

11. January 2023

Urban land use plans

Preparation of the development plan NW 26, leisure pool Bahia

The documents for the preparation of the development plan are available for inspection by anyone during the display hours.

Announcement by the City of Bocholt

of the fourth public display within the framework

of the preparation of the development plan NW 26 in the area of the BAHIA leisure pool north of the Holtwicker Bach, east of the Hemdener Weg, south of the building Hemdener Weg house no. 210 and west of the designated nature conservation area "Holtwicker Bach" for the extension of the parking area

(here: Figure 1, see separate file)

On 09.10.2019, the city council already decided on the preparation of the development plan for the above-mentioned area as a statute. The 113th amendment to the land use plan required for the development plan to become legally effective was also finally adopted at the same meeting. However, the corresponding approval of the amendment of the land use plan by the district government of Münster could not be obtained. The district government of Münster found violations of legal provisions with regard to the consideration of immission control issues. Approval of the amendment to the land use plan necessary for the preparation of the development plan was refused.

The planning documents were revised with regard to the objections raised. The public display was therefore carried out for the third time in the period from 25.10.2021 to 03.12.2021. The resolution of the city council meeting of 09.10.2019 is to be annulled with the renewed resolution.

Due to a change in the legal situation with regard to the topics of odour immission control and species protection, the planning documents were revised again. This made a further public display necessary. The preparation of the development plan NW 26 in the area of the BAHIA leisure pool north of the Holtwicker Bach, east of the Hemdener Weg, south of the building Hemdener Weg house no. 210 and west of the designated nature conservation area "Holtwicker Bach" for the extension of the parking area is therefore being publicly displayed for the fourth time.

The draft of the development plan NW 26 will be open to public inspection for the fourth time from 23.01.2023 to 24.02.2023 inclusive. The disclosure will take place during the display times at the City of Bocholt in the Department of Urban Planning and Building Regulations, Kaiser-Wilhelm-Straße 52-58, 46395 Bocholt.

Comments on this plan can be submitted during the display period.

Contact details: City of Bocholt, Department of Urban Planning and Building Regulations, Kaiser-Wilhelm-Straße 52-58, 46395 Bocholt

E-mail: [stadtplanung\(at\)mail.bocholt\(dot\)de](mailto:stadtplanung(at)mail.bocholt(dot)de)

Telephone: 02871/953-421 (Mr. Scholt)

Fax: 02871/953-385

Comments not submitted in due time may be disregarded in the decision-making process on the development plan.

Disclosed are:

- the drafts of the development plan NW 26 and the explanatory memorandum including the environmental report of June 2021
- the available environmental information and the significant environmental statements already submitted.

The following types of environmental information and significant environmental statements already available are available from the City of Bocholt:

I. Explanatory memorandum including environmental report of June 2021 for the preparation of the development plan NW 26. In accordance with § 2 para. 4 BauGB, an environmental assessment is carried out for the environmental protection concerns, in which the probable significant environmental effects are determined and described and evaluated in an environmental report. In the explanatory memorandum and the environmental report, the existing situation and the effects of the plans on the protected assets of animals, plants, land, soil, water, air, climate, landscape, biological diversity, humans, their health, cultural assets, other material assets, as well as on the interactions between the individual concerns are examined and assessed in particular using Annex 1 to the BauGB.

Among other things, statements are made on the topics of animals, plants, land, soil, water, air, climate, landscape, biological diversity, humans, their health, cultural assets, other material assets and on the interactions between them. This is based on the expert reports and expert opinions/planning described in more detail below.

II. expert opinions and expert statements/planning for the preparation of the development plan NW 26:

1. noise emissions and immissions of the BAHIA island baths, its sauna area and its car parks (TÜV NORD Systems GmbH & Co. KG, Essen, 25.11.2016).

Topics: Forecasting and assessment of noise emissions and immissions from the leisure pool including the extended car park.

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB:

2nd expert report on species protection (Froehlich und Sporbeck GmbH & Co. KG, Bochum, 25.01.2017) and report on the results of mapping in 2022 (Froehlich und Sporbeck GmbH & Co. KG, Bochum, 30.05.2022).

Topics: Examination of prohibited species under species protection law

Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Animals

3. pitch extension of the BAHIA leisure pool, seepage study (Dr. Schleicher und Partner, Ingenieurgesellschaft, Gronau, 17.09.2018)

Topics: Examination of the infiltration suitability of the subsoil for the construction of an

infiltration system.

