
ALTERAÇÃO
PDM ÍLHAVO
PLANO DIRETOR MUNICIPAL

RELATÓRIO DOS
COMPROMISSOS URBANÍSTICOS

junho 2022



Câmara Municipal de **Ílhavo**

II.3

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1. NOTA INTRODUTÓRIA

O presente documento reúne o Relatório e Planta de Compromissos Urbanísticos, elementos integrantes do conteúdo documental que acompanham a Proposta de Alteração do PDM de Ílhavo, nos quais são apresentados os alvarás de licença e os títulos de comunicação prévia de operações urbanísticas emitidos, as informações prévias favoráveis em vigor e os deferimentos de projetos de arquitetura, em cumprimento com o disposto na alínea c) do número 3 do artigo 97.º do RJIGT.

2. COMPROMISSOS URBANÍSTICOS

Na área do município de Ílhavo 496 compromissos urbanísticos, que são identificados através do N.º Processo – ID da Planta, por tipo de procedimento – Alvará de Licença, Informação Prévia Favorável em Vigor, Título de Comunicação Prévia de Operação Urbanística e Deferimento de Projeto de Arquitetura e ainda por freguesia na qual se localizam.

2.1. POR TIPO DE PROCEDIMENTO

QUADRO 1 – Compromissos Urbanísticos – Informações Prévias Favoráveis em vigor.

INFORMAÇÕES PRÉVIAS FAVORÁVEIS EM VIGOR				
143/19 – EE5	228/21 – MM4	301/21 – HH6	370/21 – R11	637/05 – GG6
152/21 – I10	24/03 – L4	304/16 – BB7	378/21 – JJ3	64/90 – EE19
157/19 – D9	244/21 – U8	304/21 – V15	380/10 – GG4	685/05 – Z2
166/52 – PP2	246/21 – X24	309/21 – S5	380/20 – DD6	780/00 – N13
166/79 – D13	248/21 – LL2	317/21 – P5	384/21 – Q3	816/02 – I110
168/91 – X11	255/12 – CC3	322/20 – Q2	388/21 – KK6	83/14 – R10
174/05 – MM9	261/21 – JJ7	33/49 – CC11	393/21 – MM1	89/10 – B4
176/21 – EE15	262/20 – X13	331/21 – II6	397/20 – HH7	96/71 – W6
189/21 – X8	263/21 – O2	338/21 – I14	40/06 – Z4	80/21 – L2
197/21 – N6	268/21 – K6	340/21 – JJ2	400/21 – EE22	
198/21 – N5	276/21 – II4	349/21 – Q1	401/21 – PP7	-
199/61 – Y21	277/11 – AA3	350/21 – HH12	402/21 – GG10	-
20/18 – PP4	279/21 – HH8	353/21 – N2	417/21 – X4	-
201/21 – FF7	281/21 – NN1	357/20 – FF12	442/21 – T24	-
207/08 – FF1	286/21 – B19	358/21 – I5	47/21 – G8	-
215/21 – V2	287/21 – EE23	359/19 – CC23	52/06 – I6	-
220/21 – V14	290/15 – CC15	359/21 – N11	773/01 – BB5	-
224/21 – D8	292/21 – B14	365/21 – AA4	472/01 – Z8	-
226/21 – DD8	293/21 – MM10	37/20 – W5	517/06 – A2	-
TOTAL: 87				

Gafanha da Encarnação | Gafanha da Nazaré | Gafanha do Carmo | Ílhavo - S. Salvador
Fonte: CMI, DOPGU/DPOM, janeiro 2022, retificado em maio 2022 e atualizado em junho 2022.

QUADRO 2 – Compromissos Urbanísticos – Alvarás de Licença.

ALVARÁS DE LICENÇA							
101/50 – FF10	148/18 – EE2	196/20 – U3	248/19 – KK5	299/18 – U6	352/17 – X20	43/21 – T4	69/20 – GG1
102/19 – CC2	148/19 – KK7	197/87 – J2	25/18 – NN4	3/19 – C8	353/17 – Z6	431/19 – OO5	697/07 – S19
1028/00 – DD7	149/18 – C7	199/17 – KK4	25/20 – CC14	304/18 – K9	353/19 – CC19	437/19 – X14	7/19 – GG8
104/02 – B18	151/20 – T10	199/21 – J8	251/07 – NN8	305/18 – X5	355/19 – CC8	44/62 – Y14	702/02 – X19
105/20 – Y8	152/10 – CC10	202/20 – N7	251/20 – T3	308/18 – G7	358/19 – O7	45/17 – X6	708/07 – CC4
106/18 – Z9	152/20 – T5	203/16 – V6	253/20 – R3	309/01 – Y24	36/04 – F5	45/21 – B10	726/04 – F1
107/19 – O9	154/18 – DD4	205/20 – DD1	259/16 – HH11	31/16 – V5	361/19 – I16	46/19 – U11	735/00 – W12
11/20 – B9	154/20 – D10	213/19 – I15	260/17 – MM3	310/20 – N12	362/19 – MM5	46/21 – B16	76/17 – W4
110/87 – F6	155/20 – T8	214/58 – CC5	260/20 – D3	313/17 – M4	365/19 – EE10	48/19 – T1	76/20 – T7
111/55 – X10	155/21 – U2	215/17 – PP1	262/18 – JJ6	315/20 – AA8	366/20 – V8	49/18 – DD18	77/17 – JJ1
115/16 – AA1	16/19 – J4	216/20 – N10	264/19 – AA6	317/15 – B3	367/20 – V9	5/76 – X16	8/21 – W1
1166/09 – O5	160/20 – J9	217/17 – K7	267/19 – P2	317/19 – Y15	37/17 – Z1	51/21 – V4	81/20 – EE4
118/20 – PP8	169/21 – Y6	218/18 – S1	27/13 – CC17	318/21 – JJ8	372/19 – JJ4	534/10 – CC13	82/08 – P4
119/18 – I18	169/59 – U12	221/21 – V3	271/15 – E1	32/20 – LL4	374/19 – K8	54/20 – T2	83/19 – S11
12/18 – T20	170/20 – FF5	223/21 – Y11	274/18 – V16	322/19 – D15	375/21 – T25	541/05 – B7	852/09 – U13
121/57 – R6	172/17 – H6	228/20 – T9	277/18 – D2	323/18 – I4	377/19 – D4	55/06 – C1	86/19 – U5
123/21 – B15	172/20 – U4	229/20 – E11	277/99 – W15	33/20 – V12	378/11 – K1	55/21 – S17	865/09 – Y17
124/21 – B11	174/17 – AA5	23/21 – FF11	272/19 – U7	330/19 – GG7	382/19 – HH9	582/01 – H11	87/19 – NN7
127/20 – P3	174/21 – CC7	23/93 – PP5	273/10 – BB2	332/18 – R2	392/19 – T15	586/01 – H9	87/21 – NN2
13/19 – EE20	175/76 – W8	231/20 – G5	273/19 – DD9	334/19 – X15	393/19 – D7	6/16 – Y13	88/19 – JJ5
130/20 – EE16	177/20 – F8	232/08 – N1	275/19 – U9	335/19 – T16	394/21 – EE13	60/16 – NN5	9/18 – J3
133/19 – W13	178/18 – EE8	233/18 – G1	275/20 – FF4	335/20 – S8	395/19 – HH10	605/08 – E4	9/20 – T17
134/21 – Y5	178/20 – H13	233/20 – G6	28/20 – H12	336/19 – T6	395/20 – V17	606/04 – X18	90/18 – K10
136/21 – Y20	18/60 – X12	236/21 – P1	281/15 – LL3	336/20 – G2	395/21 – EE14	608/00 – BB6	900/09 – O4
137/20 – Y19	181/18 – HH16	237/18 – CC25	282/18 – O6	337/19 – T11	396/14 – DD14	61/15 – CC21	93/16 – X1
138/18 – PP3	183/17 – X9	237/19 – Y18	282/19 – I19	338/19 – T14	398/19 – J5	61/20 – EE21	93/17 – Y10
139/17 – PP10	185/19 – S3	238/15 – PP9	285/18 – E6	339/19 – T12	399/19 – S14	62/20 – Z5	93/18 – OO4
140/20 – S18	186/20 – Y9	238/19 – Z7	289/18 – I2	34/20 – W2	40/04 – GG3	63/19 – E3	95/11 – B1
141/19 – FF8	188/18 – S10	238/55 – R8	29/06 – R12	34/95 – PP6	401/17 – U10	631/02 – P6	97/12 – LL1
142/21 – FF9	188/97 – W9	24/20 – CC22	292/19 – R4	347/18 – S7	403/20 – HH2	64/17 – MM2	97/21 – L1
144/97 – W10	19/19 – LL5	240/15 – M3	292/20 – X7	347/20 – T13	41/21 – EE12	65/19 – D6	-
145/17 – H1	192/66 – OO1	242/17 – Q4	298/19 – S6	349/18 – C4	413/12 – M2	66/18 – I11	-
145/21 – V1	194/89 – C2	242/88 – Y16	298/20 – S16	349/20 – H14	415/19 – O1	66/19 – D5	-
146/20 – S2	195/21 – DD7	243/98 – I8	298/95 – L3	350/20 – B17	429/19 – I7	68/18 – CC16	-
TOTAL: 268							

Gafanha da Encamação | Gafanha da Nazaré | Gafanha do Carmo | Ílhavo - S. Salvador

Fonte: CMI, DOPGU/DPOM, janeiro 2022, retificado em maio 2022 e atualizado em junho 2022.

QUADRO 3 – Compromissos Urbanísticos – Títulos de Comunicação Prévia de Operações Urbanísticas.

TÍTULO DE COMUNICAÇÃO PRÉVIA DE OPERAÇÃO URBANÍSTICA
127/18 – HH5
19/21 – J7
235/20 – G4
319/20 – HH3
320/20 – HH4
73/21 – H3
TOTAL: 6

Gafanha da Nazaré | Ílhavo - S. Salvador

Fonte: CMI, DOPGU/DPOM, fevereiro 2022

QUADRO 4 – Compromissos Urbanísticos – Deferimentos de Projetos de Arquitetura.

DEFERIMENTOS DE PROJETOS DE ARQUITETURA						
103/22 – I1	154/87 – X21	220/60 – F7	293/20 – X2	381/21 – V11	451/21 – N4	733/06 – Y23
1033/00 – OO4	160/74 – FF6	230/21 – MM7	297/11 – X22	384/19 – II1	452/64 – NN9	77/21 – W3
110/22 – OO3	165/22 – G3	231/21 – T19	299/20 – I9	384/20 – V13	475/05 – R9	792/65 – D11
113/19 – E2	168/21 – Y7	234/21 – H7	299/21 – KK1	389/21 – V7	5/09 – J1	81/21 – HH1
114/22 – I17	17/21 – EE6	236/90 – J6	301/19 – EE18	39/20 – NN3	507/08 – D14	82/61 – NN6
12/84 – HH18	178/22 – BB4	238/21 – T18	304/20 – F3	391/21 – GG9	51/22 – Y23	84/00 – I17
120/21 – V10	181/2 – Z3	239/21 – W16	316/12 – W14	392/21 – C3	559/64 – B12	90/20 – F4
128/07 – X17	182/21 – T21	24/22 – N8	324/17 – HH13	396/20 – CC12	56/21 – O8	92/18 – S9
129/22 – B5	184/05 – EE1	240/19 – N3	325/19 – T23	399/20 – DD10	575/05 – K3	93/21 – K4
13/21 – U1	184/21 – S4	245/21 – Y3	33/86 – CC9	4/98 – I12	6/51 – FF3	98/87 – BB1
137/22 – GG5	185/21 – HH17	251/19 – II3	333/20 – N9	422/21 – HH15	60/22 – GG2	99/07 – Y22
138/84 – W7	186/22 – R1	252/03 – R3	333/21 – H5	423/21 – HH14	62/09 – M1	-
139/22 – B8	187/20 – B6	254/20 – I3	340/20 – D1	432/21 – KK2	632/65 – CC18	-
139/71 – C6	19/22 – CC6	259/17 – A1	344/21 – Y12	434/05 – HH19	65/21 – E3	-
14/22 – H8	191/11 – Y2	259/21 – H15	35/85 – R7	437/21 – H10	68/20 – BB4	-
146/19 – CC20	197/82 – CC1	264/21 – Y4	354/20 – MM6	44/22 – II2	683/07 – S15	-
148/21 – D12	200/21 – K2	269/20 – II5	359/12 – O10	441/21 – MM8	69/22 – X3	-
149/15 – EE7	208/21 – K5	273/21 – H4	359/16 – F2	443/21 – KK2	7/21 – NN10	-
15/21 – FF2	209/21 – I13	284/21 – E5	37/21 – T22	446/21 – S13	7/71 – B2	-
154/02 – B13	217/83 – EE17	288/19 – X23	372/21 – H2	447/21 – S12	7/98 – W11	-
154/21 – AA2	22/21 – EE9	29/53 – CC24	374/21 – C5	450/21 – O3	71/21 – AA7	-
TOTAL: 137						

Gafanha da Encarnação | Gafanha da Nazaré | Gafanha do Carmo | Ílhavo - S. Salvador

Fonte: CMI, DOPGU/DPOM, junho 2022

QUADRO 5 – Compromissos Urbanísticos – Por Tipo de Procedimento.

TIPO DE PROCEDIMENTO	Total
Alvarás de Licença	268
Informações Prévias Favoráveis	85
Títulos de Comunicação Prévia de Operações Urbanísticas	6
Deferimentos de Projetos de Arquitetura	137
Total	496

Fonte: CMI, DOPGU/DPOM, fevereiro 2022, retificado em maio 2022 e atualizado em junho 2022.

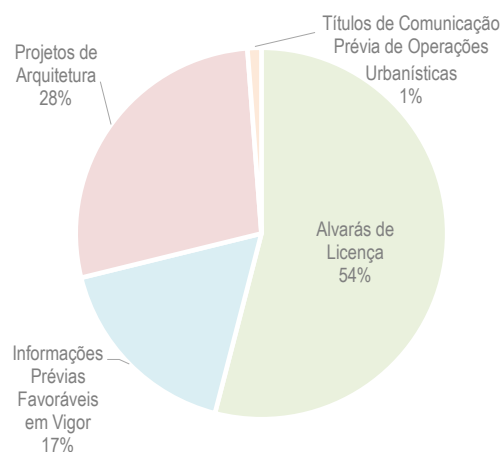


GRÁFICO 1 – Compromissos Urbanísticos – Por Tipo de Procedimento.

Fonte: CMI, DOPGU/DPOM, fevereiro 2022, retificado em maio 2022 e atualizado em junho 2022.

2.2. POR LOCALIZAÇÃO

QUADRO 6 – Compromissos Urbanísticos – por localização geográfica.

GAFANHA DA ENCARNAÇÃO			GAFANHA DA NAZARÉ			GAFANHA DO CARMO	ÍLHAVO S. SALVADOR		
07/98	238/15	367/20	03/19	267/19	541/05	119/18	05/76	23/21	362/19
08/21	238/21	37/21	09/18	268/21	55/06	13/19	06/16	230/21	380/10
09/20	238/55	375/21	104/02	271/15	559/64	130/20	07/19	237/18	380/20
103/22	239/21	381/21	107/19	273/21	56/21	143/19	101/50	237/19	382/19
114/22	24/22	384/20	11/20	277/18	575/05	148/18	102/19	238/19	37/17
115/16	240/15	389/21	110/87	28/20	582/01	148/19	1028/00	24/20	39/20
118/20	240/19	392/19	113/19	282/18	586/01	17/21	1033/00	242/88	391/21
12/18	244/21	395/20	1166/09	284/21	605/08	176/21	105/20	245/21	393/21
120/21	251/20	399/19	123/21	285/18	631/02	178/18	106/18	246/21	395/19
121/57	252/03	401/17	124/21	286/21	65/19	176/21	110/22	248/21	396/14
13/21	253/20	401/21	127/20	298/95	65/21	199/17	111/55	25/18	396/20
133/19	254/20	413/12	129/22	308/18	66/18	217/83	12/84	25/20	397/20
138/18	264/19	43/21	139/22	289/18	66/19	22/21	127/18	251/07	399/20
138/84	272/19	442/21	139/71	292/21	7/71	229/20	128/07	255/12	40/04
139/17	274/18	446/21	14/22	304/18	726/04	248/19	134/21	259/16	40/06
140/20	275/19	447/21	145/17	304/20	73/21	251/19	136/21	260/17	402/21
144/97	277/11	451/21	148/21	317/15	792/65	261/21	137/20	262/20	403/20
145/21	277/99	46/19	149/18	317/21	80/21	262/18	137/22	264/21	417/21
146/20	298/19	475/05	152/21	322/19	82/08	269/20	141/19	27/13	422/21
149/15	298/20	48/19	154/02	322/20	89/10	276/21	142/21	273/10	423/21
151/20	29/06	51/21	154/20	323/18	90/18	282/19	146/19	273/19	431/19
152/20	292/19	54/20	157/19	333/21	90/20	287/21	15/21	275/20	434/05
154/21	299/18	55/21	16/19	336/20	900/09	299/21	152/10	279/21	437/19
155/20	299/20	62/09	160/20	338/21	93/21	301/19	154/18	281/15	44/62
155/21	325/19	63/19	165/22	340/20	95/11	318/21	154/87	281/21	441/21
166/52	333/20	683/07	166/79	349/18	97/21	331/21	160/74	288/19	45/17
169/59	304/21	697/07	172/17	349/20	-	340/21	168/21	29/53	452/64
172/20	309/21	71/21	177/20	349/21	-	365/19	168/91	290/15	472/01
174/17	31/16	735/00	178/20	350/20	-	372/19	169/21	292/20	49/18
175/76	310/20	76/17	187/20	358/21	-	378/21	170/20	293/20	51/22
182/21	313/17	76/20	19/21	359/12	-	384/19	174/05	293/21	534/10
184/05	315/20	77/21	194/89	359/16	-	388/21	174/21	297/11	6/51
184/21	316/12	780/00	197/87	36/04	-	394/21	178/22	301/21	60/16
185/19	33/20	83/14	199/21	361/19	-	395/21	18/60	304/16	60/22
186/22	332/18	83/19	200/21	372/21	-	400/21	181/18	305/18	606/04
188/18	335/19	852/09	208/21	374/19	-	41/21	181/21	309/01	608/00
188/97	335/20	86/19	213/19	374/21	-	432/21	183/17	317/19	61/15
196/20	336/19	92/18	217/17	377/19	-	44/22	185/21	319/20	62/20
197/21	338/19	96/71	220/60	378/11	-	443/21	186/20	320/20	632/65

(cont.)

QUADRO 7 – Compromissos Urbanísticos – por localização geográfica. (cont.)

GAFANHA DA ENCARNÇÃO			GAFANHA DA NAZARÉ			GAFANHA DO CARMO	ÍLHAVO S. SALVADOR		
198/21	339/19	-	224/21	384/21	-	61/20	189/21	32/20	637/05
20/18	353/21	-	231/20	392/21	-	64/90	19/19	324/17	64/17
202/20	359/21	-	233/18	393/19	-	77/17	19/22	33/49	68/18
203/16	365/21	-	233/20	398/19	-	81/20	191/11	33/86	68/20
209/21	37/20	-	234/21	415/19	-	816/02	192/66	330/19	685/05
215/17	370/21	-	235/20	429/19	-	84/00	195/21	334/19	69/20
215/21	337/19	-	236/21	437/21	-	88/19	197/82	344/21	69/22
216/20	34/20	-	236/90	45/21	-	-	199/61	350/21	7/21
218/18	34/95	-	24/03	450/21	-	-	201/21	352/17	702/02
220/21	347/18	-	242/17	46/21	-	-	205/20	353/17	708/07
221/21	347/20	-	243/98	47/21	-	-	207/08	353/19	733/06
228/20	335/19	-	259/17	5/09	-	-	214/58	354/20	773/01
23/93	35/85	-	259/21	507/08	-	-	223/21	355/19	81/21
231/21	358/19	-	260/20	517/06	-	-	226/21	357/20	82/61
232/08	366/20	-	263/21	52/06	-	-	228/21	359/19	865/09
	147			134		45		170	
TOTAL DE COMPROMISSOS: 496									

QUADRO 8 – Compromissos Urbanísticos – Por Localização.

FREGUESIA	Total
Gafanha da Encarnção	147
Gafanha da Nazaré	134
Gafanha do Carmo	45
Ílhavo - São Salvador	170
Total de Compromissos	496

Fonte: CMI, DOPGU/DPOM, fevereiro 2022, retificado em maio 2022 e atualizado em junho de 2022.

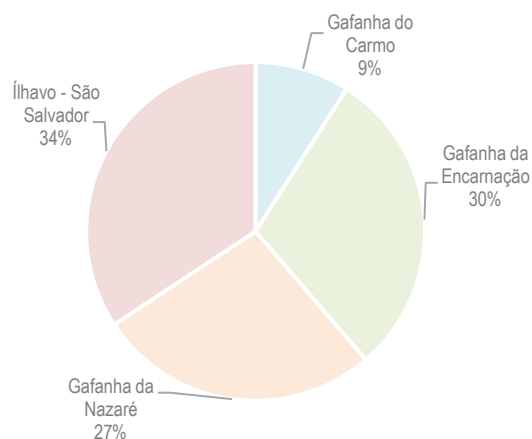


GRÁFICO 2 – Compromissos Urbanísticos – Por Localização.
Fonte: CMI, DOPGU/DPOM, fevereiro 2022, retificado em maio 2022 e atualizado em junho de 2022.

