

Fact sheet for planning levels

Planning level

Municipal

Planning system of Spain						
Planning level	Planning instrument	Content of plan	Legal basis	Policy maker	Legal impact	Scale
Municipalities	Instrumentos de desarrollo: Planes Parciales, Planes Especiales, Planes de Desarrollo	Develop with the necessary level of detail what is established by the urban general plan. They allow urban expansion (planes parciales), studies de detalle), and urban transformation (planes especiales).	Land Act of the State and Act of each Autonomous Community	Municipalities	Binding	Covers a part of the municipality
Municipalities	Urban General Plan	Sets the urban development model and structure of the city. It classifies the whole land within the municipality, looking to balance the general interest and the economic uses. Establishes the areas for urban expansion, for urban transformation and regeneration, and the areas to be protected (urban and natural).	Land Act of the State and Act of each Autonomous Community	Municipalities	Binding	Covers the whole municipality
Autonomous Communities (Regional Level)	Plans for Environmental Protection	Protection of specific areas because of their valuable natural, ecological, landscape, archaeological or forestry values.	Constitution of 1978 and sentences of the Constitutional Court. Statute of each Autonomous Community	Government of the Autonomous Community	This planning action has mainly a strategic nature rather than normative	Subregional
Autonomous Communities (Regional Level)	Territorial Sectoral Plan	Coordination of sectoral policies in the territory of the region or in a part of it.	Constitution of 1978 and sentences of the Constitutional Court. Statute of each Autonomous Community	Government of the Autonomous Community	This planning action has mainly a strategic nature rather than normative	Regional or Sub-regional
Autonomous Communities (Regional Level)	Subregional Territorial Plan	Further development of what is established by the territorial plan (when it exists) for a specific area of the region.	Constitution of 1978 and sentences of the Constitutional Court. Statute of each Autonomous Community	Government of the Autonomous Community	This planning action has mainly a strategic nature rather than normative	Subregional
Autonomous Communities (Regional Level)	Regional Territorial Plan	Integral approach to the territory, establishing the basic elements for the organization and structure of the territory of the region, coordinating public and private socio-economic action on it.	Constitution of 1978 and sentences of the Constitutional Court. Statute of each Autonomous Community	Government of the Autonomous Community	This planning action has mainly a strategic nature rather than normative	Regional
Spatial and Urban planning by the Government	No specific planning instrument	NA	Constitution of 1978 and sentences of the Constitutional Court. Statute of each Autonomous Community	Ministry of Transport, Mobility and Urban Agenda	Binding in the case of the Land Act, but not direct competences on spatial and urban planning	National

Type of plan

Binding land-use plan

Land use plan of the General Urban Plan for Bilbao.  
Source: Municipality of Bilbao

**Facts: General Urban Plan for Bilbao****Legal basis**

- Law 4/1990 of 31 May 1990 on Spatial Planning in the Basque Country (*Ley 4/1990, de 31 de mayo, de Ordenación del Territorio del País Vasco*).
- Decree 28/1997 of 11 February 1997 on the definitive approval of the Territorial Planning Guidelines (*Decreto 28/1997, de 11 de febrero, de aprobación definitiva de las Directrices de Ordenación Territorial*).
- Texto Refundido de la Ley sobre Régimen del Suelo y Ordenación Urbana (Ley del Suelo 1/1992).
- Acts and Decrees of the Basque Country that regulate the review of the urban planning instruments of the municipalities integrated in the Bilbao functional area.

**Competences**

- The General Urban Plan (*Plan General de Ordenación Urbana de Bilbao*) is under the competence of the municipality of Bilbao. As established by the Territorial Act of the Basque Country of 1990, it must be further approved by the region and the province (Diputación Provincial de Vizcaya).

**Binding force**

- Binding urban plan.

**Tasks and content**

- The plan defines the basic elements of the general structure of the city. It also classifies the different types of land (determining the legal regimen that corresponds to each of them).
- The plan also determines directly or through the development of other planning instruments (instrumentos de desarrollo) the urban settings based on the properties of the land.
- The plan is based on a programme for the development of its determinations.
- To achieve the three objectives mentioned in the previous bullet points, the plan contains the following written documents: i) a report; ii) the urban regulations; iii) the programme for the achievement of the urban model proposed, which considers the short, medium and long term; iv) the economic plan, in which the cost, feasibility and public or private nature of the investments are described. The plan also includes graphic documents.