Particularly affected environmental issues in the sense of § 1 para. 6 no. 7, § 1a BauGB

Report on the results of mapping

4. odour report on the development plan NW 26 "BAHIA leisure pool" (Richters & Hüls, Waste Management and Immission Control, Ahaus, 26.08.2022)

Topics: Assessment of odour immissions due to the surrounding livestock farms.

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Man and his health

III. significant environmental statements by authorities and other public bodies:

1. statements by the City of Bocholt dated 20.05.2016/03.04.2018 and 19.08.2019 (GB Contaminated Sites), 23.05.2016/ 09.04.2018, 01.08.2019 and 26.10.2021 (FB Public Order), 30.05.2016, 31.05.2016, 09.04.2018 and 26.10.2021 (GB Urban Greenery), 06.04.2018 and 05.08.2019 (Water Management), 21.10.2021 (Lower Monument Authority) Topics: Drainage, contaminated sites, explosive ordnance, urban green spaces, waste disposal, monument protection and preservation.

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Water, soil, plants, cultural assets

2. statements of the Entsorgungs- und Servicebetrieb Bocholt (ESB) dated 24.05.2016, 04.04.2018, 02.08.2019 and 21.10.2021.

Topics: Urban drainage, waste disposal

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other material assets

3. statement by Thyssengas GmbH dated 30.05.2016 and 11.11.2021

Topics: Necessity of preliminary archaeological investigations

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Cultural assets

4. statements by Bocholter Energie- und Wasserversorgung GmbH (BEW) dated 31.05.2016, 06.08.2019 and 12.11.2021.

Topics: Existing supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other material assets

5. comments of the Holtwicker Back Water and Soil Association dated 01.06.2016 and 02.09.2019

Topics: Impairment of the Holtwicker Bach

Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Water

6. comments of the district of Borcken dated 02.06.2016, 02.05.2018, 30.08.2019 and 01.12.2021

Topics: Plant-related immission control, nature conservation and landscape protection, water management

Particularly affected environmental issues within the meaning of Article 1(6) No. 7, Article 1a BauGB: Water, landscape, humans and their health

7. statements by the Münster district government, Department 53, Plant-related Immission Control, dated 02.06.2016, 11.04.2018 and 24.11.2021.

Topics: Compliance with immission control

Particularly affected environmental concerns within the meaning of Section 1 (6) No. 7, Section 1a BauGB: Man and his health

8. statement by LWL-Archäologie Westfalen dated 06.06.2016.

Topics: Necessity of preliminary archaeological investigations

Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Cultural assets

9. statements by Westnetz GmbH/ innogy Netze Deutschland GmbH dated 14.06.2016 and 13.08.2019.

Topics: Existence of supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other material assets

10. comments by Unitymedia NRW GmbH/Vodafone NRW GmbH dated 15.06.2016, 15.06.2018, 27.08.2019 and 29.11.2021

Subjects: Existence of telecommunications lines

Particularly affected environmental issues within the meaning of Article 1 (6) No. 7, Article 1a BauGB: Other material assets

11. comments by the State Office for Forests and Timber dated 17.06.2016, 05.07.2018, 04.09.2019 and 17.11.2021

Topics: Conversion of the hedgerow

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Water, soil, plants

12. comments by the NRW Chamber of Agriculture dated 21.06.2016, 23.04.2018 and 16.09.2019.

Topics: Use of agricultural land Particularly affected environmental concerns within the meaning of § 1 para. 6 no. 7, § 1a BauGB: Area

13. comments by Deutsche Telekom dated 23.06.2016, 13.04.2018 and 29.08.2019

Topics: Existing telecommunications lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other protected interests

14. comments by Amprion GmbH dated 04.11.2021

Topics: Existing supply lines

Particularly affected environmental issues within the meaning of § 1 para. 6 no. 7, § 1a BauGB: other objects of protection

IV. environmental comments from the public:

1. comments from the public dated 23.06.2016

Topics: Planting strips, mounding of the ground.

Particularly affected environmental interests within the meaning of § 1 (6) no. 7, § 1a BauGB: Plants, soil, water

The available environmental information and the environmental statements that the City of Bocholt considers to be significant are presented. These are the documents I - IV listed above.

Note: In order to compensate for the interventions in nature and landscape as well as in the protection of species, the deficit that cannot be compensated for in the area of application

of the development plan NW 26 is allocated to the external compensation area Gemarkung Hemden, Flur 8, Flurstück 102 (- partially).
(here Figure 2 - see separate file).

Display times:

in the morning: Mondays, Wednesdays, Thursdays, Fridays from 08.00 - 12.30 hours

afternoons: Mondays, Wednesdays, Thursdays from 14.00 - 17.00 hrs.