3. CONCLUSÃO

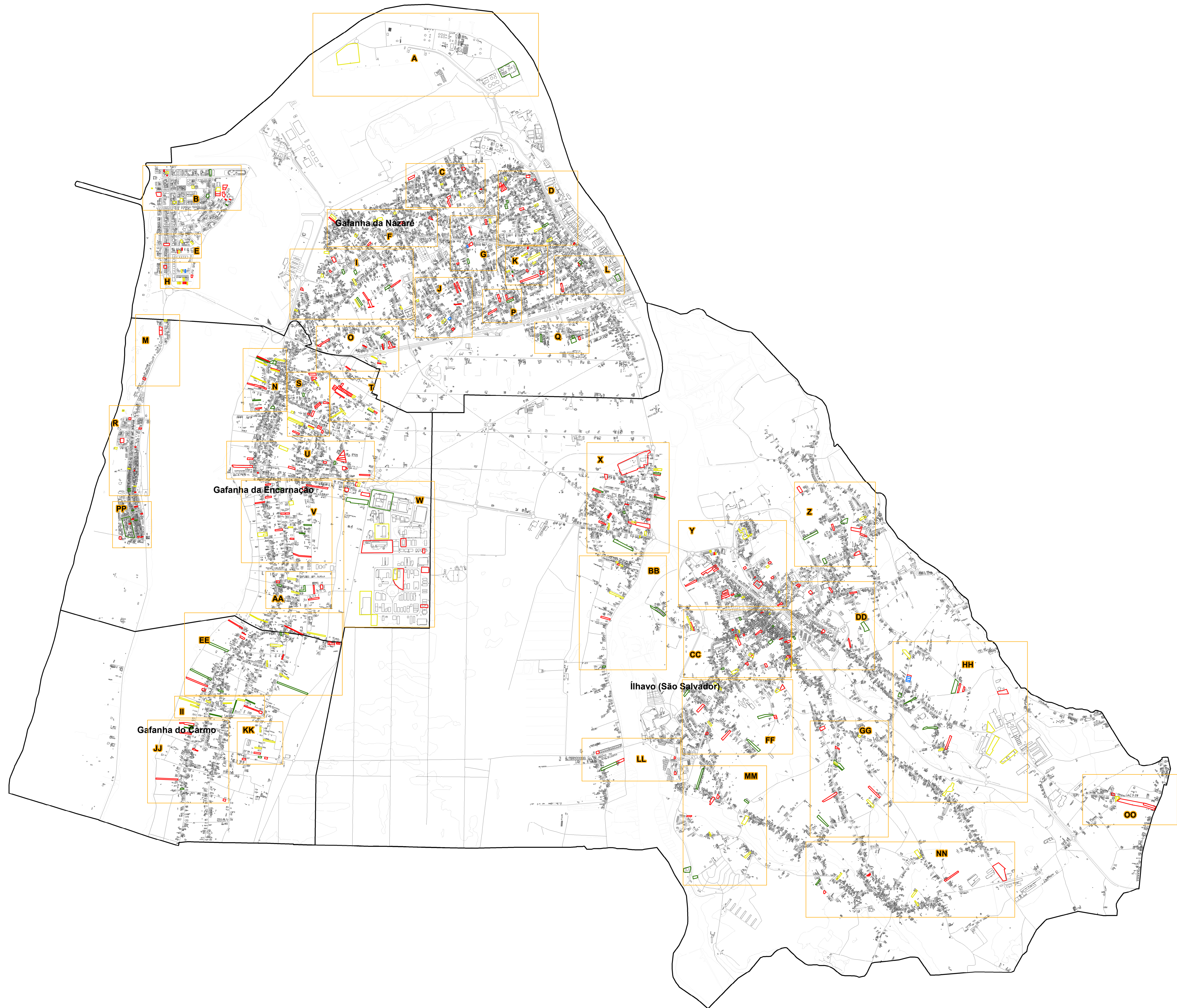
Os 496 compromissos urbanísticos em apreço, identificados na Planta de Compromissos apresentada no ponto seguinte, correspondem a:

- 268 alvarás de licença (54%);
- 85 informações prévias favoráveis (17%);
- 6 títulos de comunicação prévia de operação urbanística (1%);
- 137 deferimentos de projetos de arquitetura (28%).

e distribuem-se geograficamente, pelas freguesias, da seguinte forma:

- 147 na Gafanha da Encarnação (30%);
- 134 na Gafanha da Nazaré (27%);
- 45 na Gafanha do Carmo (9%);
- 170 em Ílhavo - São Salvador (34%).

4. PLANTA DOS COMPROMISSOS URBANÍSTICOS



- LEGENDA**
- TIPO DE COMPROMISSO**
- Deferimento de Projeto de Arquitetura
 - Alvará de Licença
 - Informação Prévia Favorável em Vigor
 - Título de Comunicação Prévia de Operação Urbanística

N

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0 10 20 30 40 50 60 70 80 90 100

Escala gráfica

Projeto de Urbanização

Ilhavo (São Salvador)

Plano Diretor Municipal

Alteração

Planta dos Compromissos Urbanísticos

Febrero de 2022

Alteração

pdmilhavo

Plano Diretor Municipal

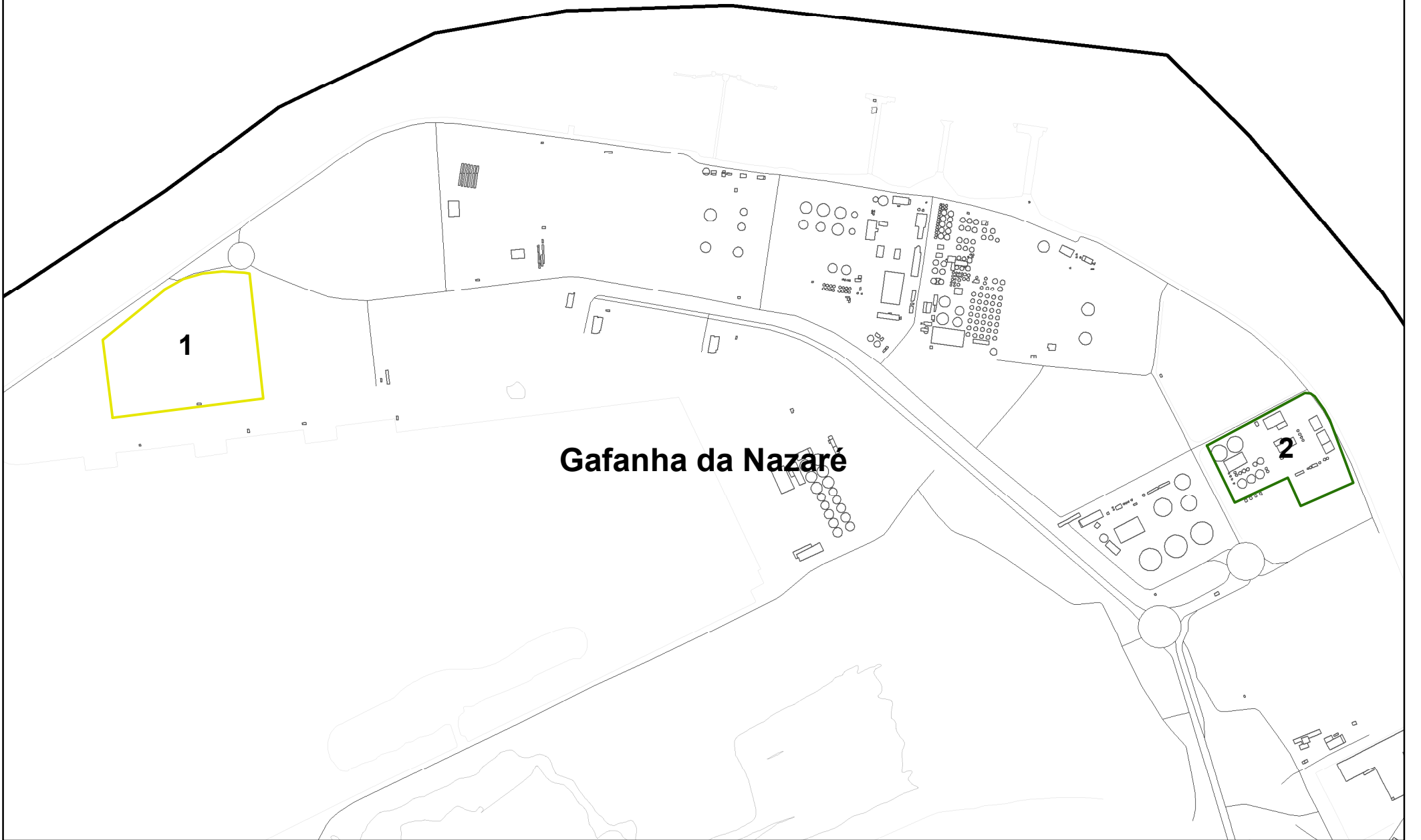
Planta dos Compromissos Urbanísticos



Il.3

Febrero de 2022

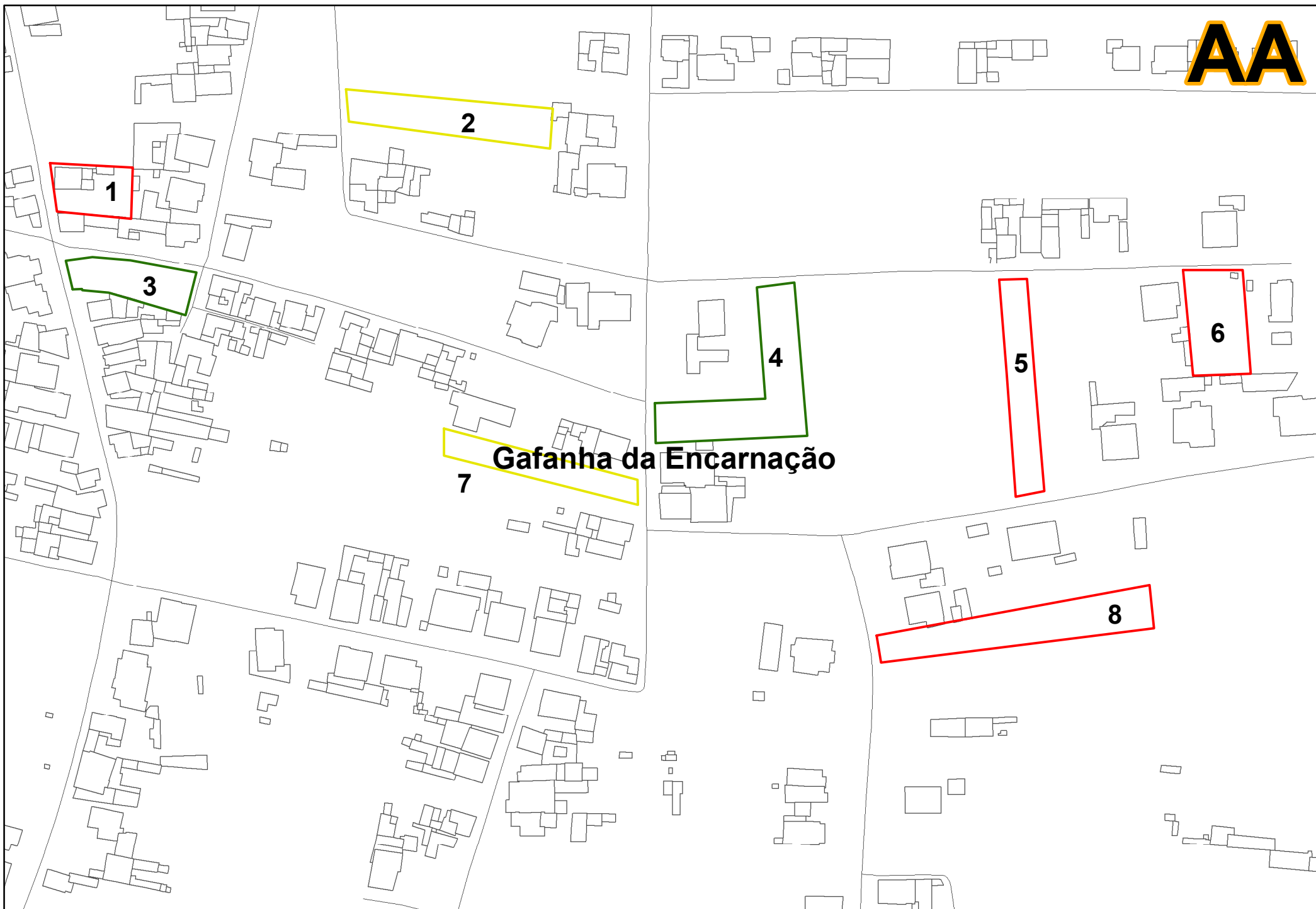
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Gafanha da Nazaré

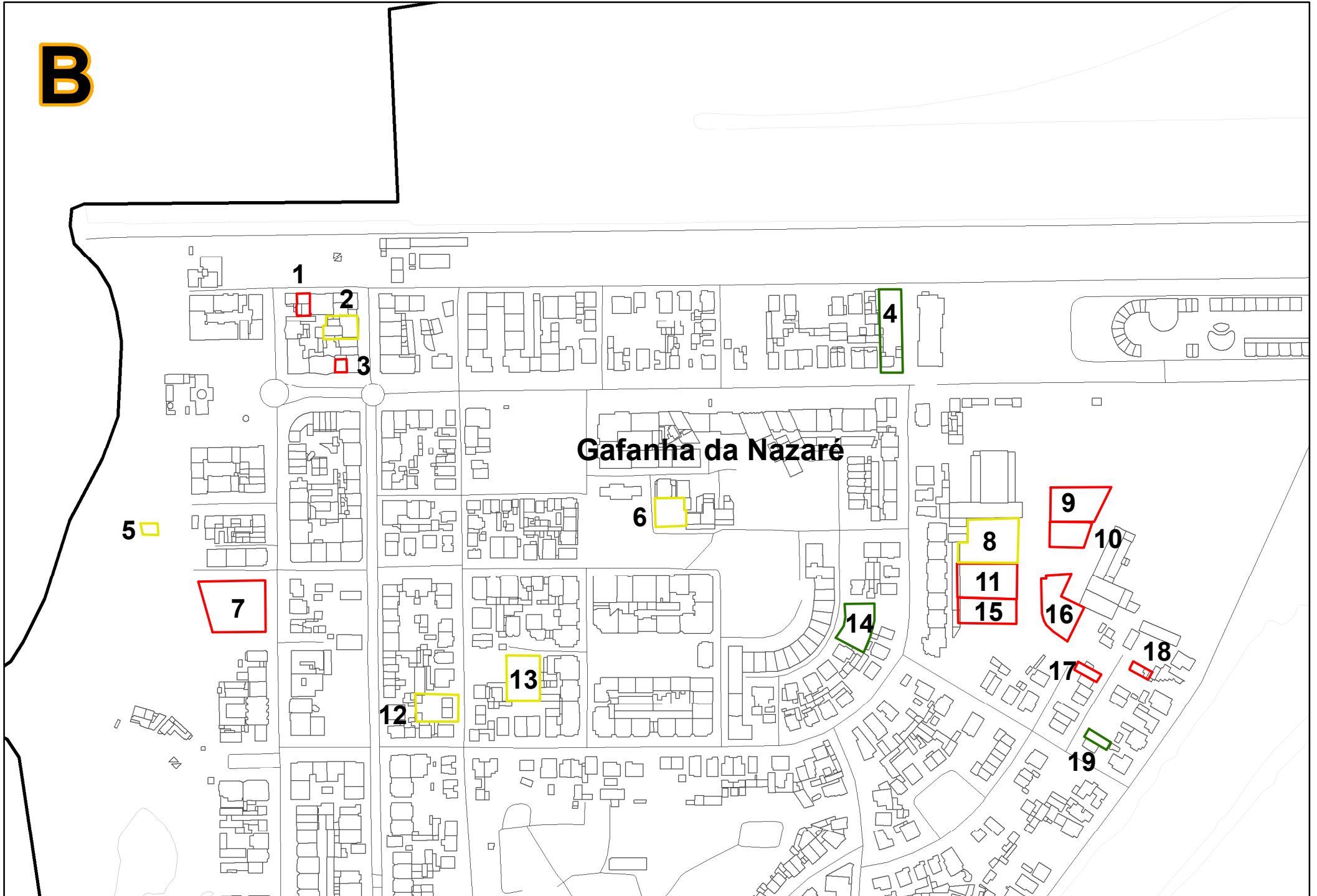
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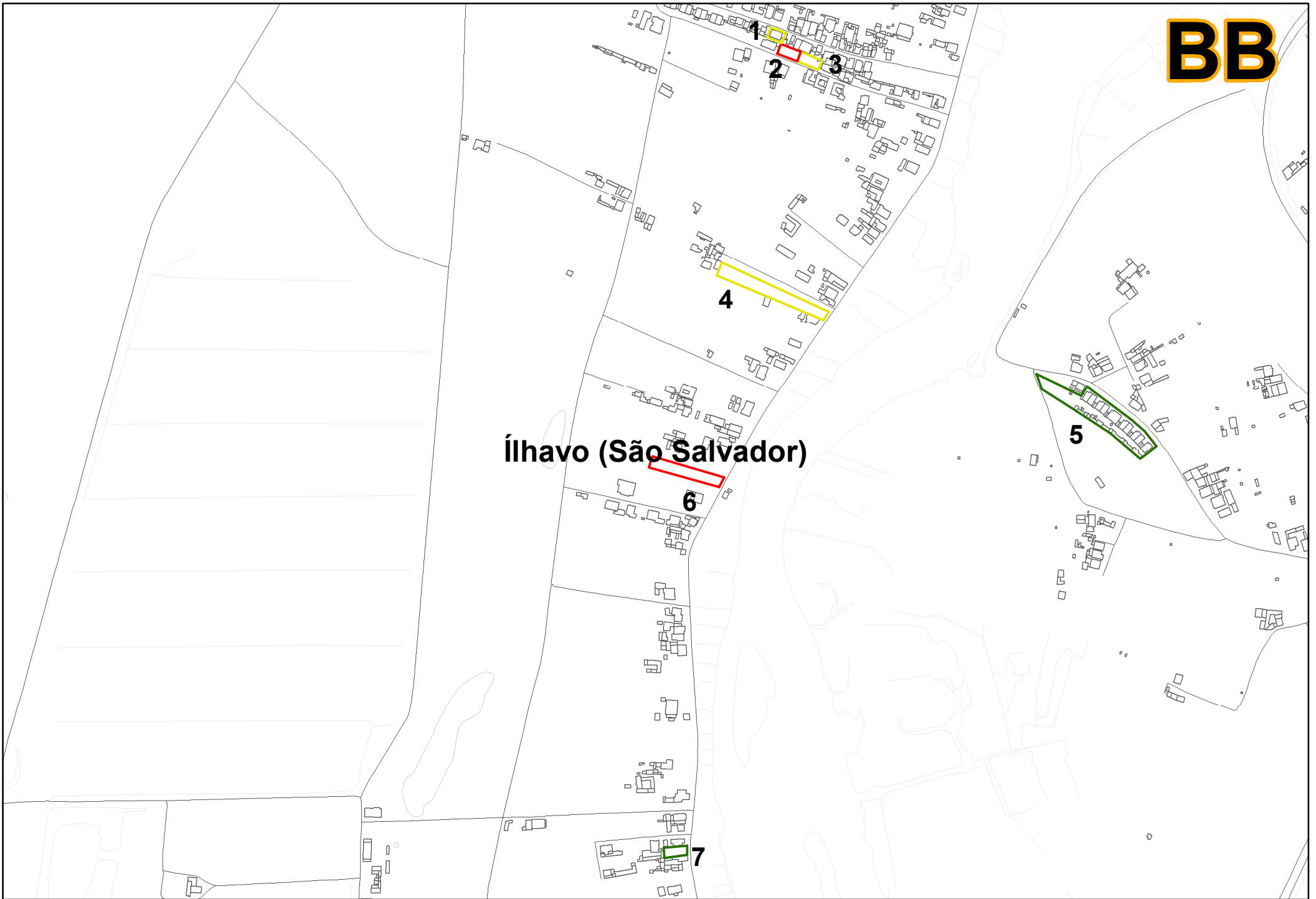
Gafanha da Encarnação

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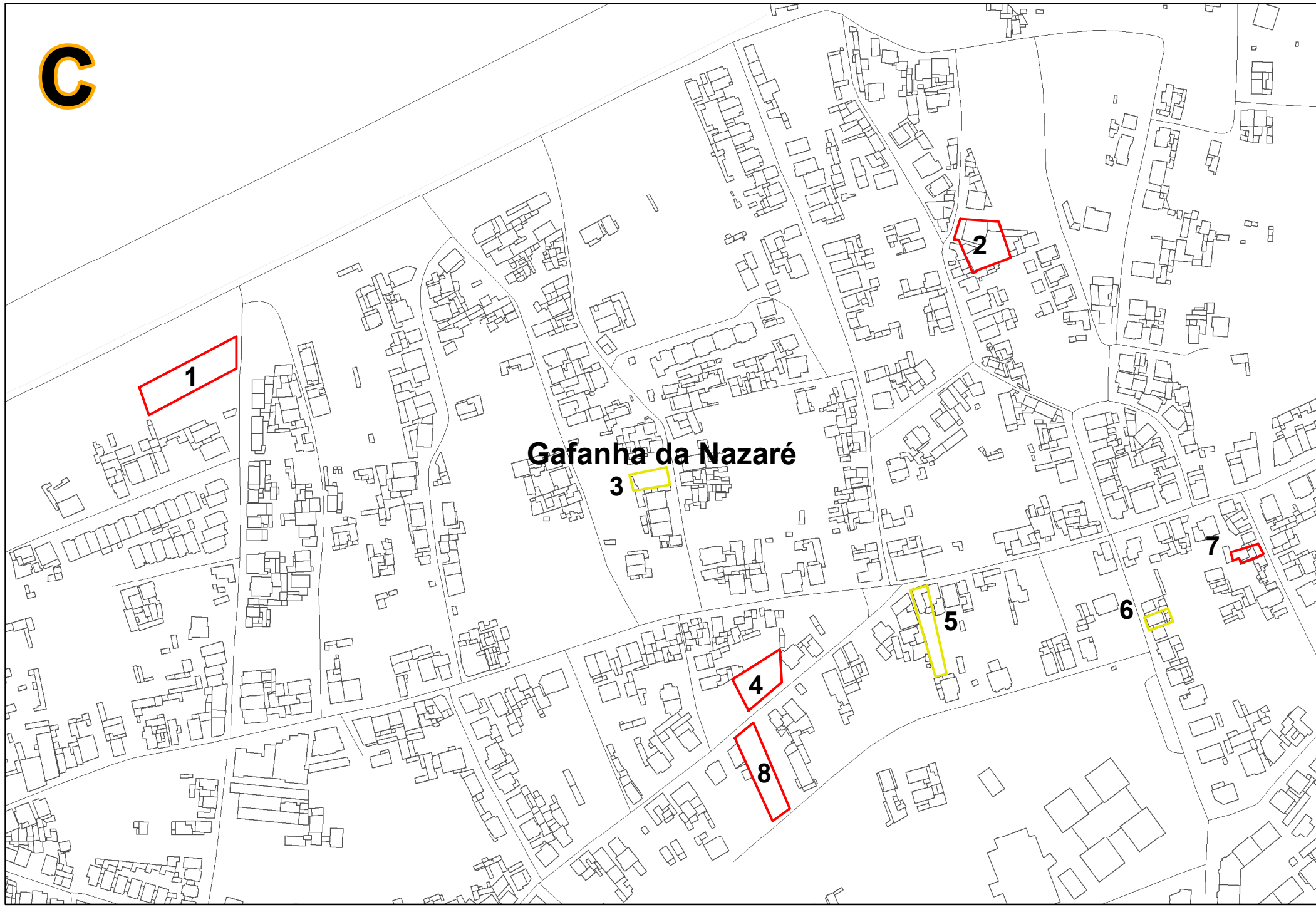


