T001 · Paramos, Espinho

Paramos, Espinho · Pin · 40.975500, -8.644000 · Batch: terrenow.com sample

› Google Maps › Street View › Google Earth › Land registry

ASSESSMENT

Major constraints

- Rural land in the PDM: building rights are very limited; a change of use needs a plan amendment
- REN overlap: strong building restrictions
- Coastal programme POC-CE: Coastal protection strip on 100% of the plot; new building is not allowed (see the norms)
- Retail is not a dominant use in this PDM category: a retail unit needs CM approval and usually a PDM amendment
- Aeronautical easement: building height limited; ANAC opinion may be required
- Natura 2000 site on the plot: ICNF opinion and possibly an environmental impact assessment (AIncA) are required

+5 more in the detail pages

LAND USE	RAN	REN	PLANNED ROADS	SRUP ITEMS	PERMITS	CADASTRE
Rural land	No	Yes	No	7	None found	Not georeferenced



Site map: aerial image, drawn plot (red), georeferenced parcels (green). Same scale for every plot.

Plot data

Municipality	Espinho
Parish (DICOFRE)	Paramos (010704)
Plot	Pin
PDM category	*SOLO RÚSTICO - ESPAÇO DE EQUIPAMENTOS - Aeroclube*
PDM status	In force since 2016-09-01
Cadastral articles	None georeferenced (identify at Land Registry)
Information depth	Level C · Good: Official PDM category from the national register and PDM Regulation rules
Data coverage	National register only
Notes	Origin: map

How to read this report

Pre-screening of the plot against published planning and cadastral layers. Official designations of the PDM and the municipality are kept in Portuguese (italic), as they are the legal wording. Coverage shows the share of the drawn plot affected; for pins it shows presence at the point. Confirm with a PIP / planning information request (Pedido de Informação Prévia) at the CM before any commitment. Abbreviations are explained at the end of each plot report.

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T001 · planning & cadastral findings

Zoning · PDM / PU

Item	Designation / value	Coverage	Source
PDM category (national register)	*SOLO RÚSTICO - ESPAÇO DE EQUIPAMENTOS - Aeroclube*		National register
PDM category (national register)	*SOLO RÚSTICO - ESPAÇOS NATURAIS E PAISAGÍSTICOS - Espaços naturais costeiros*		National register
PDM status	In force since 2016-09-01		National register
Land use class (PDM, 2021 harmonised)	Rural land		National register
Permitted uses (art. 41.º–42.º)	*Dominant: installed collective facility (aerodrome, sports fields/urban park, fishing gear). Complementary: only uses directly related to or complementary to the installed activity.*		PDM Regulation
Height / typology	Not set in the Regulation		PDM Regulation
Max gross building index	Not set in the Regulation (buildability is that required by the nature of the installed activity)		PDM Regulation
Retail use	*Only uses directly related to the installed activity or complementary to it are allowed (art. 41.º n.º 2); a general supermarket is not admissible.*		PDM Regulation
Rules source	*Regulamento do PDM · Espinho (Aviso 10906/2016; Aviso 20015/2021; Aviso 24469/2023)*		PDM Regulation
Housing use	*Incompatible · not among the uses admitted by the PDM Regulation · art. 41.º–42.º*		PDM Regulation (automatic reading)
Industrial use	*Incompatible · not among the uses admitted by the PDM Regulation · art. 41.º–42.º*		PDM Regulation (automatic reading)
Commercial use	*Conditional · retail only with municipal approval or within area caps (PDM Regulation) · art. 41.º–42.º*		PDM Regulation (automatic reading)
Services use	*Incompatible · not among the uses admitted by the PDM Regulation · art. 41.º–42.º*		PDM Regulation (automatic reading)

Public easements & constraints · SRUP

Item	Designation / value	Coverage	Source
Aeronautical easement	*AERODROMO DA MANOBRA Nº 1*		National register (SRUP)
Aeronautical easement	*BASE AERONAVAL DE OVAR*		National register (SRUP)
Military easement	*QUARTEL OU CAMPO DE AVIACAO DE ESPINHO*		National register (SRUP)
Military easement	*AERODROMO DA MANOBRA Nº 1*		National register (SRUP)
Military land	*CARREIRA DE TIRO DE ESPINHO*		National register (SRUP)
REN (Ecological Reserve)	*DELIMITAÇÃO DA REN DO CONCELHO - ESPINHO*		National register (SRUP)
Natura 2000 · Special Area of Conservation (ZEC)	*BARRINHA DE ESMORIZ*		National register (SRUP)