Notes on inspection during the COVID 19 pandemic: All documents are available on the website of the city of Bocholt at <https://www.bocholt.de/rathaus/bekanntmachungen>. On-site inspection is still possible. However, it is advisable to make an appointment in advance. Appointments can be made with Mr. Buschmann at 02871-953-153 or [jan.buschmann\(at\)bocholt\(dot\)de](mailto:jan.buschmann@bocholt.de).

Bocholt, 11.01.2023

The Mayor

By proxy

Dipl.-Ing. Zöhler

City Planning Officer



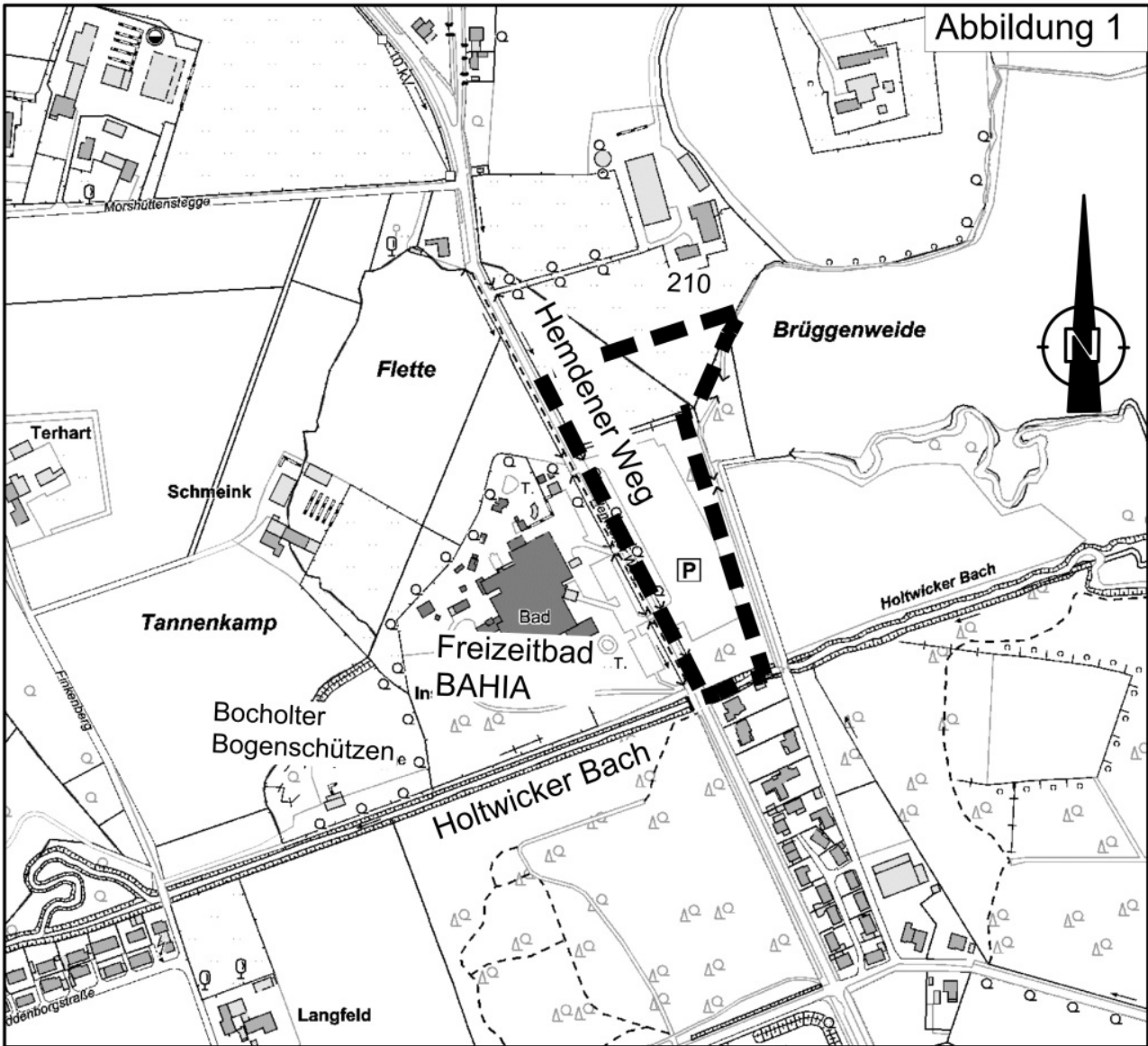
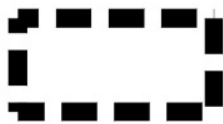