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Ílhavo (São Salvador)



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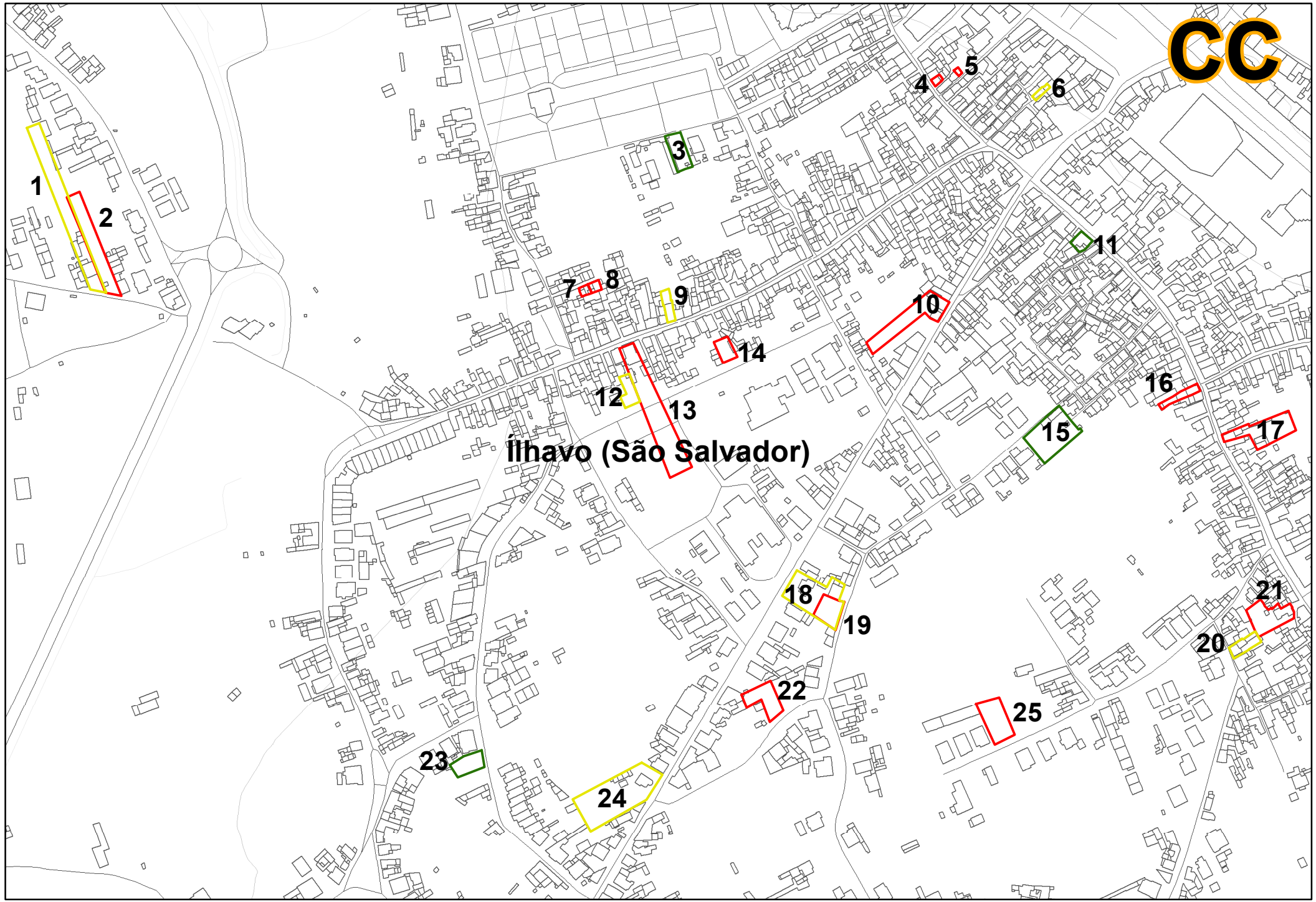
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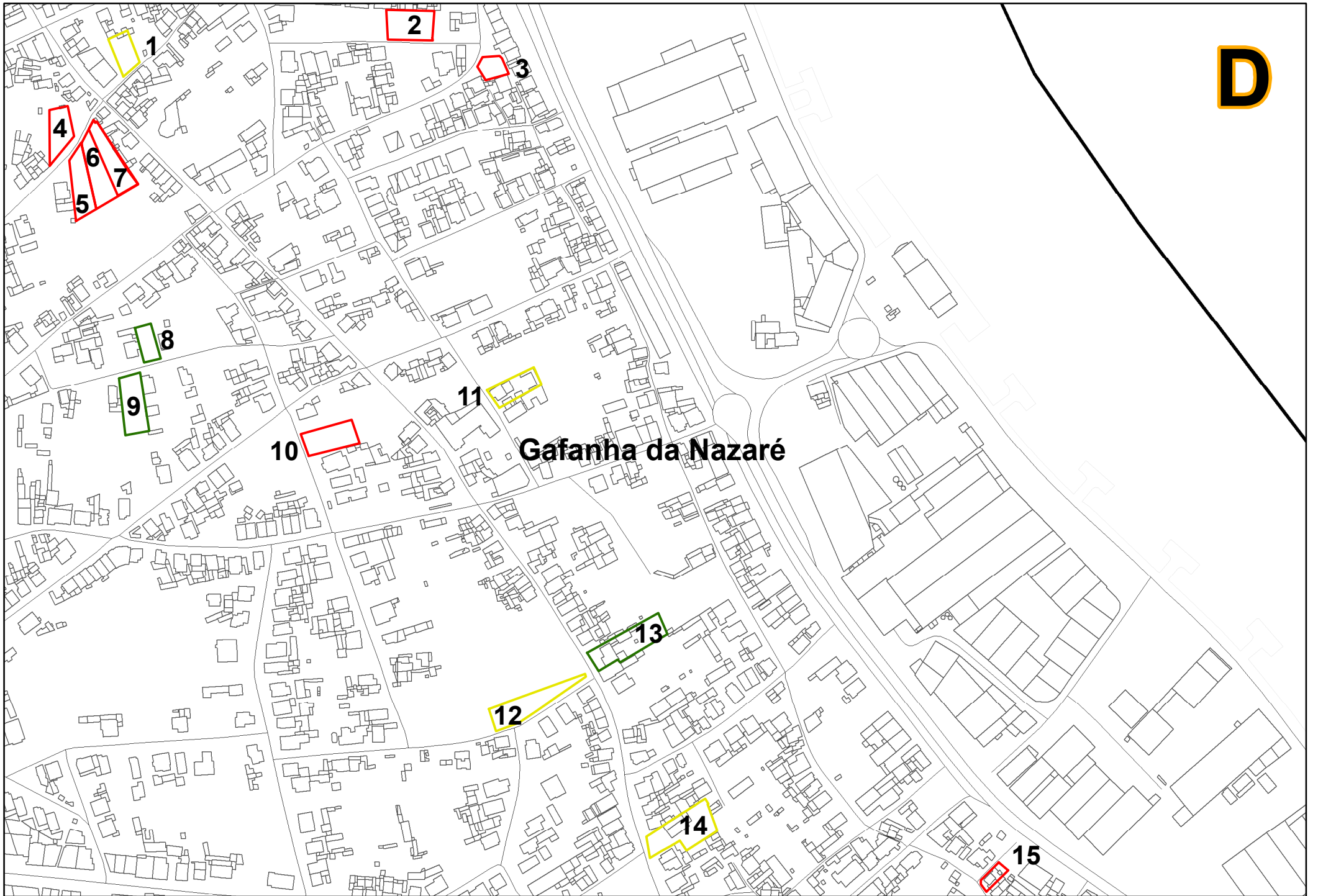
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Ílhavo (São Salvador)





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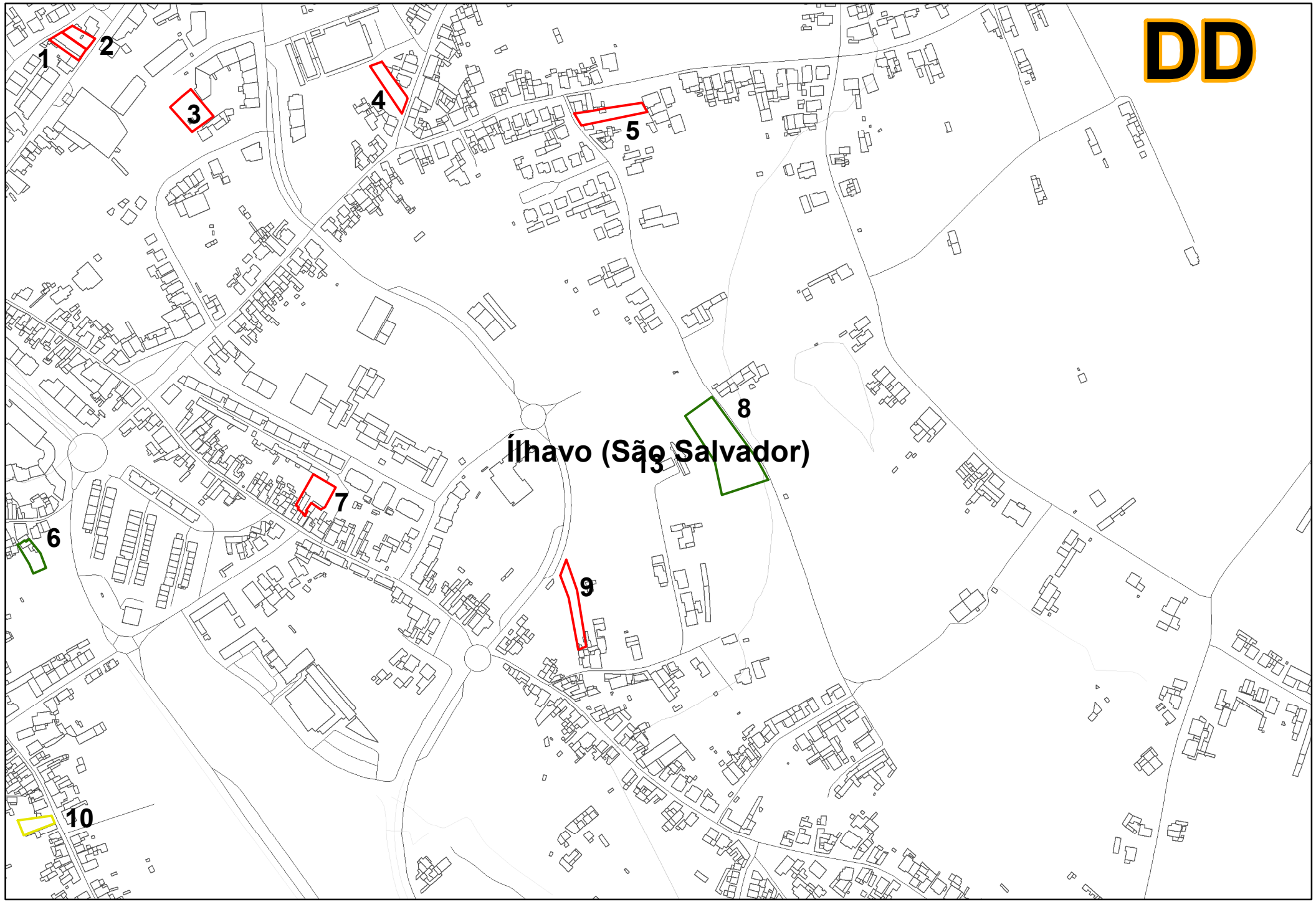
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Gafanha da Nazaré

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Ílhavo (São Salvador)



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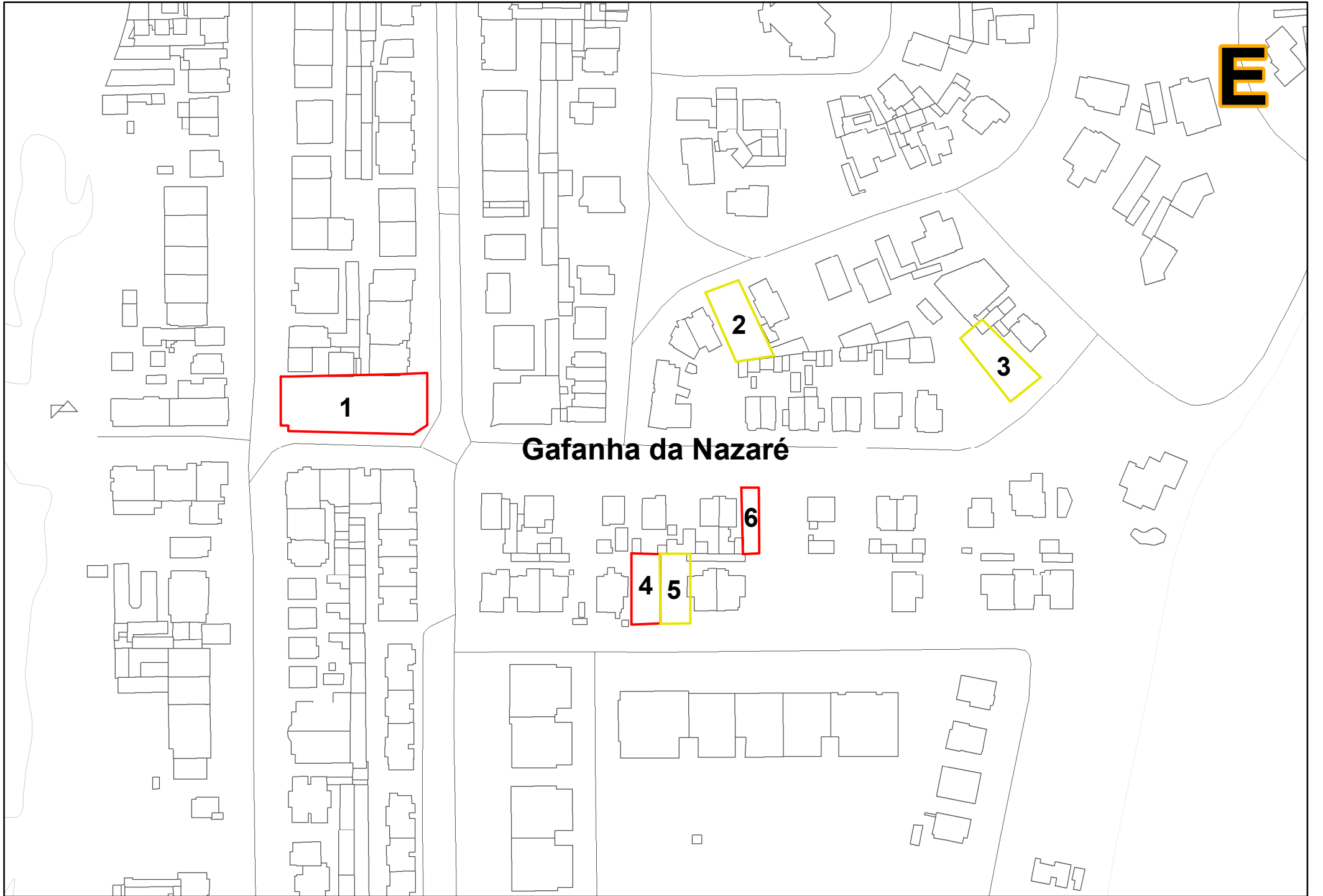
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Gafanha da Nazaré

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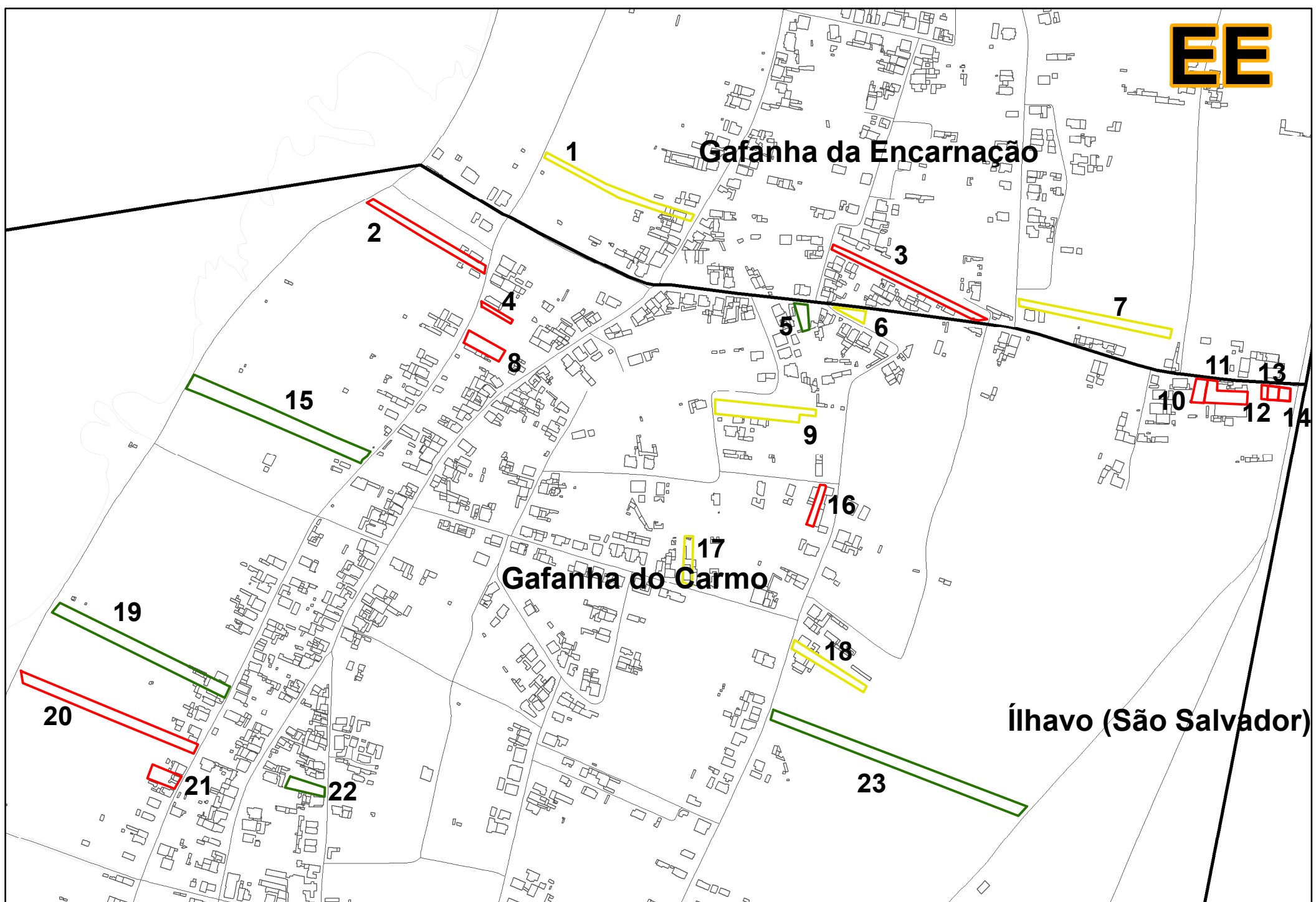
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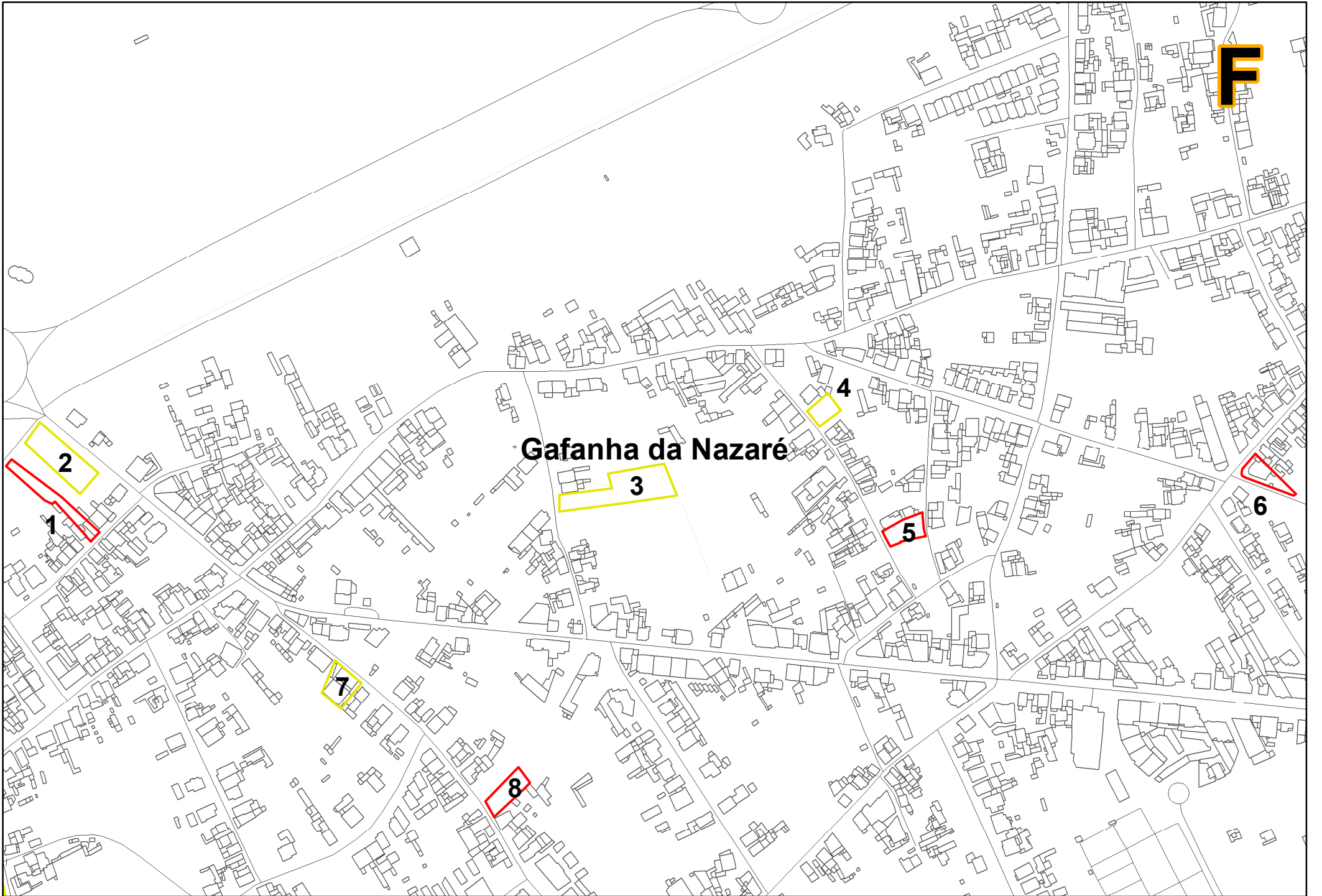
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Gafanha da Encarnação

