

Fact sheet for planning levels

Planning level	Type of plan					
Local	Local spatial development plan					
Planning system of Poland						
Planning level	Planning	Content of plan	Legal basis	Policy maker	Legal impact	Scale
Local authority	Local spatial development plan (miejscowy plan zagospodarowania przestrzennego)	Designation of the defined areas for specific urban arrangements in the form of the legal act, Regulatory function.	Act of 27 March 2003 on Spatial Planning and Development	Commune/Municipal Council	Legal by binding for everyone, legal basis for building projects and issuing building permits	1:1.000 allowed also 1:2.000 and 1:500 if necessary, 1:5.000 allowed for the areas for the forestation or for those prohibiting development
Local authority	Local revitalisation plan (which is a special form of the local plan) (miejscowy plan rewitalizacji)	Designation of the defined areas for specific urban arrangements and additional regulations in the form of the legal act, Regulatory function.	Act of 27 March 2003 on Spatial Planning and Development & Act of 9 October 2015 on Revitalisation	Commune/Municipal Council	Legal by binding for everyone, legal basis for building projects and issuing building permits	1:100-1:1.000
Local authority	IF LOCAL PLAN DOES NOT EXIST FOR THE AREA. Administrative decision on conditions of building (decyzja o warunkach zabudowy)	Detailed conditions for the specific investment defined in the application and the description of the development of the site.	Act of 27 March 2003 on Spatial Planning and Development (article 59-67)	Mayor (municipal administration)	Legal by binding for applicant and local administration, legal basis for building projects and issuing building permits	1:500-1:2.000
Local authority	IF LOCAL PLAN DOES NOT EXIST FOR THE AREA. Administrative decision on locating public investment (decyzja o realizacji inwestycji celów publicznych)	Detailed conditions for the specific investment defined in the application and the description of the development of the site.	Act of 27 March 2003 on Spatial Planning and Development (article 50-55, 65-67)	Mayor (municipal administration), for the "adopted" decision is issued by the Voivode (thus central administration through its representative in the region)	Legal by binding for applicant and local administration, legal basis for building projects and issuing building permits	1:500-1:2.000

Local spatial development plan for the area located in the vicinity of Centralna, Polna and Chińska Streets in Wrocław. Source: Biuro Rozwoju Wrocławia, 2011.

Facts: Local spatial development plan of the area around the streets Centralna, Polna and Chińska in Wrocław (Poland)

Legal basis

- Act of 27 March 2003 on spatial planning and development (t.j. Dz. U. z 2020 r. poz. 293)
- Act of 6 March 1990 on local self-governance (t.j. Dz. U. z 2020 r. poz. 713)

Competences

The Mayor is responsible for preparing the local spatial development plan. In big cities this document is typically prepared by the municipal planning office which is a unit of the self-government administration. In the towns and rural communes, it can be prepared by the external private office. Sometimes the external collaborators are also involved in drafting a plan in big cities. The commune (city) council is empowered to enact the local spatial development plan.

Binding force

The local spatial development plan is legally binding.

Tasks and content

- Development of the area of urbanising former independent town of Brochów.
- Housing development within the district.
- Delivery of the public services and green areas for the district.
- Creating urban structure of spontaneously growing area.

Process, duration, participation

The plan was enacted by the Wrocław City Council in 2011 (Resolution No XVIII/369/11) with the amendment in 2018 (Resolution No LXIII/1543/18).

Duration of validity

The plan was drafted by municipal planning office within the standard procedure. The plan has no legal duration of validity.

