial for a successful prediction. Effectiveness of the EIA process depends on an appropriate methodology, existence of data in EIA documentation and other aspects, which are often discussed in the scientific literature.

The object of this work is to define the environmental impact assessment (project analysis) in relation to the actual state of the territory (post-project analysis), to describe the advent and the historical aspects of environmental impact assessment in the Czech Republic and abroad, and to compare the correctness and effectiveness of the post-project analysis process. Using concrete examples from countries where in-depth studies have been conducted, it describes and assesses the impacts on the environment.

The introductory part examines the advent and the historical aspects of the environmental impact assessment in the Czech Republic and abroad, defines its purpose, and compares the correctness and effectiveness of the post-project analysis process. Furthermore, it defines the key terms and points to linkages in environmental impact assessments in the Czech Republic.

This work includes a study that examines the link between the expected values in the frequency of vehicular traffic predicted in the EIA process as the basis for the location of the Vypich Commercial Centre (department store KAUF LAND in Prague 6) and the actual traffic (post-project monitoring).

The aims of this work are to examine the body of literature, to describe the post-project analysis, and to test the accuracy of the prediction in the study concerning the Czech Republic.