Gafanha do Carmo

Ílhavo (São Salvador)





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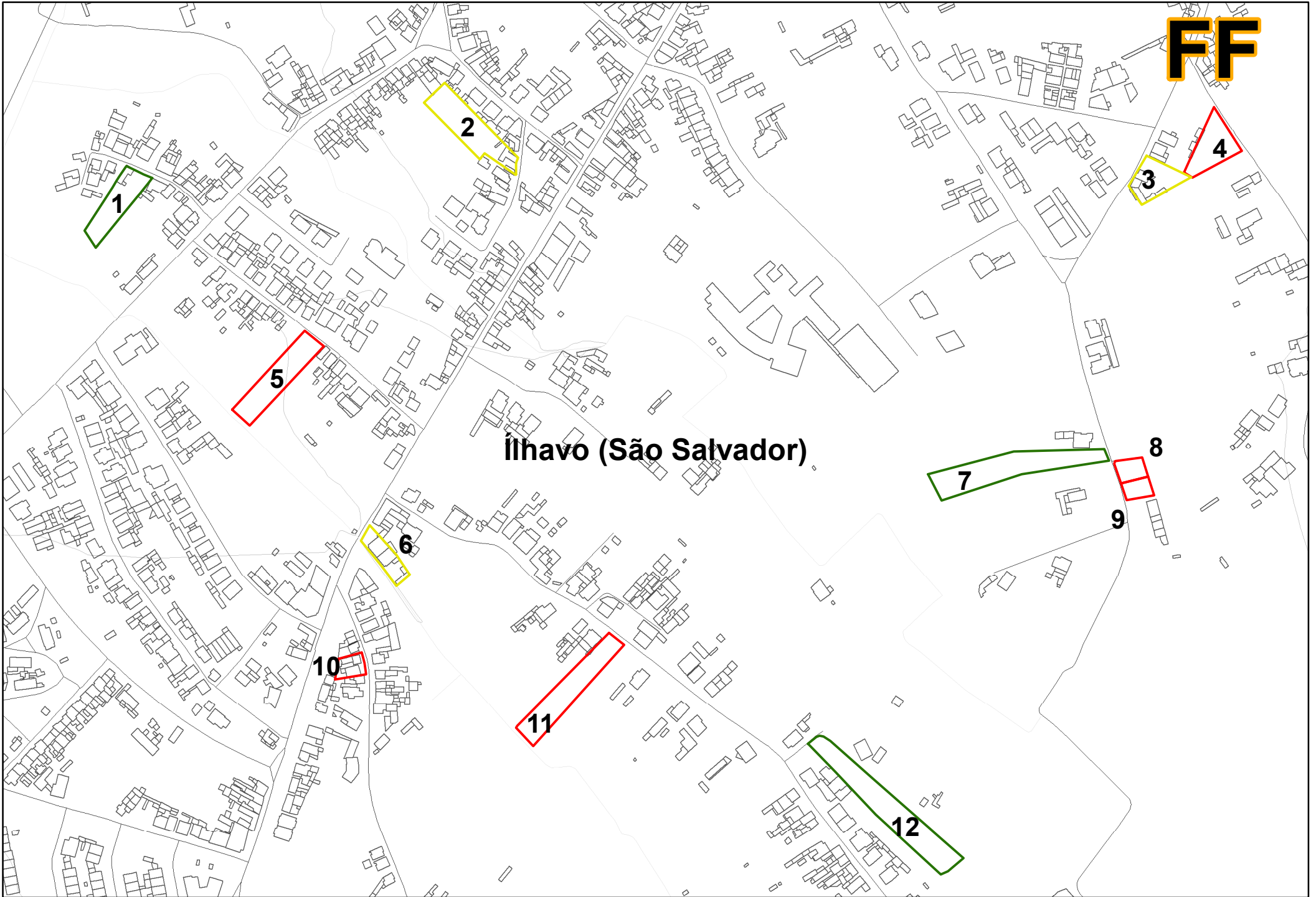
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Ilhavo (São Salvador)

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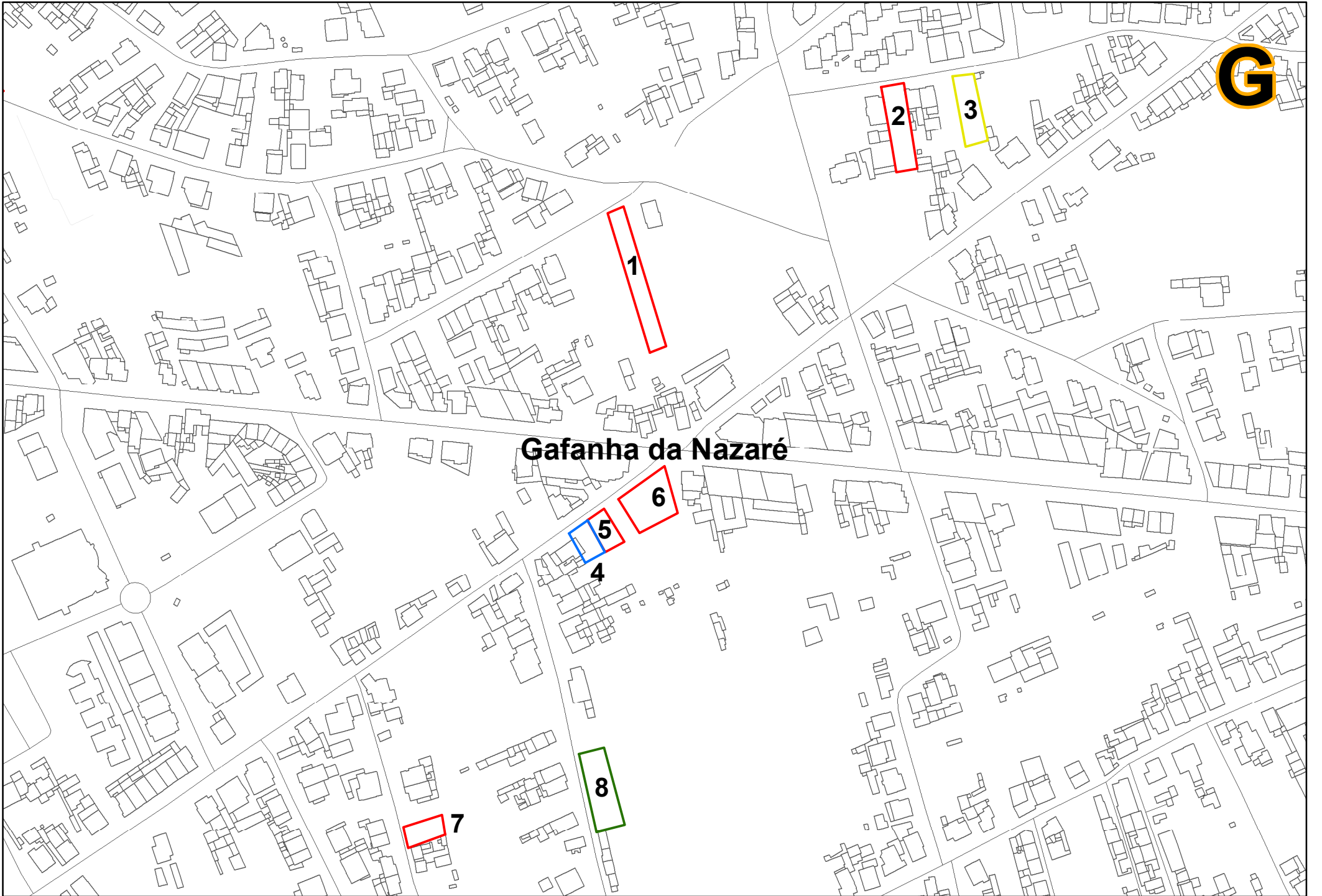
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Gafanha da Nazaré



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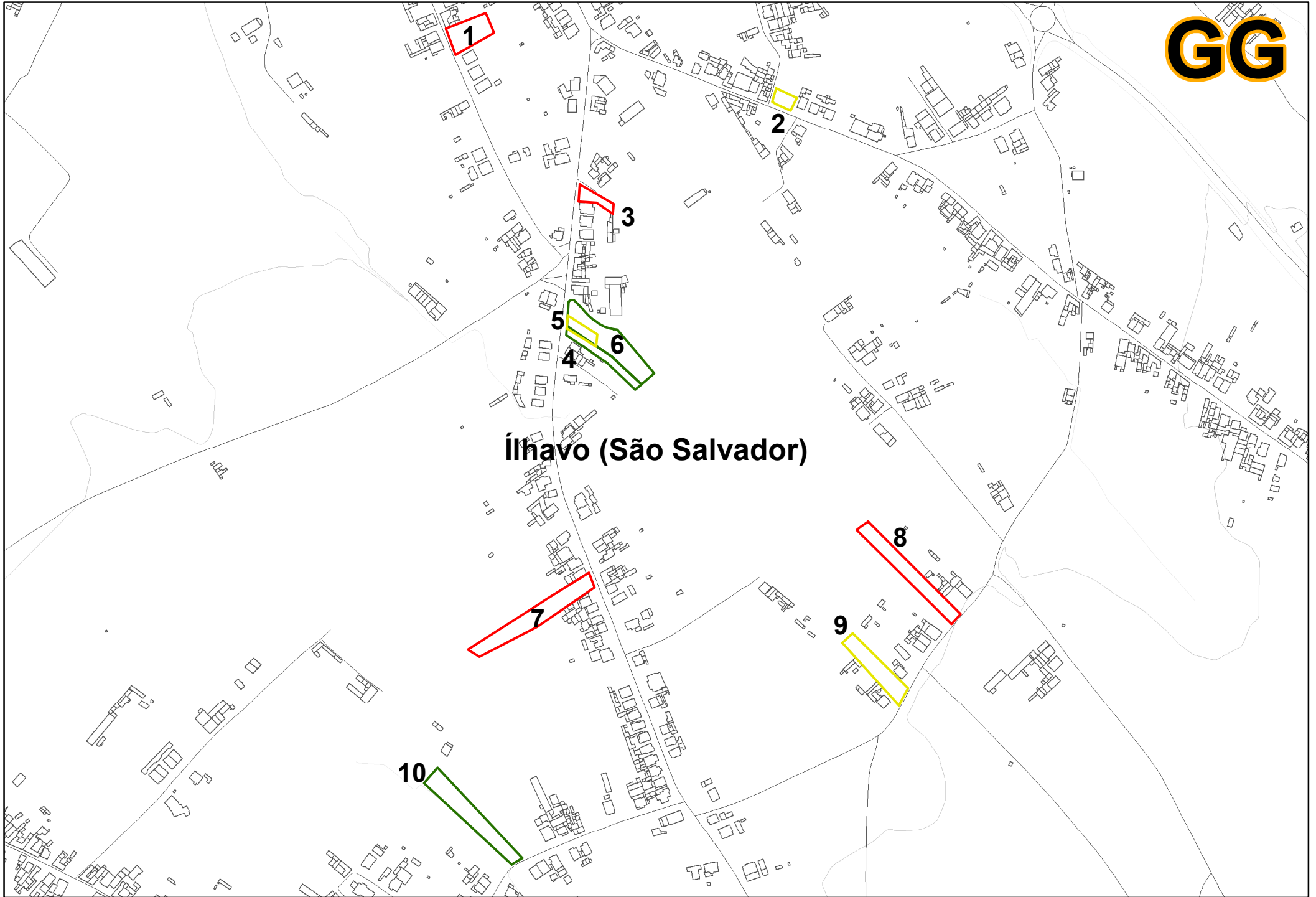
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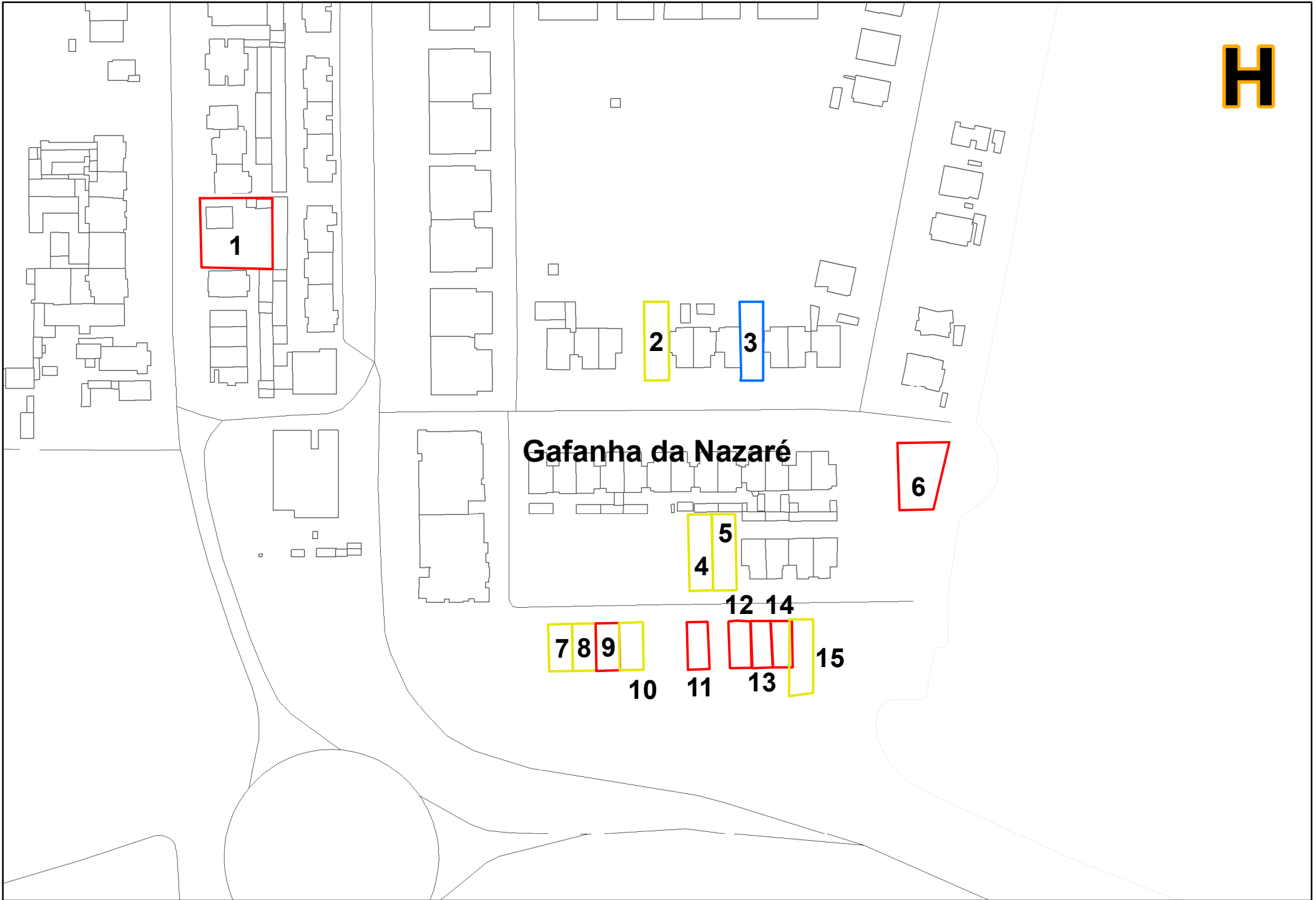
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Gafanha da Nazaré

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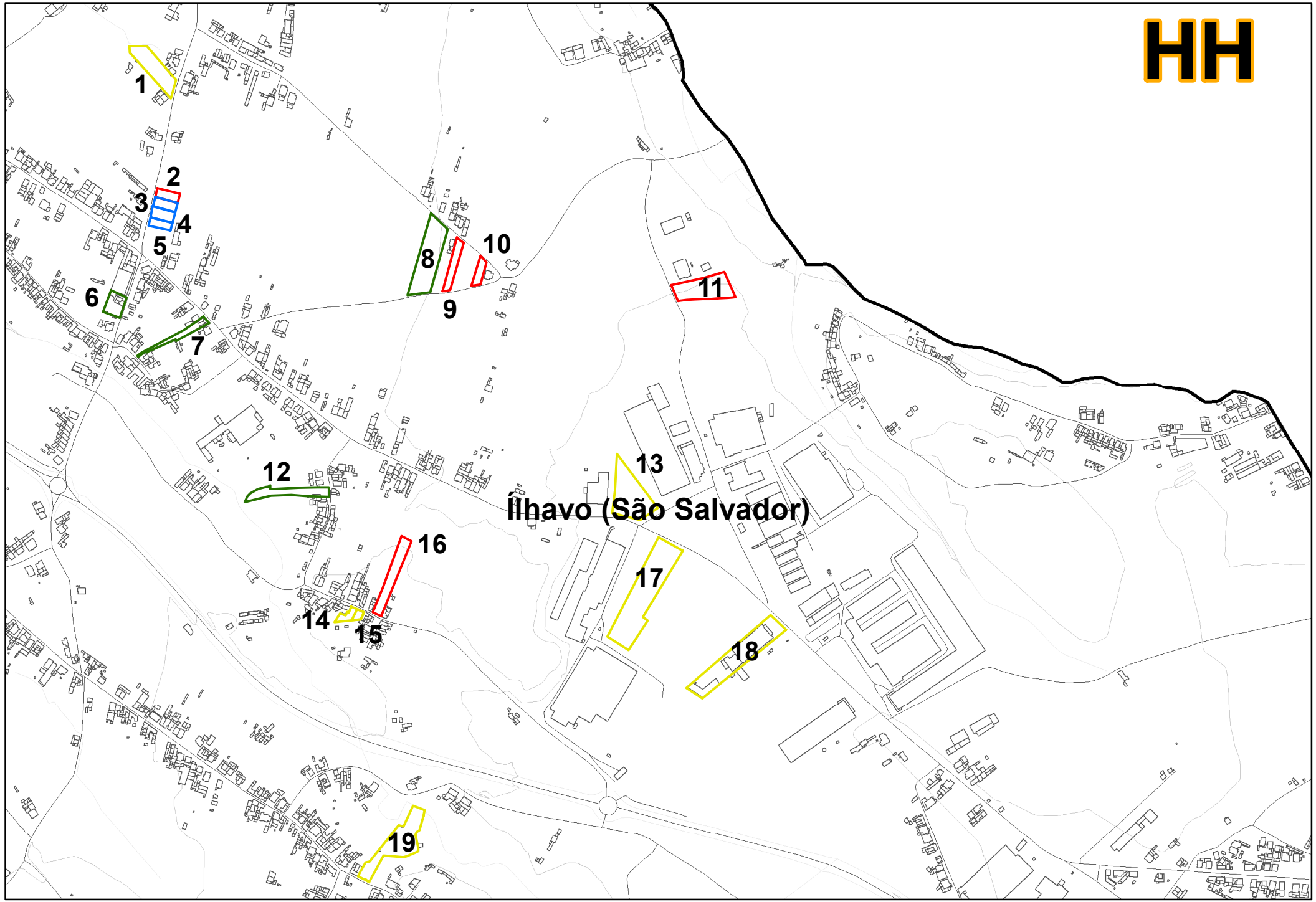
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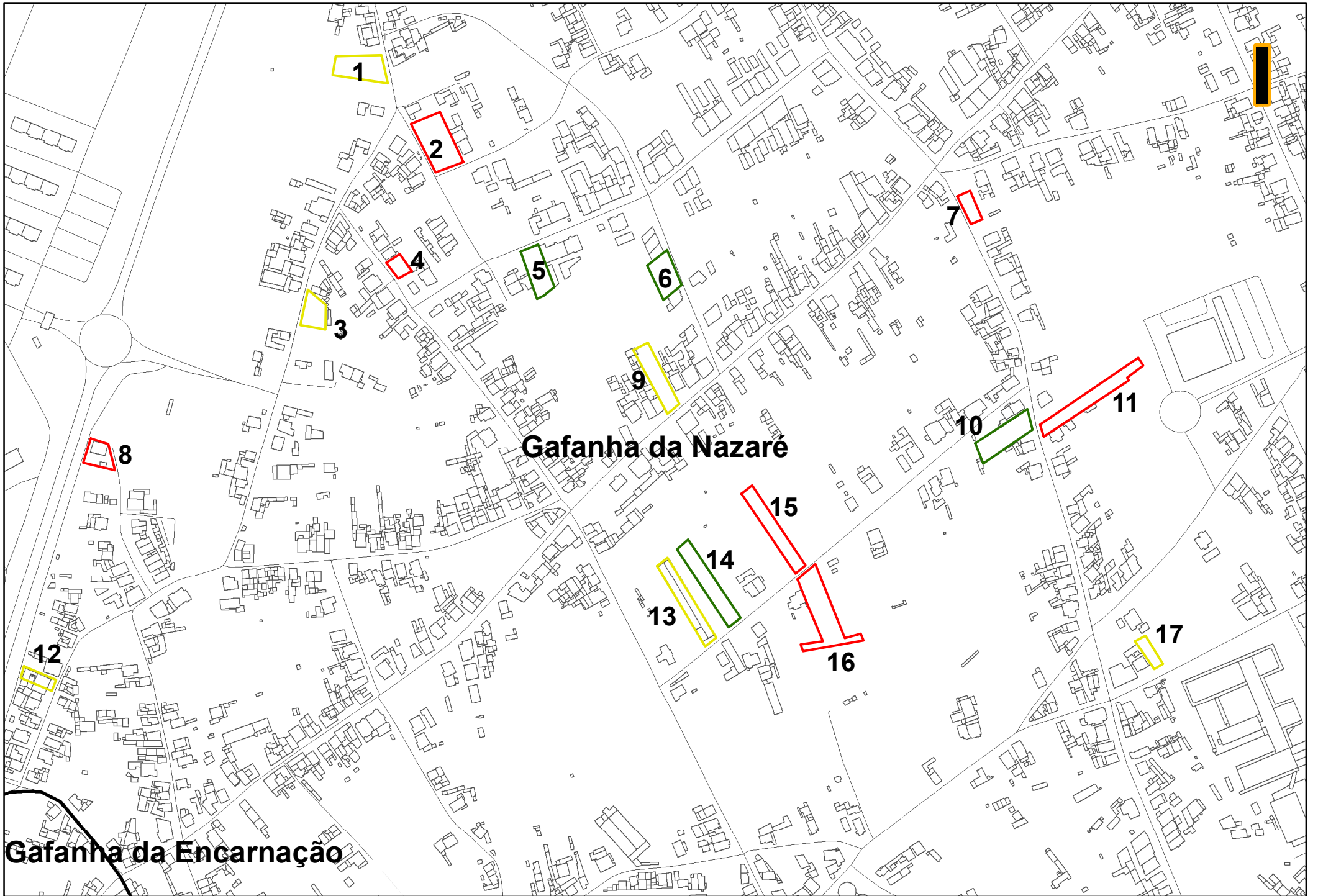
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Ílhavo (São Salvador)





