

# PGOU for Albox is available for public review

1st July 2008, revised 8th July with latest information



The Advance\* PGOU for Albox was approved by council plenum on the 30th of May, posted on the BOP (Boletín Oficial de la Provincia) on the 18th of June and finally released for public review today (1st July) for a period of 30 days.

AUAN committee members were amongst the first in the queue to view it.

As we expected this is a 'ground zero' urban plan for Albox, representing a starting point from which a solution can be negotiated.

## Summary

- This PGOU is an adapted version of the urban plan of 1983 (ie. long before our houses existed).
- If you imagine that you are standing in the Albox rambla:-
- The map does not cross the Taberno road so no changes to the status of anything beyond that point. Poligono 40,38,37... La Aljambra etc is not touched.
- It does not reach far enough to cover the 11 houses with demolition orders.
- The map barely reaches outward on the road to Saliente (if at all). Locaiba for example is not in reach of the urban nucleus on this plan.
- On the road out of town past the BP garage, the map follows a narrow line along the road and is mostly industrial zones.
- Areas along the Taberno road are not touched by this plan.

It is expected that the Junta will quickly approve this plan, probably by the end of August.

Negotiations will then start on the next PGOU which will begin to look at the outlying areas beyond the urban nucleus. It is expected that the next advance PGOU will take four months (from August) to produce (we suspect longer).

However, we must bear in mind the legal constraints placed on the next PGOU. ie. From one plan to the next:-

- A town may only expand by 30% of its population (on the Padron).
- Urban Land may only be increase by 40% when existing urban land has been used.
- You can only expand outward from an existing urban nucleus.
- Consideration must be given to the existence of infrastructure.

We therefore cannot assume that the NEXT plan will solve all our problems either. It all depends on how far back the council has to go to find an acceptable plan to use as a starting point and if your property is in an

area which is actually covered by an urban plan. If your property is outside of the area that can be covered by a PGOU you will need to look to the Sub Regional plan for a solution.

As an organisation we will continue to strive for a solution within the PGOU's and/or the Sub Regional Plans.

If you wish to view the plan, please make an appointment at the town hall office (next to the Rambla). You will be given a 15 minute time slot.

Members: We are working to obtain a copy of this plan and will make it available to you as soon as we get it.

\* In response to some of your queries, a planner has provided us with the following definition of the term 'Advance' ..... 'There is an important difference between an advance of a PGOU and an initially approved PGOU. Whilst both are published for comment and both need to be prepared as part of the process of preparing a PGOU, and both can be used as the start point for the suspension of municipal licences for a specific period of time, it is the initially approved PGOU which represents the start of the formal approval process as defined in the Andalucian Planning Law (Art.32.1<sup>a</sup>,a) LOUA), whereas the advance is essentially a statement of intentions by the Town Hall that may, or may not, then be developed and expanded upon prior to entering into the formal approval process as an initially approved PGOU . Indeed, the content and approval processes for "advances" still need to be defined by a specific reglamento which has yet to be published'. The term 'advance' can therefore be dropped once the plan is approved by council plenum. The text of this release has been modified accordingly.

[More details \(in Spanish\)](#)