T001 · planning & cadastral findings

Coastal programmes · POC

Item	Designation / value	Coverage	Source
Coastal programme	*Programa da Orla Costeira Caminha-Espinho (POC-CE), RCM n.º 111/2021, de 11 de agosto*		POC-CE
Mandatory step	*Works in the coastal programme area are subject to prior opinion of the Agência Portuguesa do Ambiente; confirm with the CM (PIP)*		POC-CE
Map copy date	2026-11-03		POC-CE
Coastal protection strip	*First strip of the land protection zone, with beaches and dunes; the most restrictive regime*	100%	POC-CE NE 14
Not allowed	*Subdivisions, urbanisation works and new buildings; extensions; new roads and car parks outside urban land; changes to the terrain; destruction of native vegetation and waste deposits.*		POC-CE NE 13, NE 14
Allowed	*Beach plan facilities, port and fishing infrastructure, defence, local public facilities with no alternative site, sea-related sport or therapy facilities, works in requalification critical areas under a municipal plan (no basements); coastal protection and dune restoration.*		POC-CE NE 12, NE 14
Building rights	No building rights for housing, commerce or services outside the listed exceptions.		POC-CE NE 14
Existing buildings	*Extensions only for the listed uses, aquaculture, or to improve safety, health or accessibility; rights legally established before the programme are kept.*		POC-CE NE 14, NE 15
Note	*Safeguard strip norms apply together with the protection strip and shore margin norms; the most restrictive rule prevails (POC-CE, 4.3.2.4).*		POC-CE

Cadastre & ownership

Item	Designation / value	Coverage	Source
Cadastral articles	None georeferenced in RGG for this plot		Cadastre (RGG)

Catchment, competition & access · retail intelligence

Item	Designation / value	Coverage	Source
Residents · 1 / 3 / 5 / 10 km	765 · 18 540 · 55 188 · 170 600		Census 2021
Households within 3 km	7 187 (2 724 families with children)		Census 2021
Age profile within 3 km	0-14 years 12.0% · 65 and over 22.3%		Census 2021
Recent growth within 3 km	3.5% of buildings built 2011-2021 · 25.3% vacant dwellings		Census 2021
Food stores · 1 / 3 km	0 within 1 km · 5 within 3 km (3 of them national chains)		Mapped stores
Nearest Continente Bom Dia	2.0 km		Mapped stores
Nearest Galerias Reis	2.5 km		Mapped stores
Nearest Lidl	2.7 km		Mapped stores
Nearest Burger King	2.7 km		Mapped stores
Nearest Pingo Doce	2.9 km		Mapped stores
Nearest Galeria Comercial Avenida 29 de Março	3.1 km		Mapped stores
Nearest Intermarché	3.2 km		Mapped stores
Nearest Coviran	3.3 km		Mapped stores

T001 · planning & cadastral findings

Nearest Auchan	3.5 km · My Auchan	Mapped stores
Nearest Minipreço	3.6 km · Café-Restaurante Copélia - Prato do dia	Mapped stores
Nearest motorway junction	2.8 km · exit 8	Road network
Nearest rail station	597 m · Paramos	Transport network
Footfall generators	0 bus stops within 400 m · 1 schools within 1 km · 0 pharmacies within 1 km	Mapped points

T001 · catchment & competition



Store formats

- Proximity
- Independent grocer
- Shopping centre
- Discount
- Fast food
- Supermarket
- Electronics

Residents (Census 2021)

within 1 km	**765**
within 3 km	**18 540**
within 5 km	**55 188**
within 10 km	**170 600**
households within 3 km	**7 187**
aged 65+ within 3 km	**22.3%**
built 2011-2021 (3 km)	**3.5%**

Red star = the plot. Blue dots = where residents live (Census 2021, size = population). Coloured dots = mapped stores by format. Triangle = motorway junction, square = rail station.

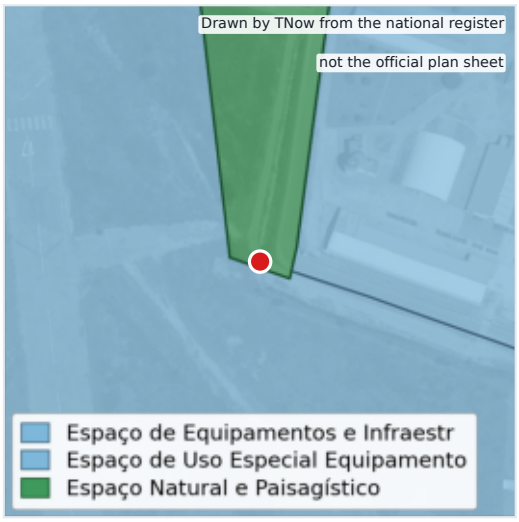
Nearest store of each chain (within 5 km)