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Gafanha da Nazaré

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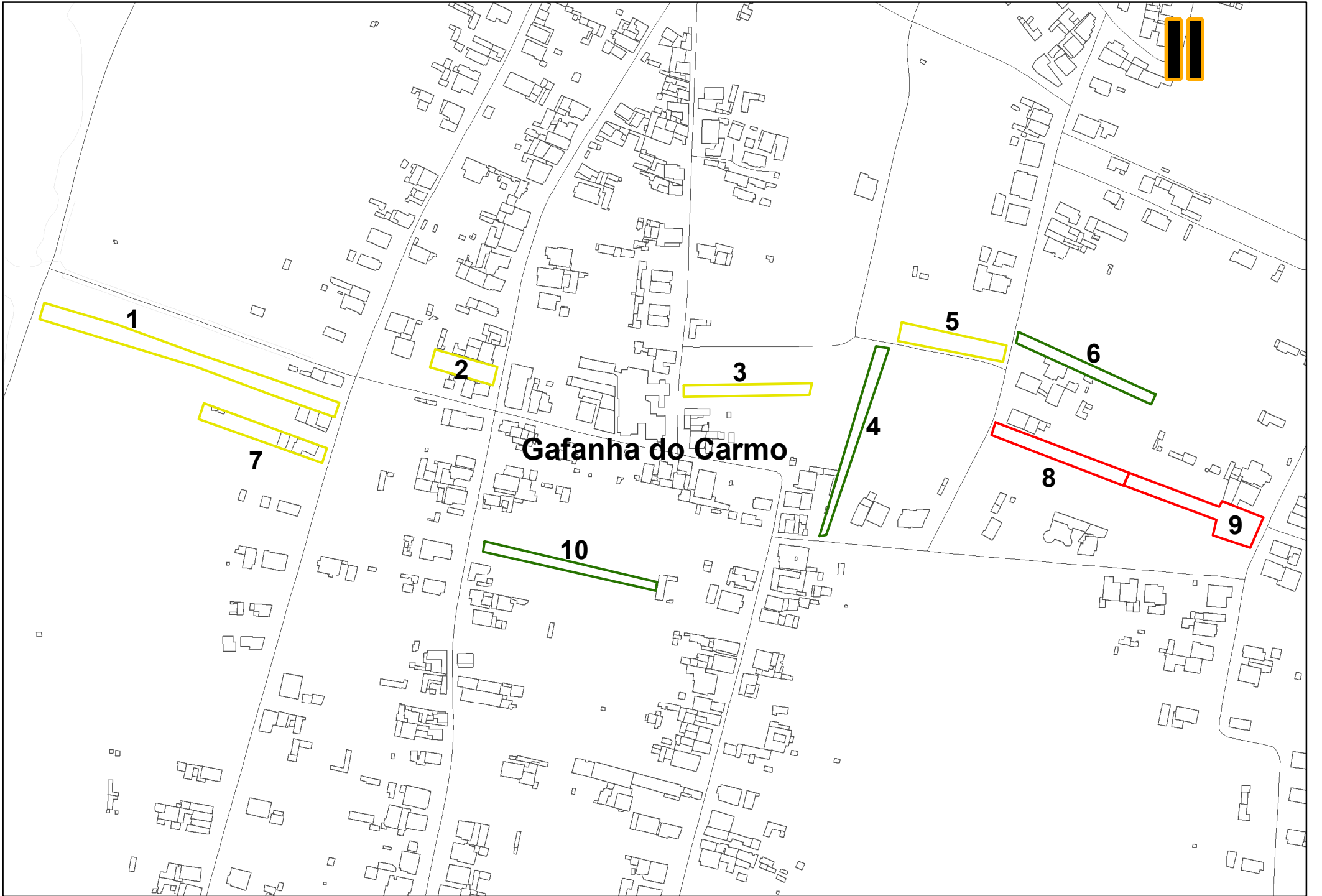
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Gafanha da Encarnação



Gafanha do Carmo

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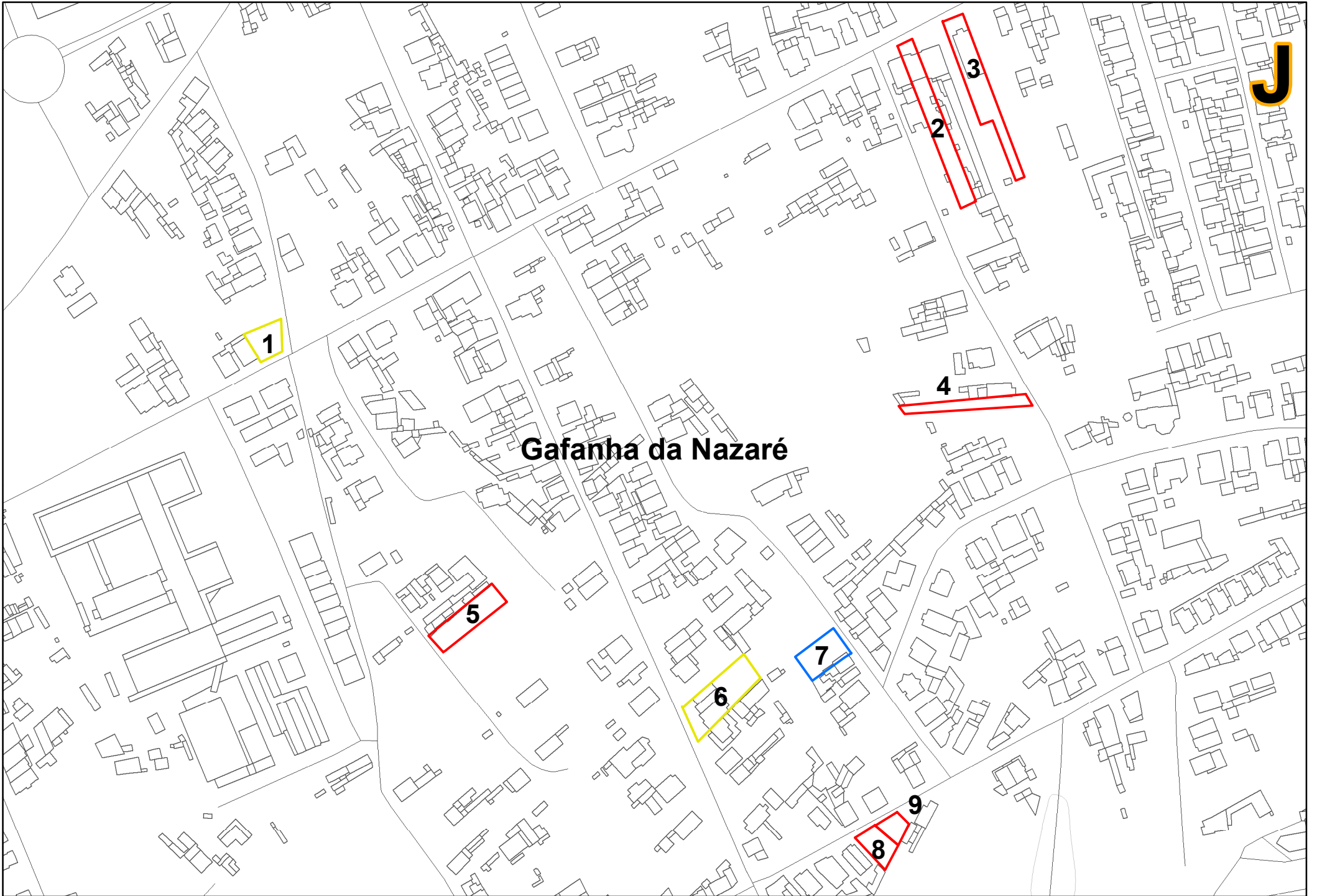
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Gafanha da Nazaré

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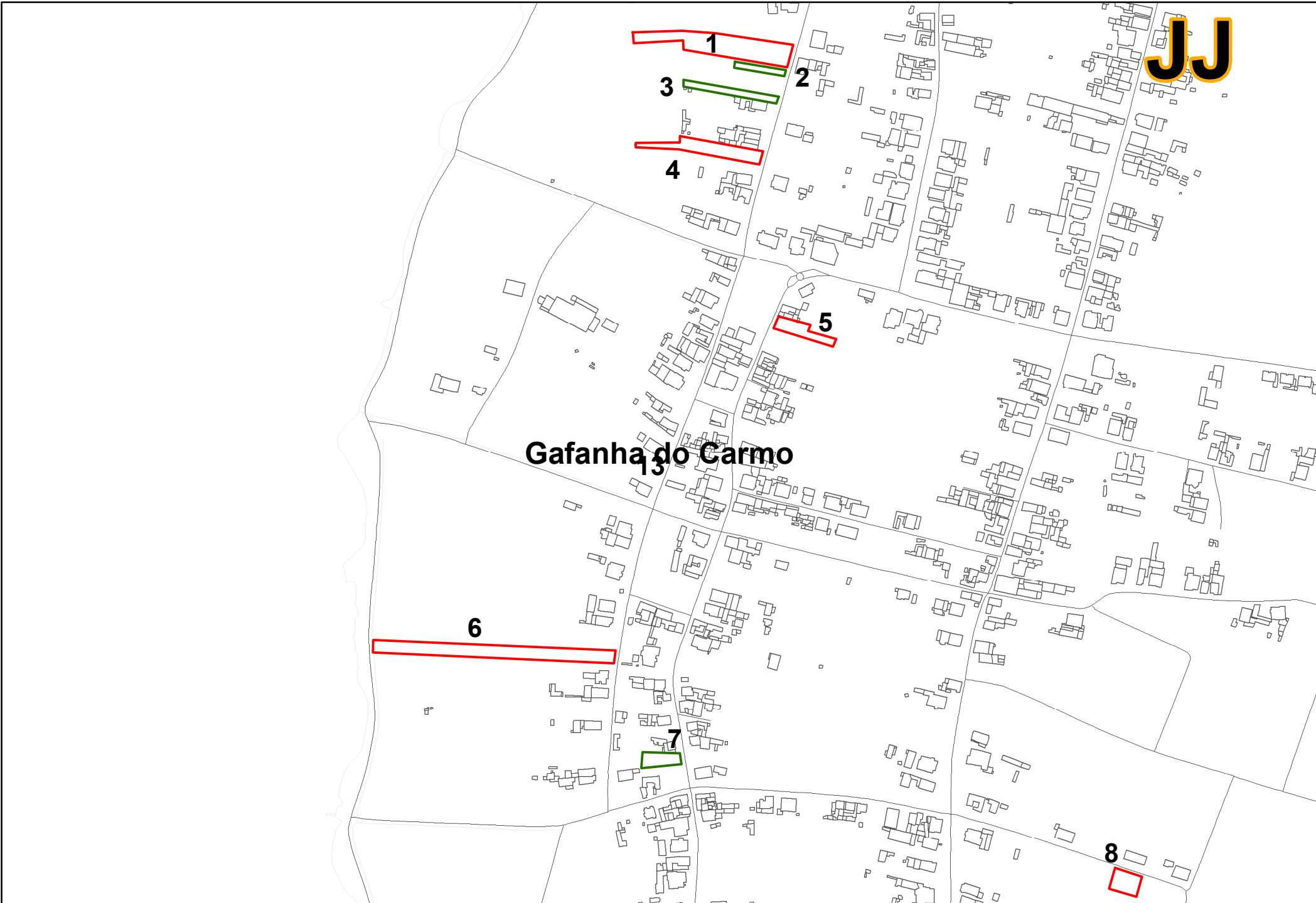


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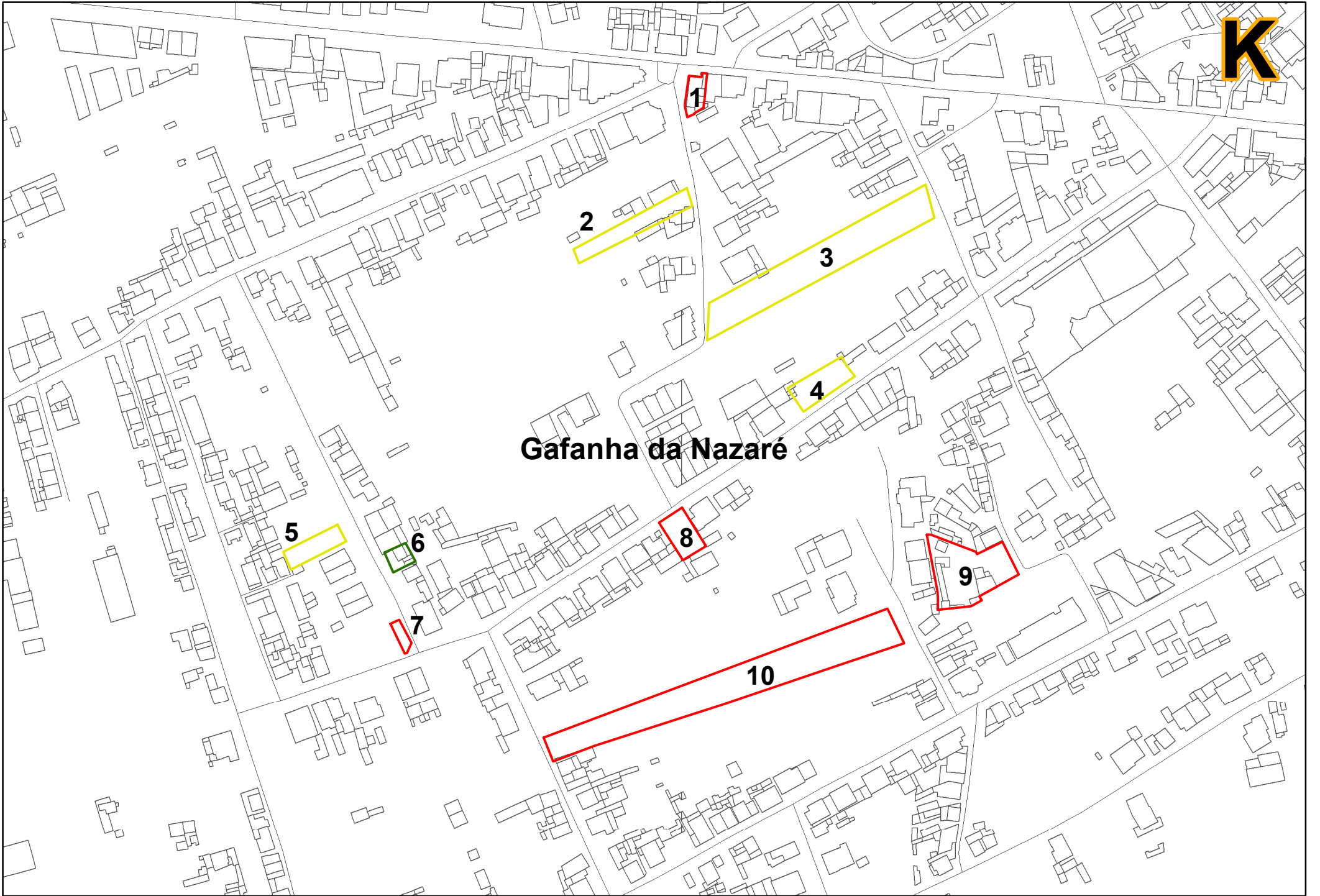
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Gafanha do Carmo



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Gafanha da Nazaré



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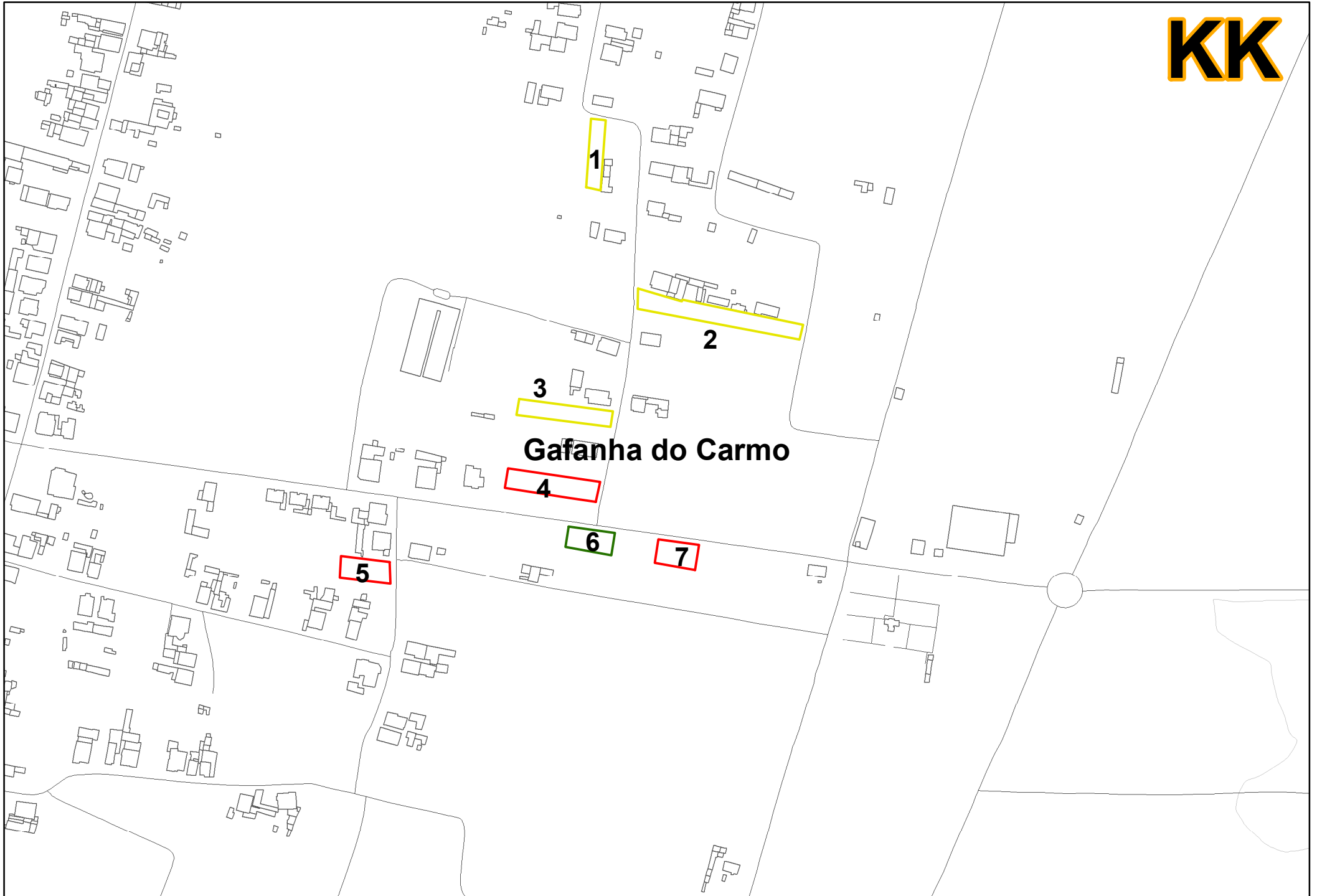
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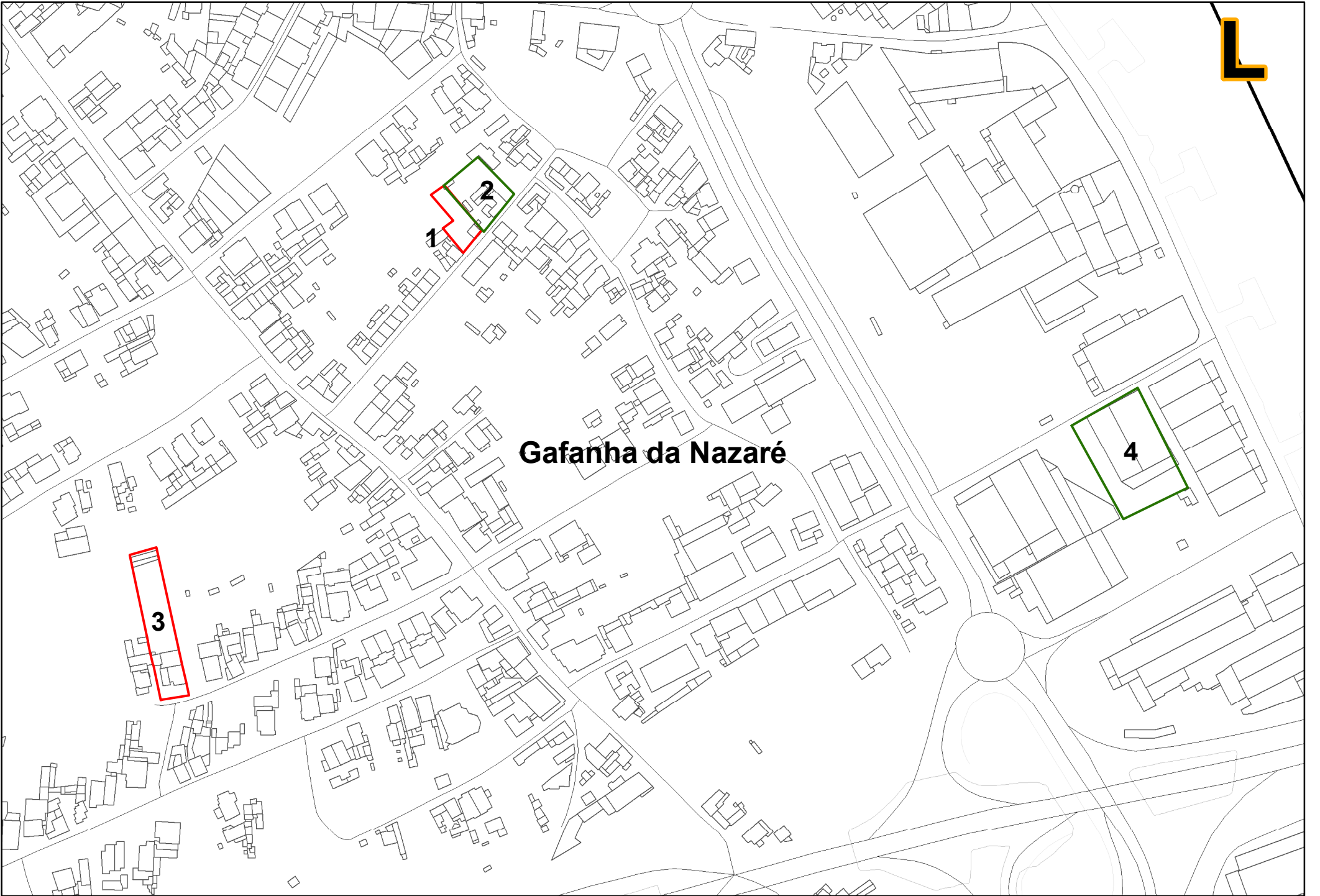
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Gafanha do Carmo