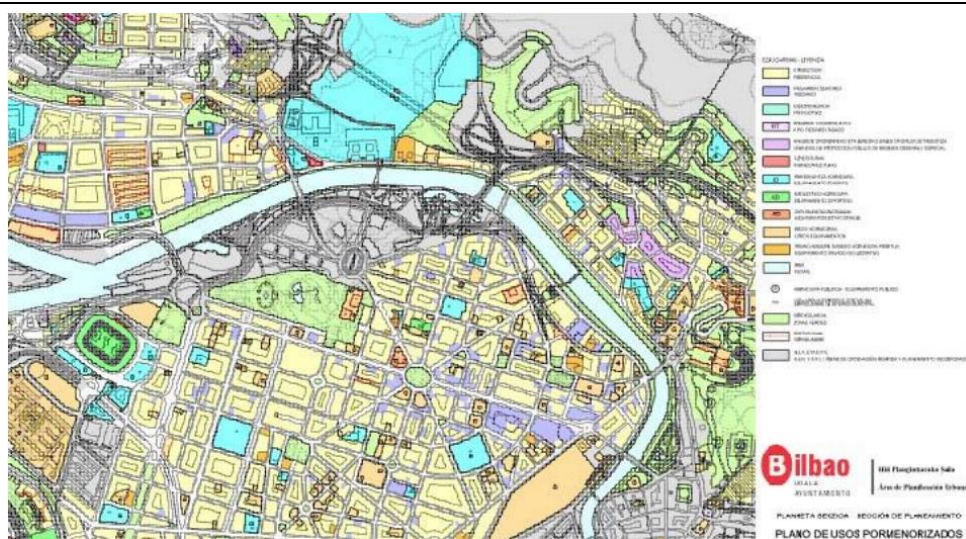
**Process, duration, participation**

- The plan was developed following what is established by the Acts and Decrees of the Basque Country that regulate the review of the urban planning instruments of the municipalities integrated in the Bilbao functional area, and replaces the previous one (see 'Duration and validity').
- This includes a participation process in which all stakeholders can submit suggestions and request changes prior to the final approval of the plan. This plan is in the process of being replaced by a new one. At the beginning of this process, the municipality initiated a participatory process to analyse the existing situation as accurately as possible.
- For the duration please see the following bullet point.

**Duration of validity**

- The plan is in force until a new plan is approved and is reviewed on a four year basis. The plan was approved in 1994, replacing a plan of 1964. The plan establishes the criteria that would necessarily trigger a review (e.g. if the main infrastructures are affected or transformed).

## Details of the plan



Land use plan of the General Urban Plan for Bilbao. Source: Municipality of Bilbao

Source: [https://www.bilbao.eus/cs/Satellite?cid=31&language=es&pagename=Bilbaonet%2FPage%2FBIO\\_Listado](https://www.bilbao.eus/cs/Satellite?cid=31&language=es&pagename=Bilbaonet%2FPage%2FBIO_Listado)

## Characteristics

### Location of the area

The plan covers the whole territory of the municipality of Bilbao.

### Initial situation

The Ria and the City of Bilbao were undergoing a profound transformation when the plan was developed. This was because the delocalisation of industry resulted in many brownfields in the functional area of the city. Some of these were located in central areas within the city. The plan aimed to enable a change in the urban model which would attract new activities based mainly on the tertiary sector to the city. The objectives were to improve the quality of life, create jobs, and create more opportunities for leisure, culture, training and education, etc. for citizens. It also aimed to regenerate the natural environment, which was badly damaged by the industrial activity that took place in that area for more than a century. The objective was to transform Bilbao into a metropolis of advanced services and into a modern industrial region.

### Particularities of the process

The plan adopted the 'Ría de Bilbao' (Bilbao estuary) as the structuring element, locating important new public and private facilities on both sides of the river, and creating new centralities around it. It also pursued urban regeneration based on two main axes: urban and natural environment, and socio-economic. These were in turn structured along four lines of action: 1) urban and environmental regeneration; 2) external accessibility and internal mobility; 3) cultural centrality; 4) human resources and technological transformation.

## Notes and links

Link to the map provided and the other relevant documents of the Plan:

Ayuntamiento de Bilbao (1994): *Plan General de Ordenación Urbana de Bilbao*. Available at:

[https://www.bilbao.eus/cs/Satellite?cid=3000011811&language=es&pagename=Bilbaonet%2FPage%2FBIO\\_Listado](https://www.bilbao.eus/cs/Satellite?cid=3000011811&language=es&pagename=Bilbaonet%2FPage%2FBIO_Listado)

(Accessed: 30 November 2020).