# Town and Country Planning

## Prof. Gianmarco Sigismondi

***COURSE AIMS AND INTENDED LEARNING OUTCOMES***

The course aims to provide students with the fundamentals to understand the Urban Development Law, by analysing its fundamental institutions, the most important legislative and case-law orientations and their substantial reasons, including the analysis of the current trends.

At the end of the course, students will be able to:

1. deal autonomously with the urban planning system and the regulations concerning the professional qualifications required for the performance of the construction activity;

2. command the subject-specific language to interact in an appropriate way with the sector institutions and *stakeholders*;

3. understand and problematise the texts produced by the *stakeholders* and the institutions;

4. critically reason on the main subject-related legal issues and their social and economic implications:

5. autonomously follow the evolution of the subject, of its case-law and reference legislation interpretations, and be able to update and incrementally develop their skills and ability over time.

***COURSE CONTENT***

The historical evolution and origin of town and country law; constitutional property rights and their impact on town and country planning law; the relations between the State and the regions in planning matters; the system of the urban planning and its development; planning agreements; urban regeneration; building permits and the other building permits; supervision on town planning and building activities, and sanctions; town and country planning law and its interaction with the Civil Code; the environmentally sustainable institutes.

***READING LIST***

To study this subjet the following textbook is recommended: S. Civitarese Matteucci-P. Urbani, *Diritto urbanistico. Organizzazione e rapporti*, Giappichelli, Torino, 2020 or subsequent edition. Alternatively you can refer to the text of F. Salvia- C. Bevilacqua-N. Gullo, *Manuale di diritto urbanistico*, Cedam, Padova, 2021, o ed. successiva.

For regularly attending students, the course will particularly focus on the analysis of the topics and the judgements that will be discussed in class by the lecturer and the students; the judgements and any additional material will be available on the Blackboard course page.

All students (attending and non-attending) are required to study the most important legal provisions on the subject. In order to rely on a constantly updated tool that allows to reconstruct the historical evolution of the main sources, it is recommended to consult them through the portal www.normattiva.it

***TEACHING METHOD***

The teaching method is structured into frontal lectures aimed at presenting the evolution of the regulations, which will be supplemented with the analysis of the most significant rulings on the current urban development law and with the analysis of the legislative texts in force. Attending students will be also invited to discuss judgements and practical cases previously indicated by the lecturer in class in a seminar-like approach.

***ASSESSMENT METHOD AND CRITERIA***

The assessment of regularly attending students will be based on their participation in the seminars and on a final oral exam.

Assessment of non-attending students will be based on an oral exam on the subject as it is described in the suggested textbook.

Questions on significant points of the course content will be aimed to test the students’ knowledge of the fundamental institutions and the main issues of the town and country planning law, as well as their ability to present them in a correct, critical and conscious manner.

Students’ demonstrating an in-depth knowledge of the subject along with an appropriate use of the language and good argumentation skills, will be assigned excellent marks; students with a comprehensive, although not detailed, knowledge of the subject, a correct use of the language and the ability to make connections with the subject topics will be assigned satisfactory marks; students demonstrating uncertain knowledge, although without substantial gaps, hesitant language and the ability to make only superficial connections, will be assigned a pass mark. Students demonstrating substantial knowledge gaps concerning the course content and an inappropriate use of the subject-specific language, will be assigned a fail mark.

***NOTES AND PREREQUISITES***

For a fruitful attendance of the course, knowledge of constitutional and private law is required.

Further information can be found on the lecturer's webpage at http://docenti.unicatt.it/web/searchByName.do?language=ENG or on the Faculty notice board.