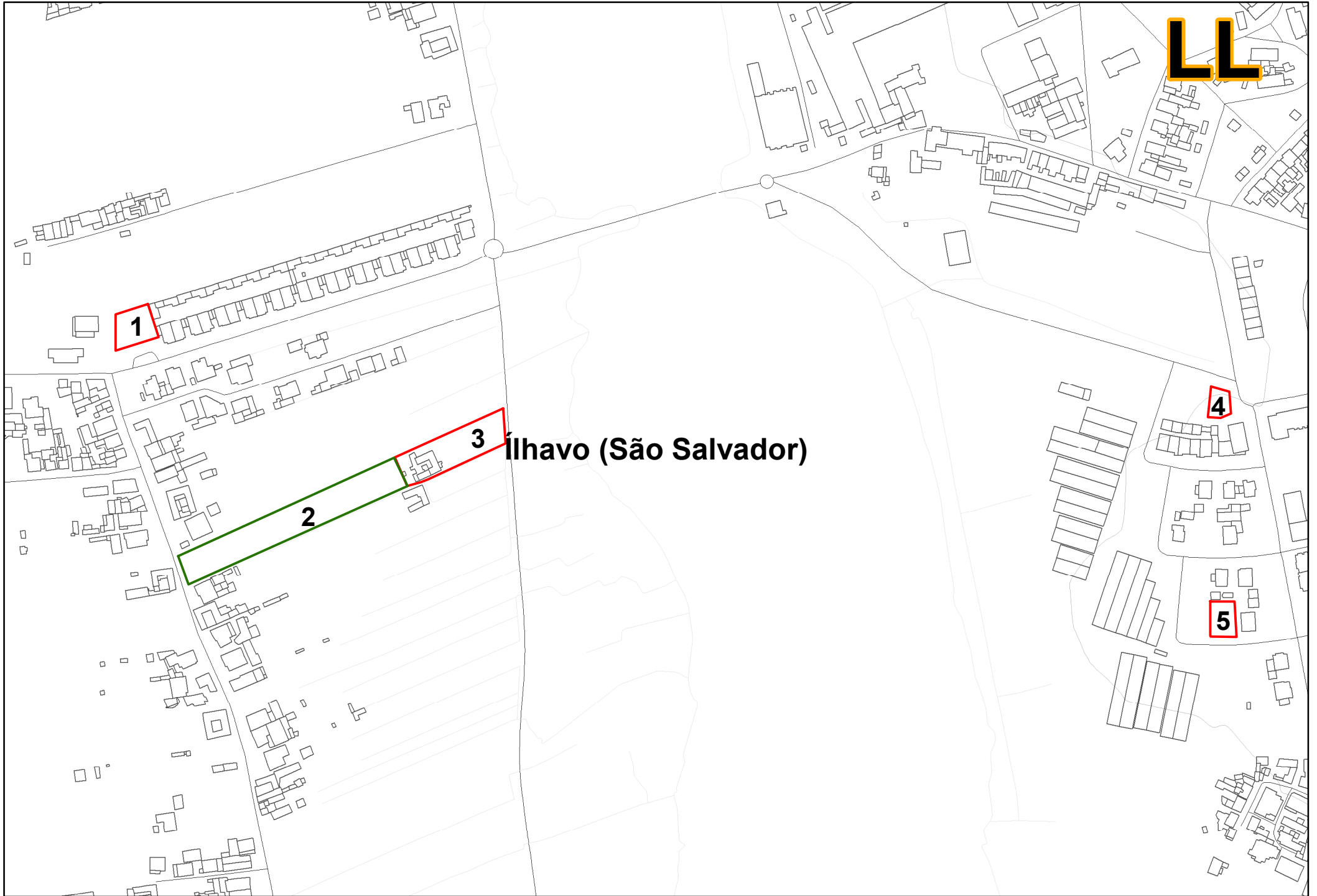


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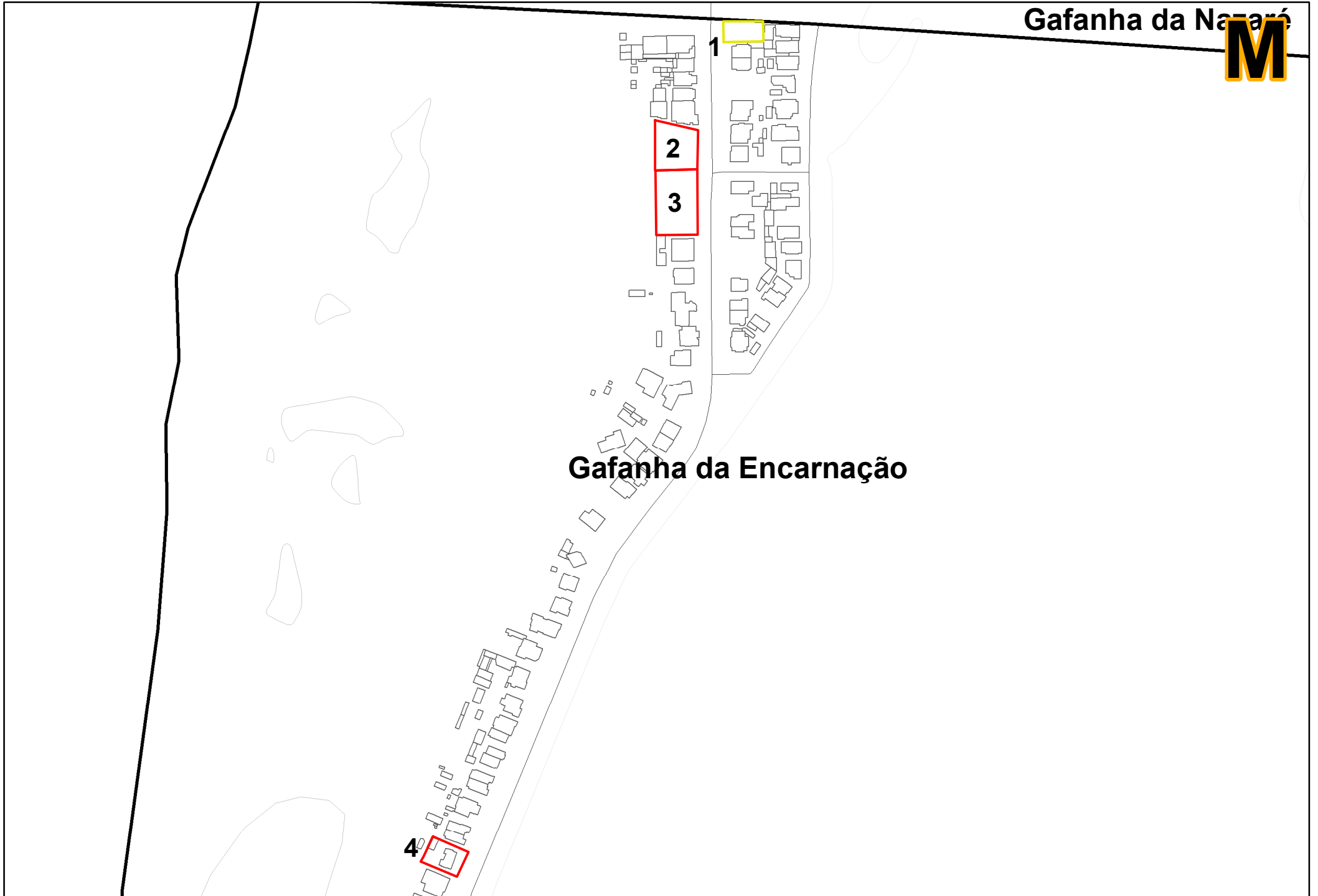
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Gafanha da Nazaré

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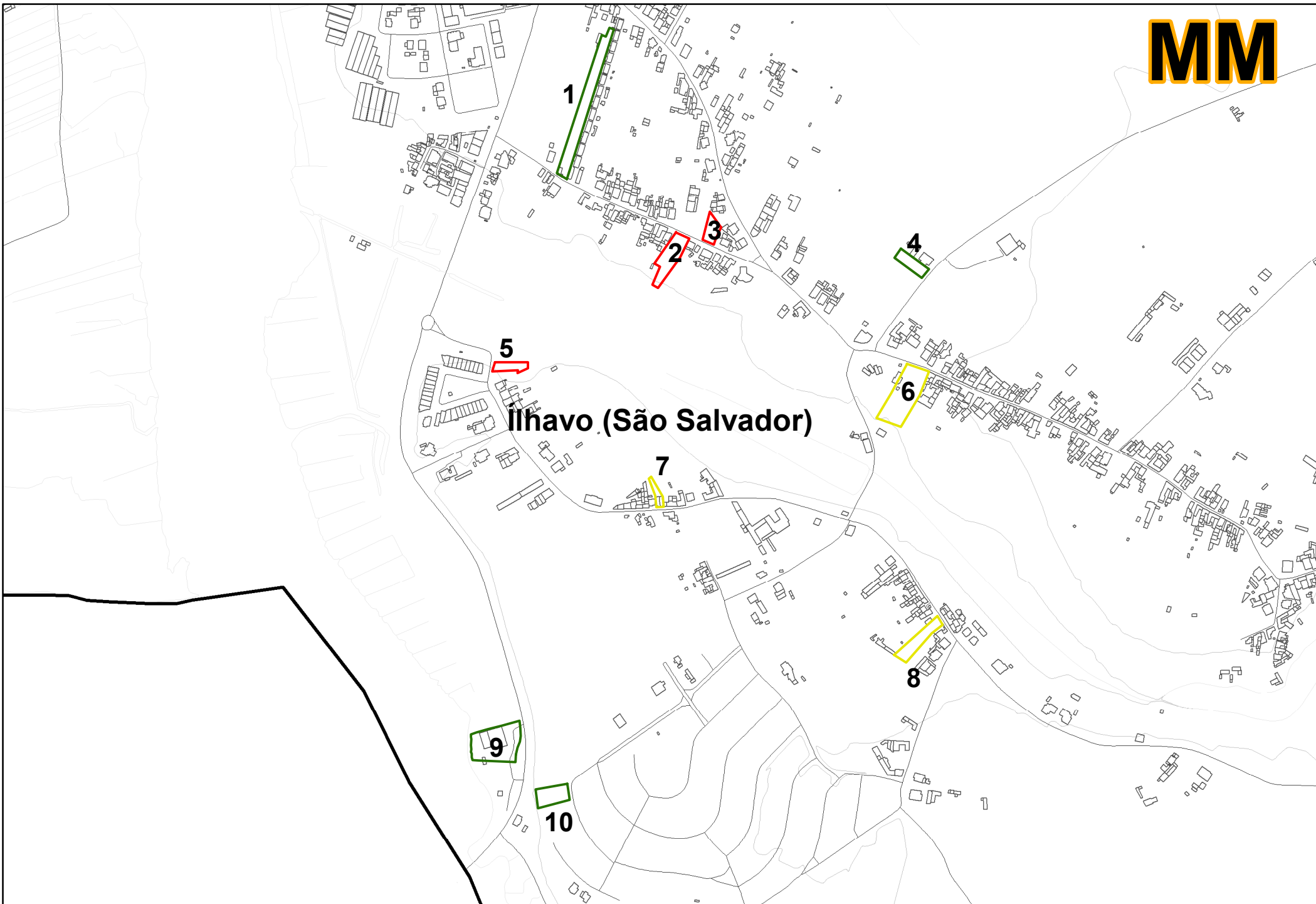
Ilhavo (São Salvador)



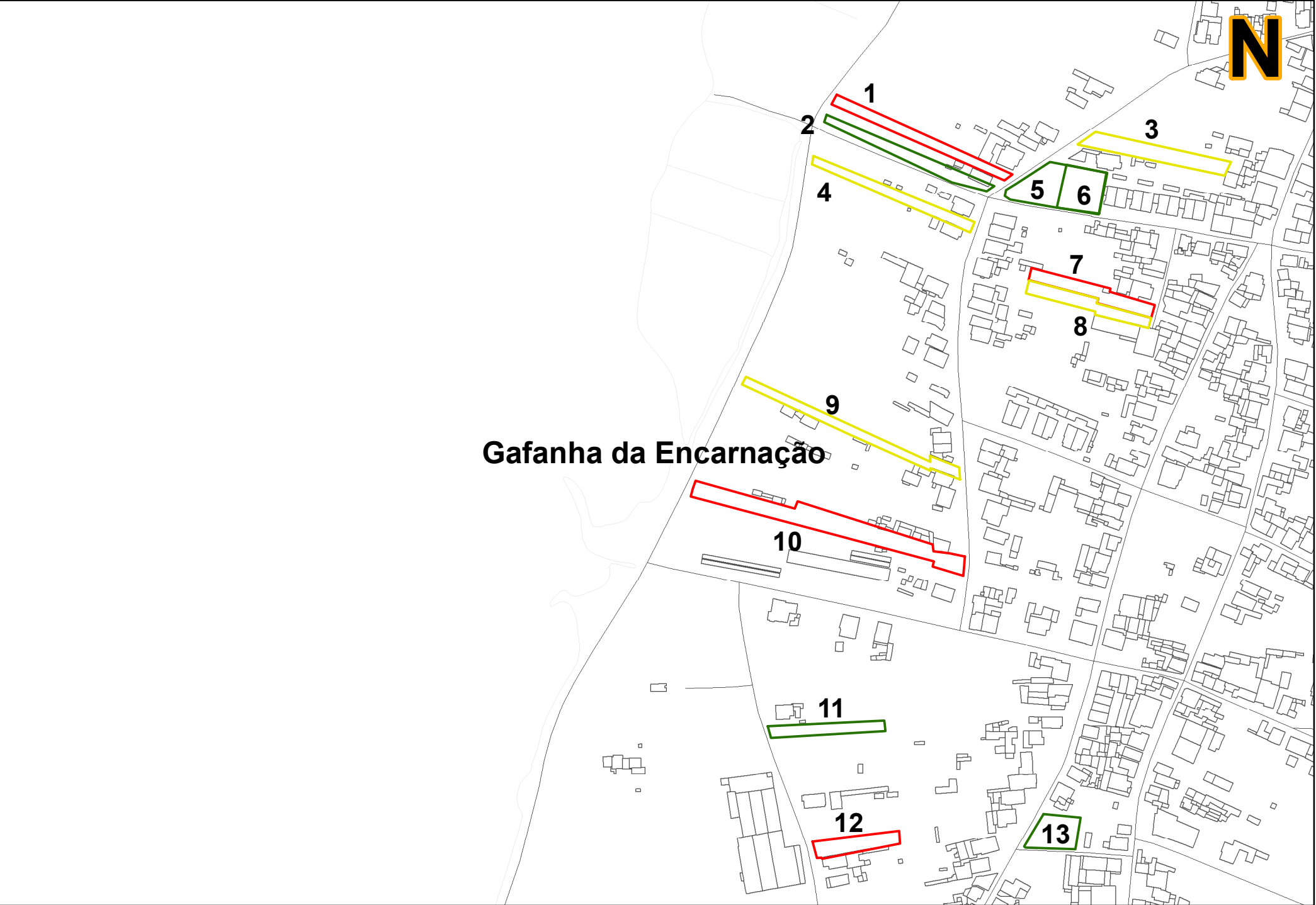
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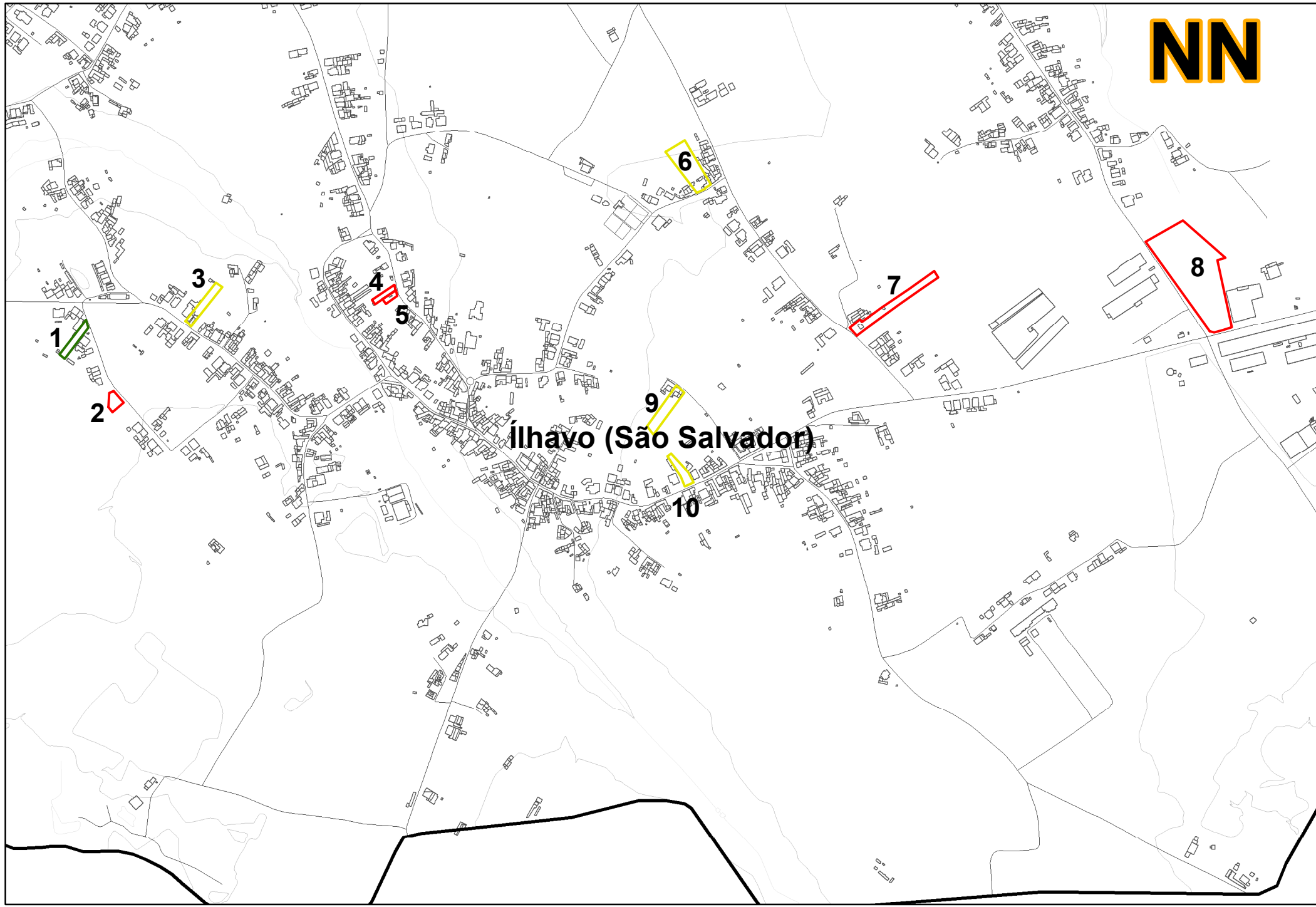
Ilhavo (São Salvador)



Gafanha da Encarnação



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Ilhavo (São Salvador)