Abbildung 1



Abgrenzung des
Bebauungsplanes NW 26

Bocholt, im Januar 2023
Fachbereich
Stadtplanung und Bauordnung

Auszug aus der ABK
(c) Kreis Borken

*Delimitation of the development plan NW 26
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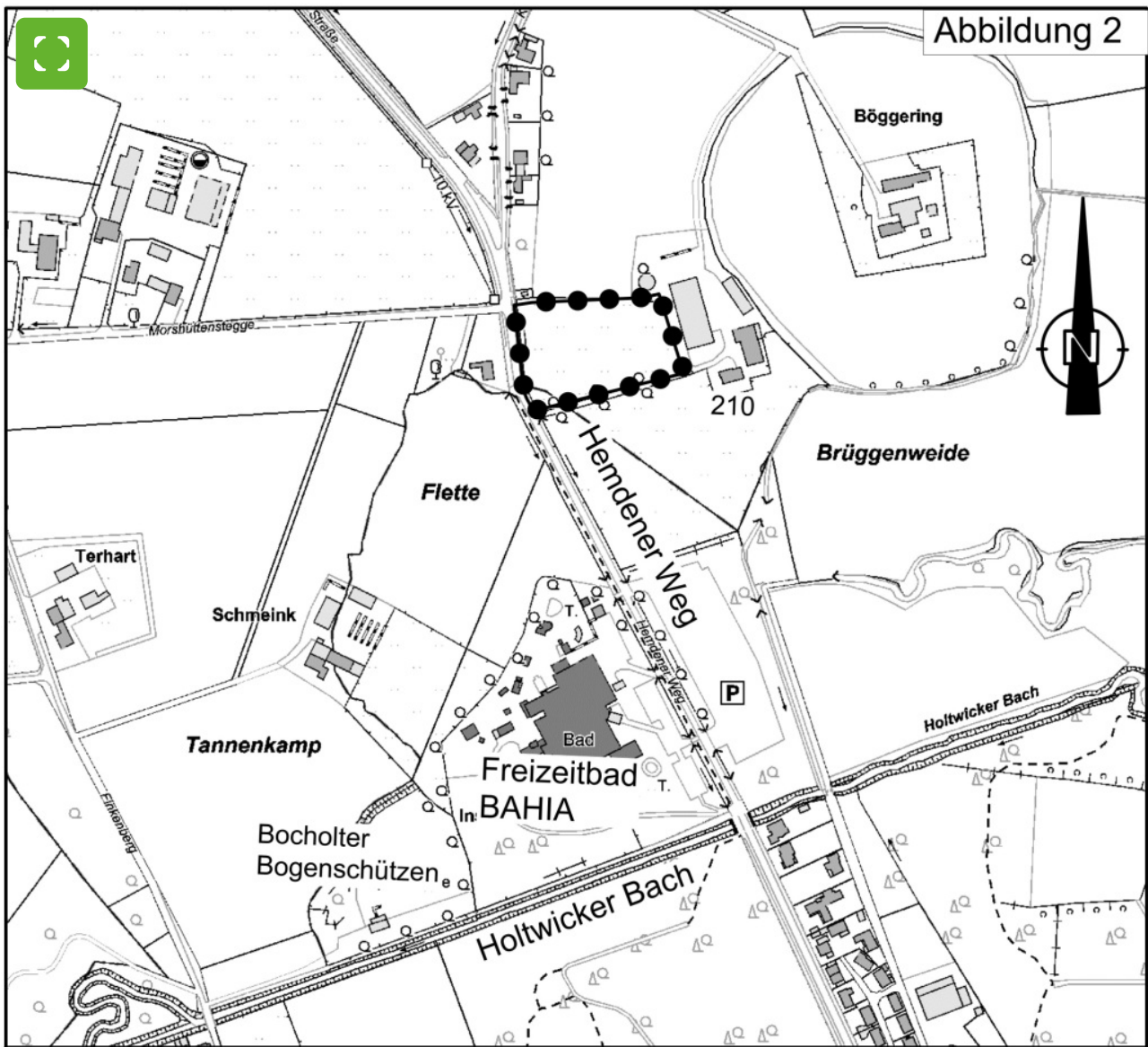
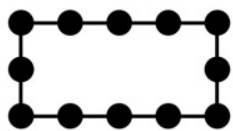


Abbildung 2



Abgrenzung der Fläche für den Eingriffs- und Artenschutz ausgleich

Bocholt, im Januar 2023
Fachbereich
Stadtplanung und Bauordnung

Auszug aus der ABK
(c) Kreis Borken

*Demarcation of the area for intervention and species protection compensation
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