

SUMMARY OF THE MEETING OF THE GOVERNING BOARD
OF 2 JANUARY 2025

The main item on the agenda was: Proposal to present allegations to the file No. 6665/2024 of the Ayamonte Town Council consisting of the initial approval of the innovation, by means of modification of the Partial Plan of Sector 1 of the PGOU of Ayamonte, relating to the change of use from residential to commercial of several plots.

The Governing Council unanimously AGREED to present allegations to the aforementioned file. The main issues are:

- The promoter of the change from residential to commercial and/or residential use of seven plots is the Ayamonte Town Council, not the owners.
- These modifications are justified on the grounds that there are no shops in the urbanisation. However, there are currently seven plots in Costa Esuri for commercial use (C-1 to C-7); of these, six have a surface area of 2,000 m², which would give the possibility of having up to 12,000 m² for commercial use, i.e. 8,000 m² more than those now proposed for approval. In addition, there is the large shopping centre at the entrance with 19,000 m² available.
- The proposed plots are very close to the existing commercial plots (only 300 metres).
- In addition, the current unused commercial plots are in isolated areas and further away from housing, so their activity would be much less damaging than those that are now to be repurposed.
- In the Memorandum presented by the City Council it is mentioned that these changes of use can be extended to other similar properties.
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- The report justifies that these changes will improve the well-being of the population. In the opinion of the Governing Board, with all these arguments, this is not the case, but quite the opposite.
- Not once in the entire report is there any mention of the existence of the Entidad Urbanística de Conservación; nor has it been taken into account that the possible increase in buildable area of up to five times the current level could lead to a reallocation of the coefficients of participation of the owners of Costa Esuri, which would only be possible through the modification of the Statutes of the EUC, competence of the General Assembly of the EUC.
- In the same report it is argued that the seven plots whose use is to be modified are close to parking areas, when in reality only three of them are.
- Nothing is said about the possible generation of waste or what kind of waste.
- What kind of commercial activities could be installed on these seven plots?

The report can be consulted in the Transparency Portal of the Ayamonte Town Hall:

<https://ayamonte.sedelectronica.es/transparency/b7664b61-079b-4ed5-85c2-fdea3a20836e/>