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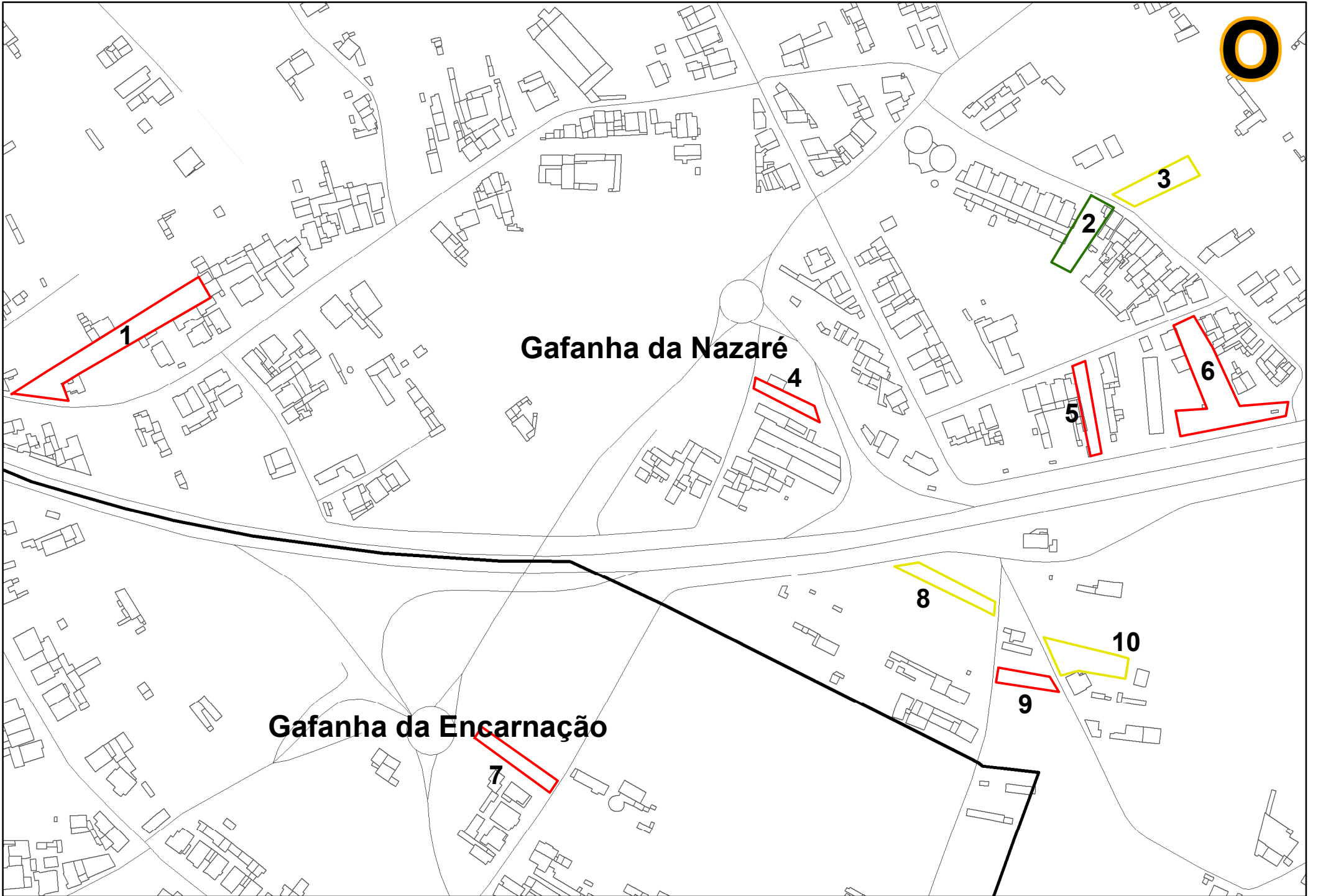
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Gafanha da Nazaré

Gafanha da Encarnação

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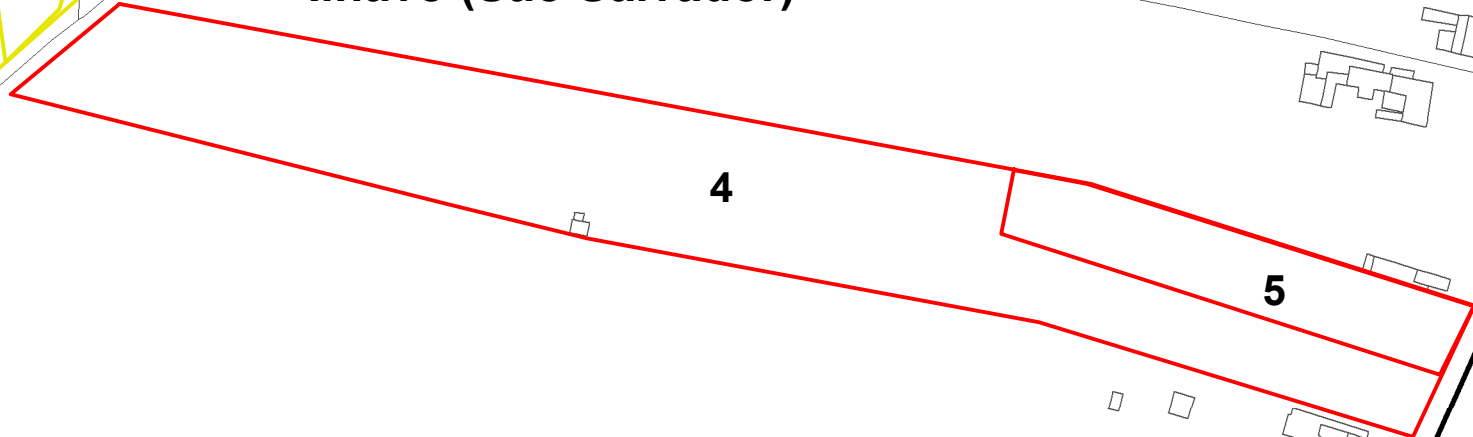
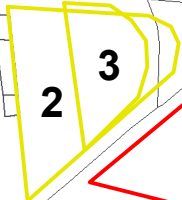
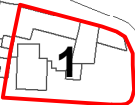
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Ílhavo (São Salvador)



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Gafanha da Nazaré

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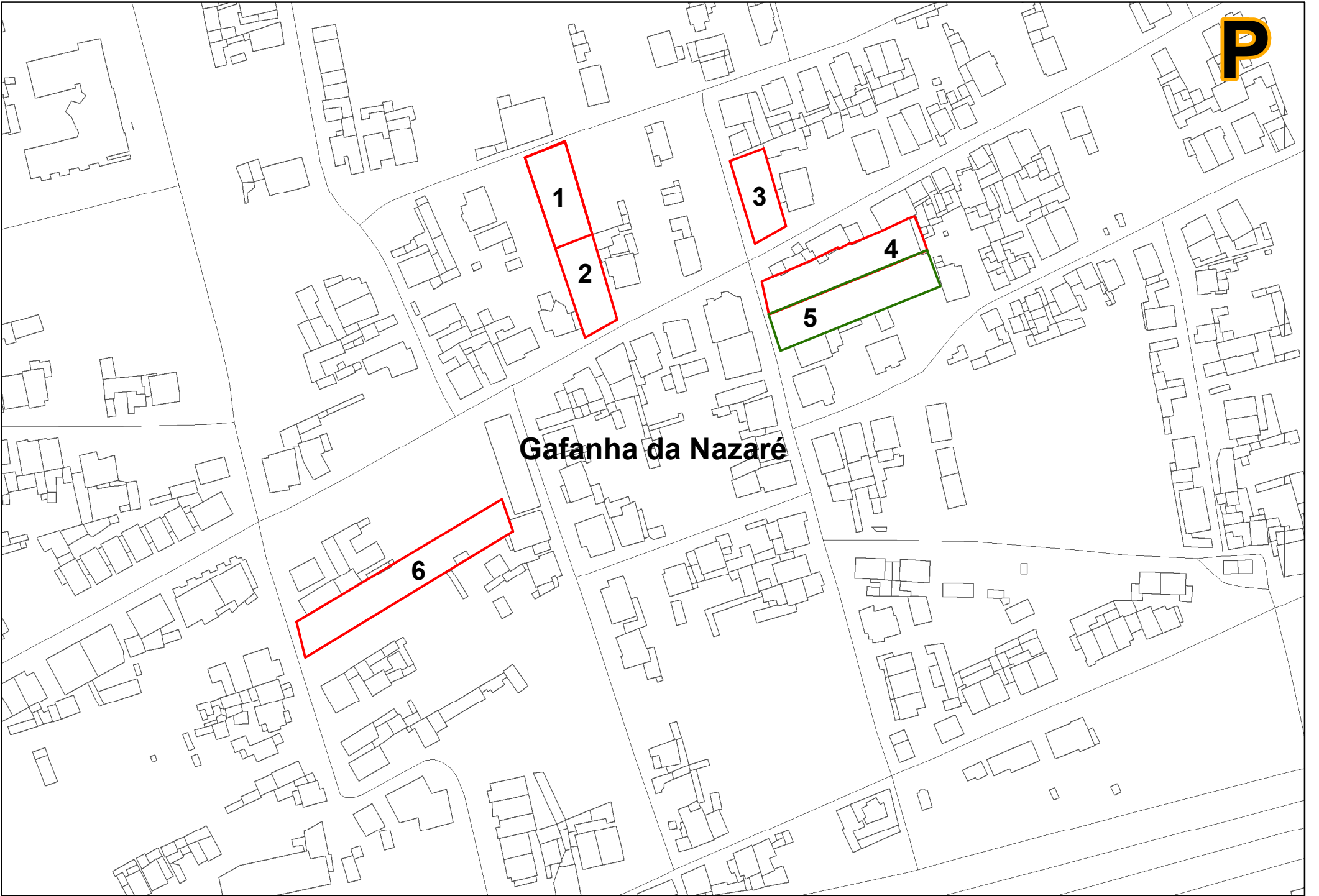
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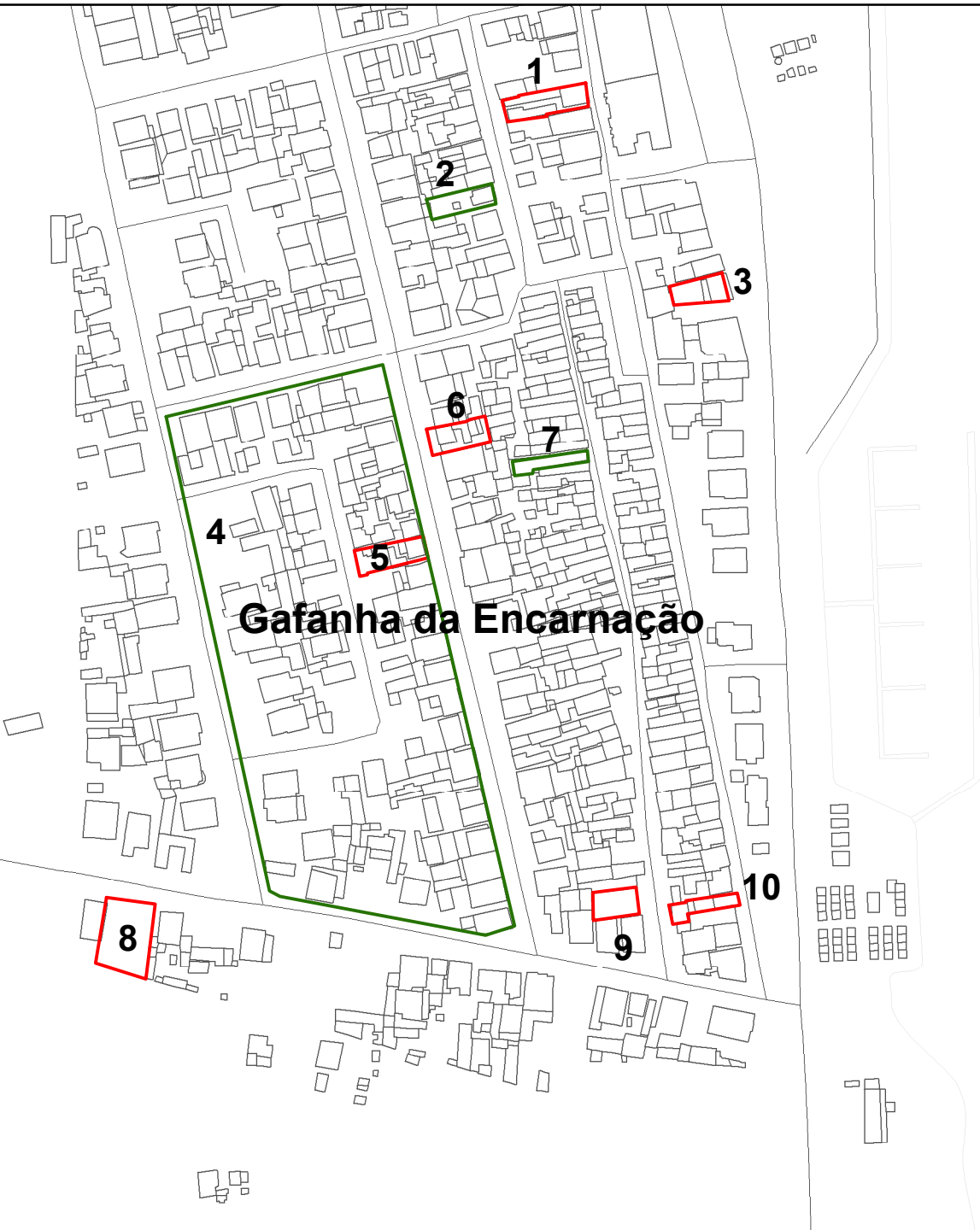
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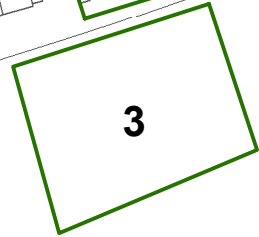
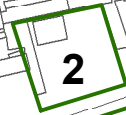


Gafanha da Encarnação





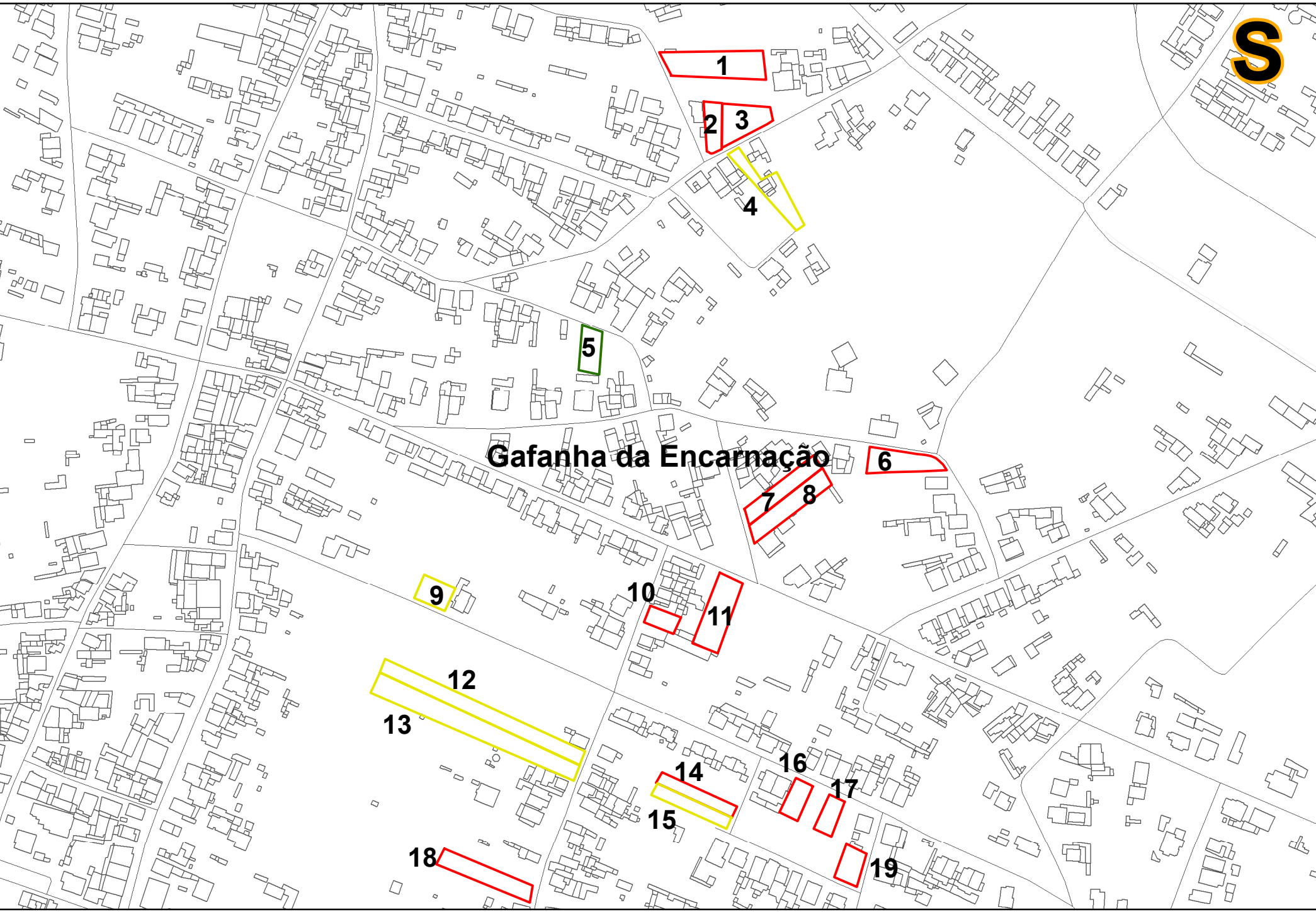
Gafanha da Nazaré





Gafanha da Encarnação

Gafanha da Encarnação



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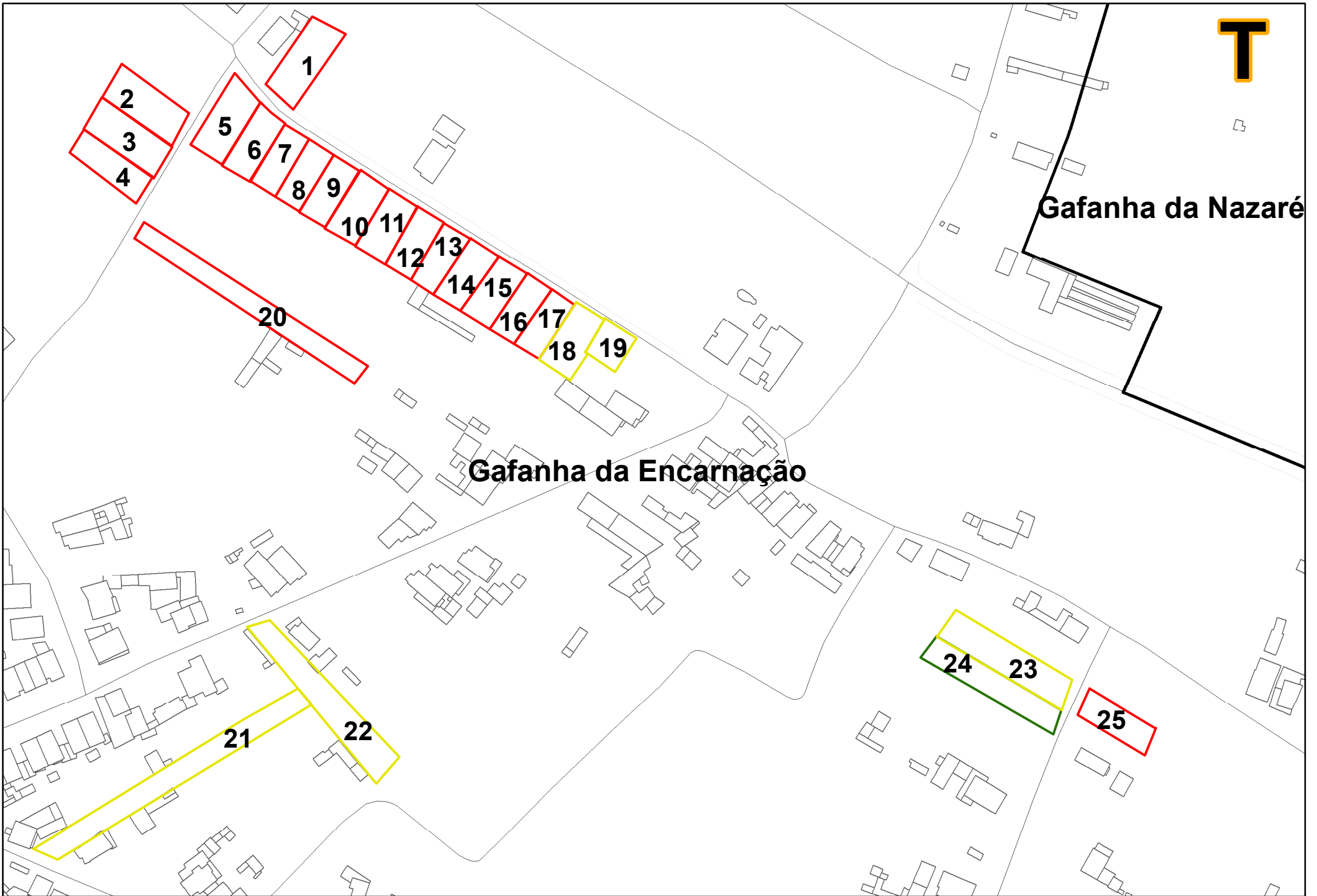
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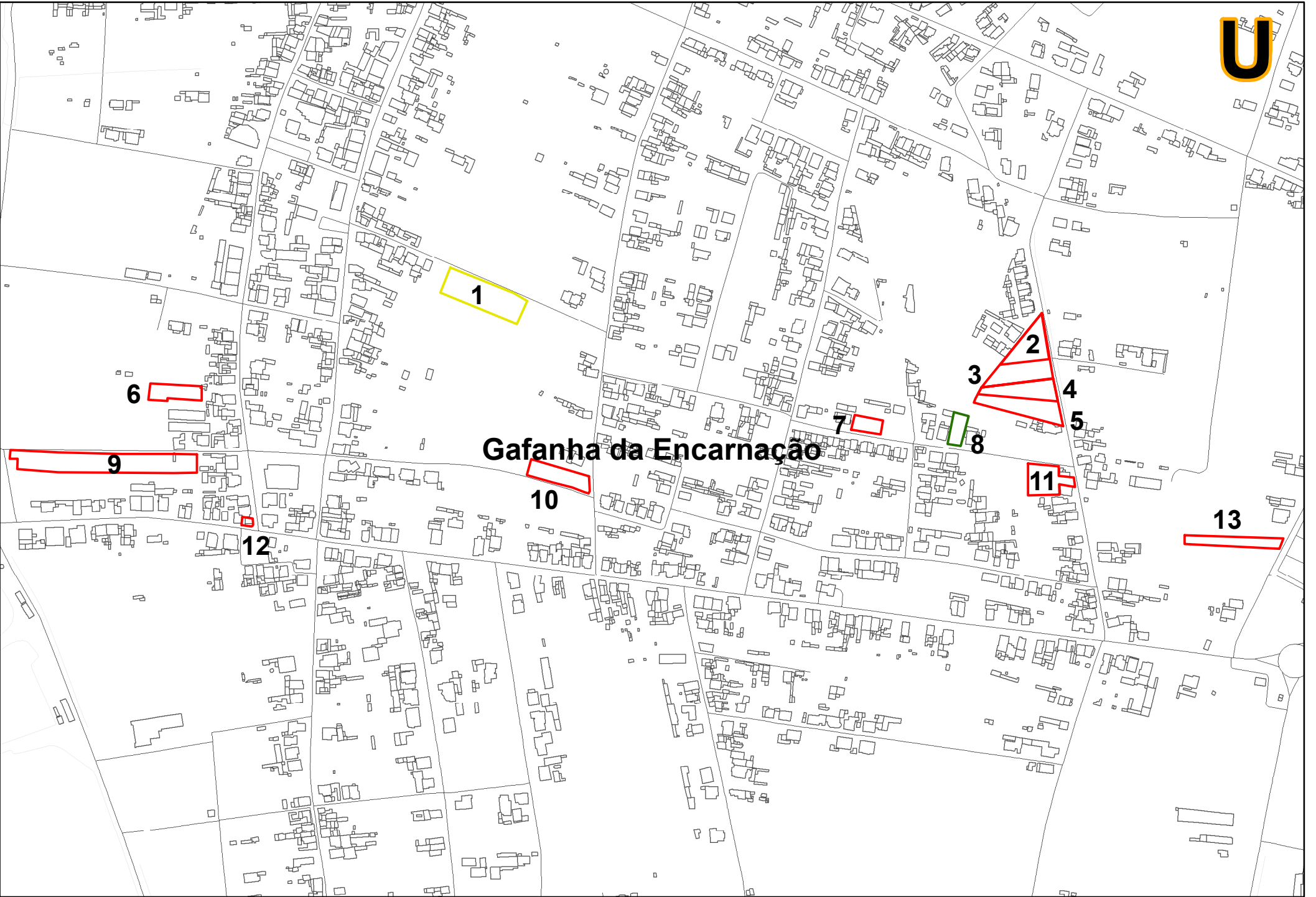
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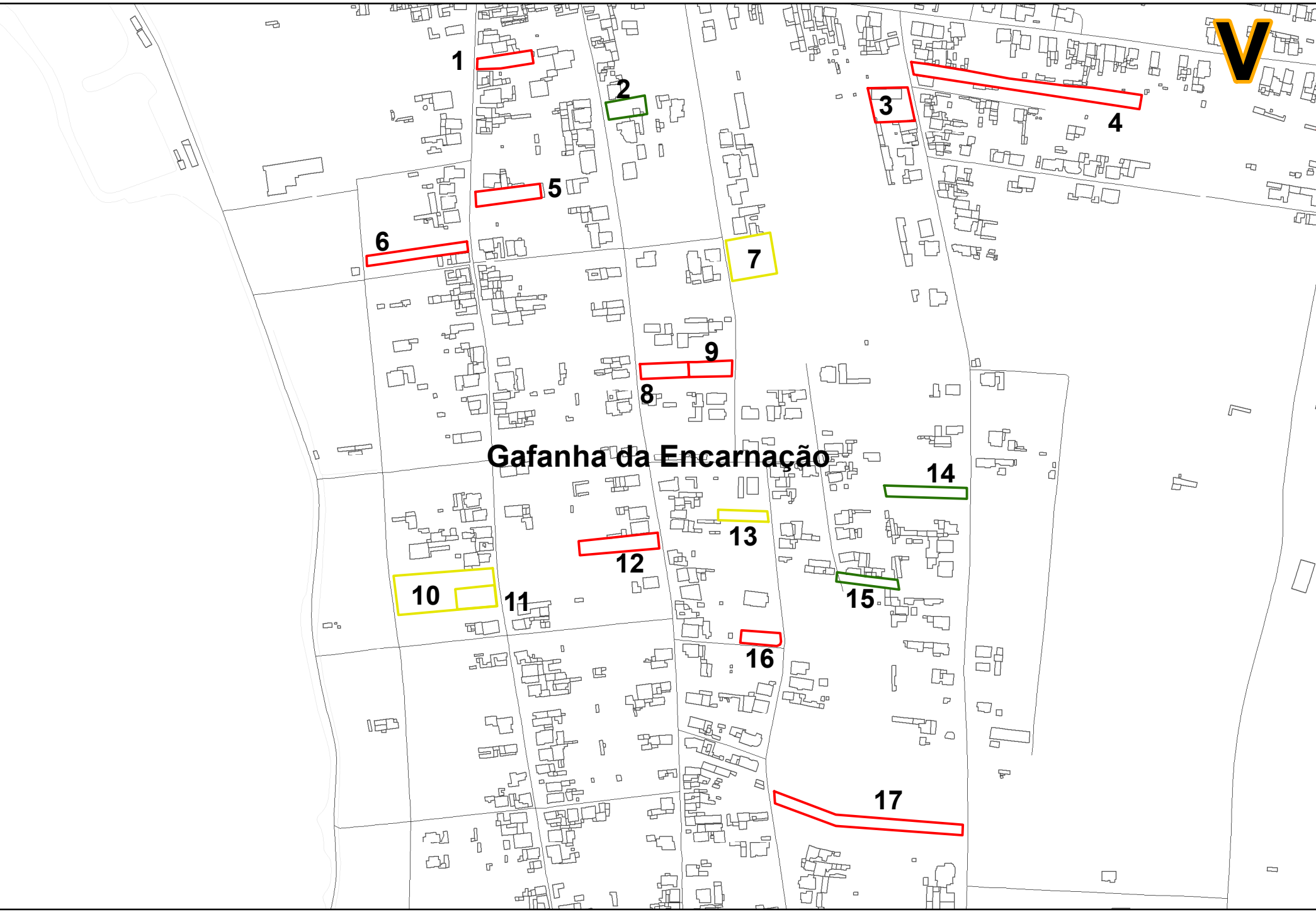


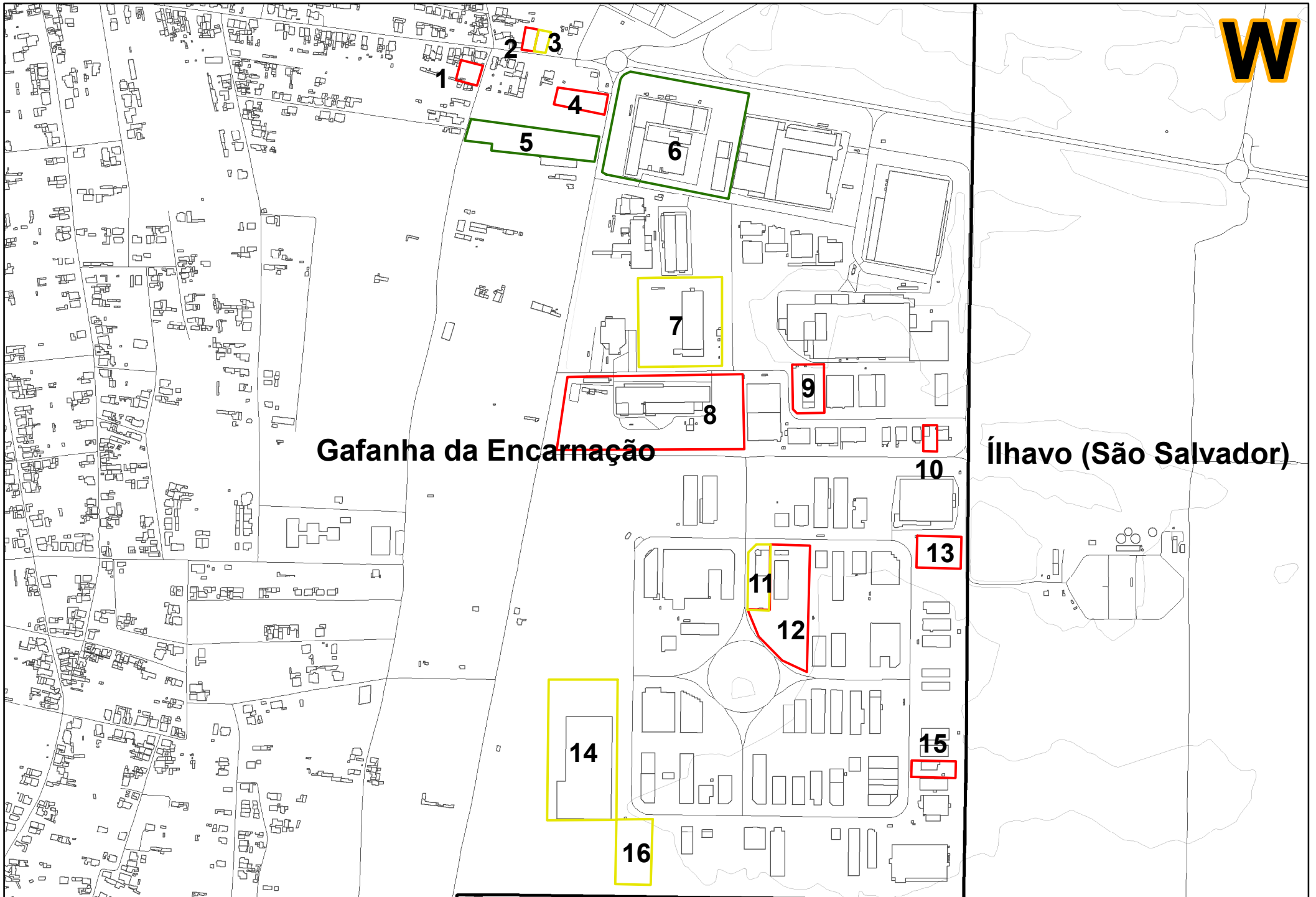
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Gafanha da Encarnação



Gafanha da Encarnação





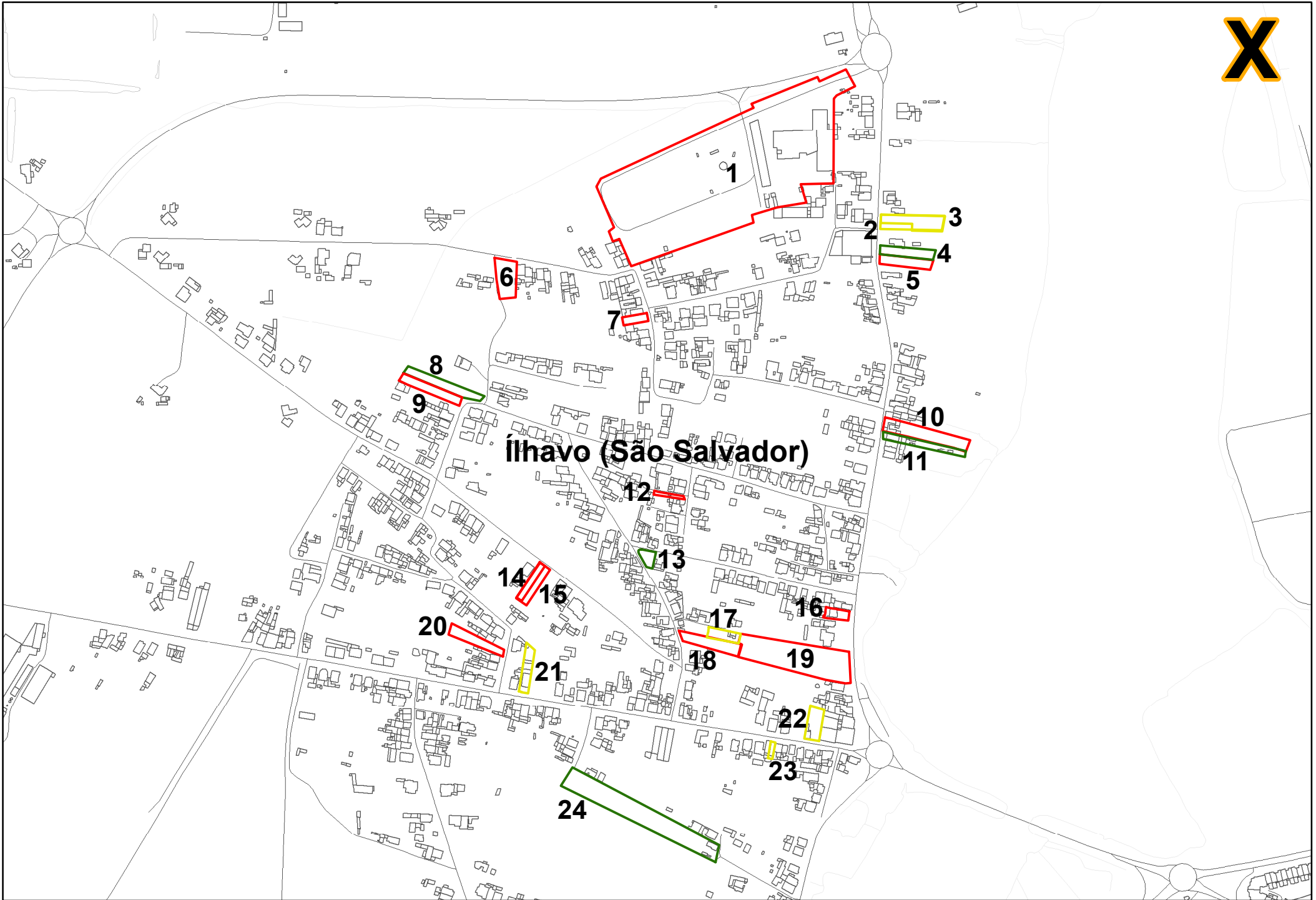
Gafanha da Encarnação

Ílhavo (São Salvador)

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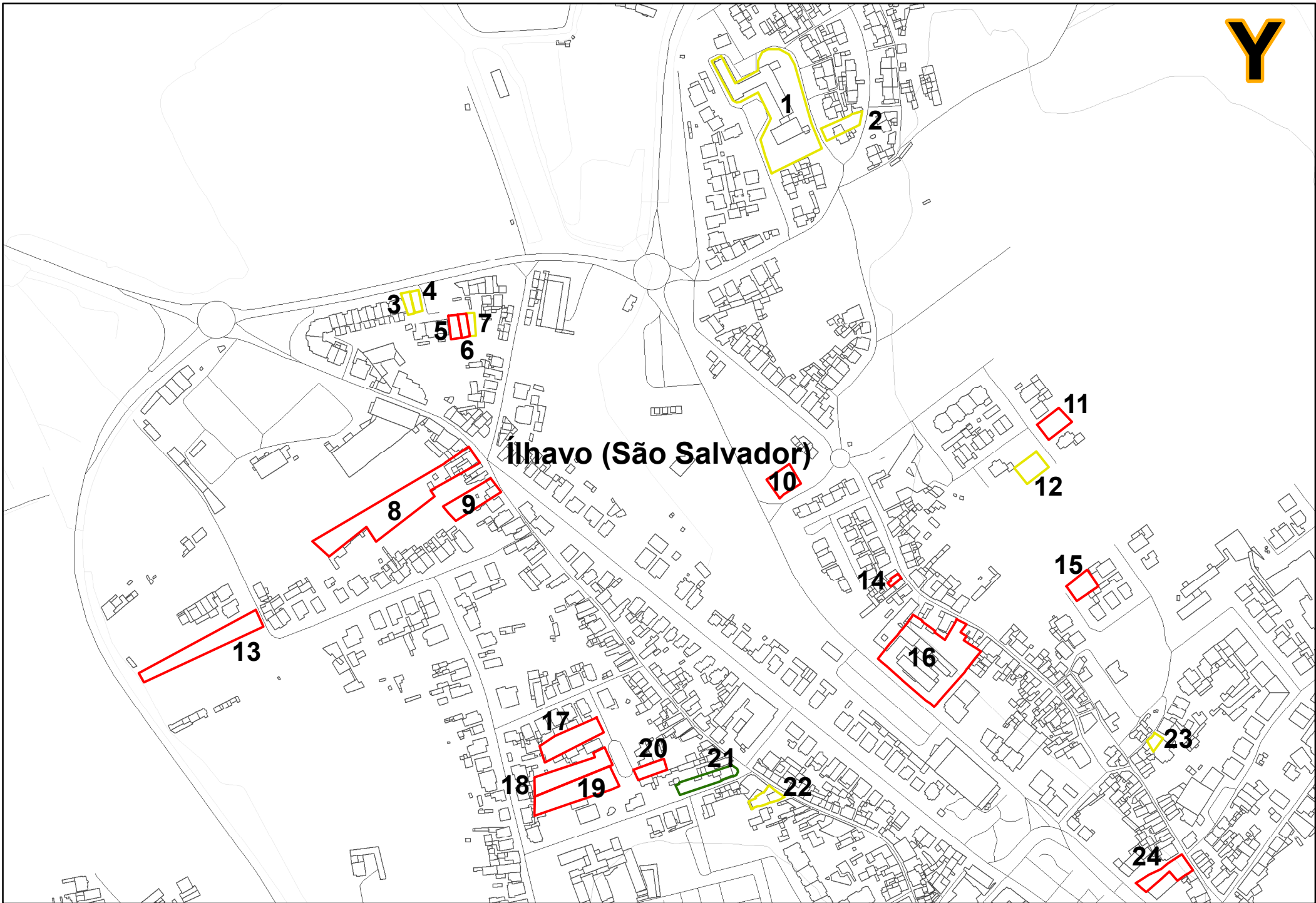


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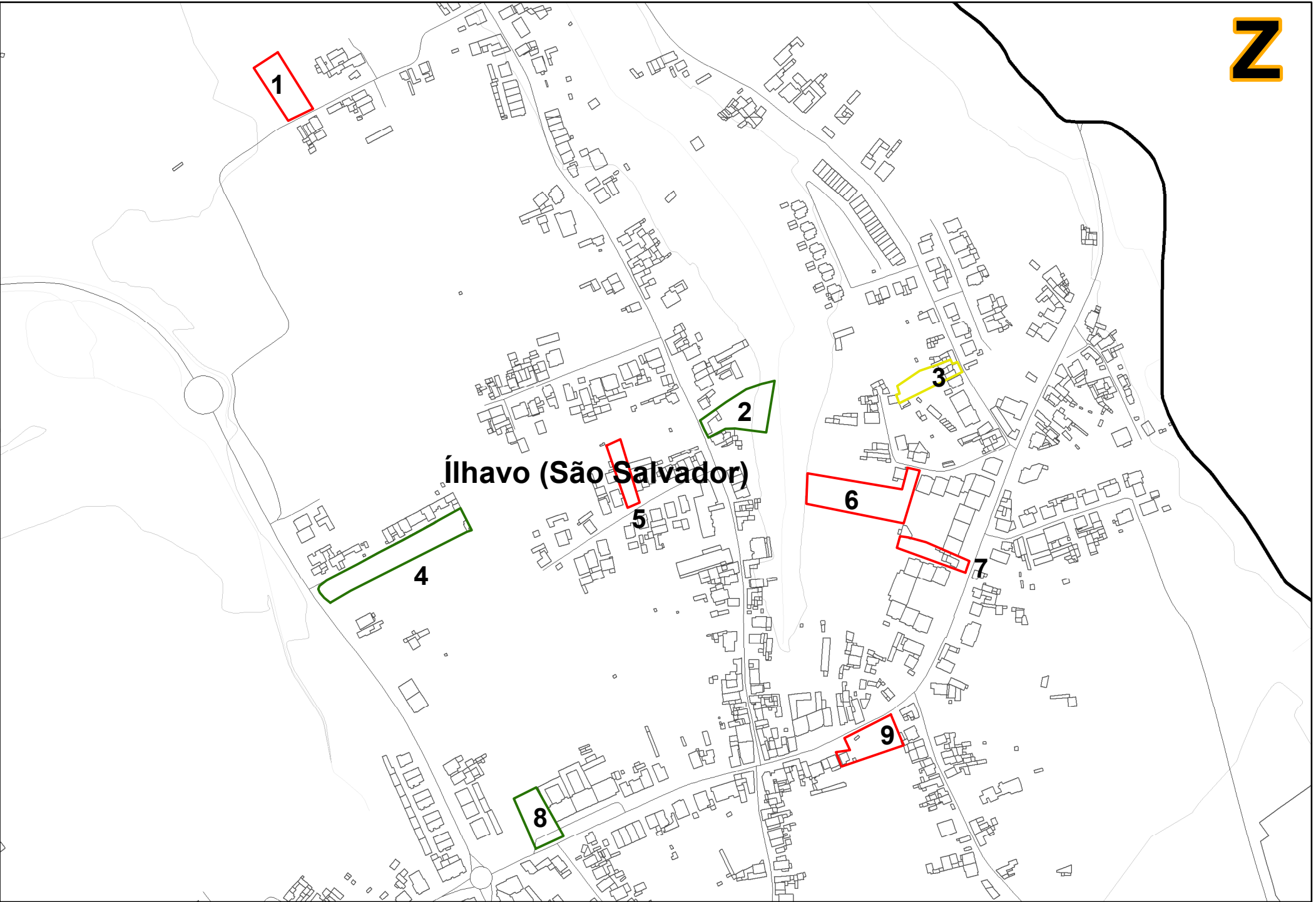




Ilhavo (São Salvador)



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Ílhavo (São Salvador)

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