Brand	Format	Distance	Name on the map
Continente Bom Dia	Proximity	2.0 km	Continente Bom Dia
Galerias Reis	Shopping centre	2.5 km	Galerias Reis
Lidl	Discount	2.7 km	Lidl
Burger King	Fast food	2.7 km	Burger King
Pingo Doce	Supermarket	2.9 km	Pingo Doce
Galeria Comercial Avenida 29 de Março	Shopping centre	3.1 km	Galeria Comercial Avenida 29 de Março
Intermarché	Supermarket	3.2 km	Intermarché
Coviran	Proximity	3.3 km	Coviran
Auchan	Supermarket	3.5 km	My Auchan
Minipreço	Proximity	3.6 km	Café-Restaurante Copélia - Prato do dia
Centro Comercial Solverde II	Shopping centre	3.6 km	Centro Comercial Solverde II
Galeria Sabinus	Shopping centre	3.6 km	Galeria Sabinus
Centro Comercial Solverde 1	Shopping centre	3.7 km	Centro Comercial Solverde 1
Amanhecer	Proximity	3.9 km	Amanhecer - Novo Mercado Celona

T001 · plan extracts

Red outline / dot = the plot · colour sample = what the plan shows at the plot

Zoning plan

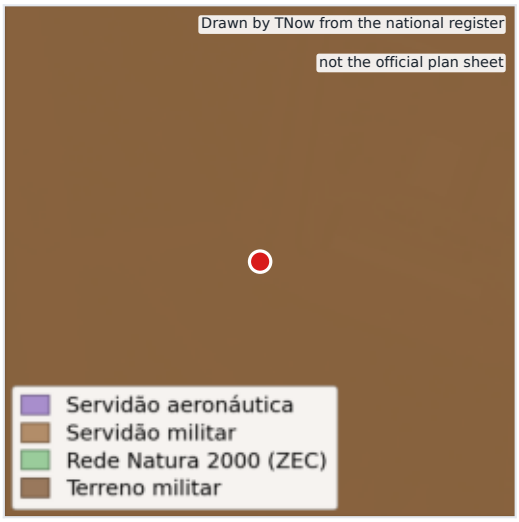


At the plot: Espaço Natural e Paisagístico

Programming & execution

Extract not published by this municipality

Constraints



At the plot: Servidão aeronáutica; Rede Natura 2000 (ZEC); Servidão militar; Terreno militar

Ecological reserve (REN)



At the plot: REN

Next steps

· Identify the cadastral article and owner: Land Registry certificate (certidão permanente) and Tax Office (caderneta predial).
· Clarify the red items with the CM planning department before negotiating: they can reduce the buildable area (GFA) or block the use.
· Meet the CM planning department with the project: a retail unit here usually needs a PDM amendment (alteração ao PDM), approved by the CM and the Municipal Assembly after public consultation.
· Submit a PIP (Pedido de Informação Prévia) for the intended use to obtain a binding opinion from the CM.
· Site visit: confirm boundaries, access, existing buildings and services (water, sewage, power).

T001 · abbreviations

Abbreviations

AIncA	Análise de Incidências Ambientais · simplified environmental assessment for Natura 2000 sites
ANAC	Autoridade Nacional da Aviação Civil · civil aviation authority
CM	Câmara Municipal · the municipality
DL	Decreto-Lei · decree-law
GFA	Gross floor area · total built area allowed
PDM	Plano Diretor Municipal · municipal master plan
PIP	Pedido de Informação Prévia · binding prior planning opinion
RAN	Reserva Agrícola Nacional · national agricultural reserve
REN	Reserva Ecológica Nacional · national ecological reserve
RGG	Representação Gráfica Georreferenciada · georeferenced parcel record
SGIFR	Sistema de Gestão Integrada de Fogos Rurais · wildfire management system (fuel-break strips)
SRUP	Servidões e Restrições de Utilidade Pública · public easements and restrictions
ZEC	Zona Especial de Conservação · Natura 2000 special area of conservation

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T001 · energy

Power grid, resource and restrictions

Nearest line of 60 kV or more	839 m · 60 kV
Nearest line of 150 kV or more	8 665 m · 220 kV
Nearest medium voltage line	220 m · 15 kV
Nearest substation	4 076 m · 60 kV · Subestação de Espinho
Reception capacity (grid operator)	24 MVA (3T2026) · ESPINHO
Annual PV yield	1 498 kWh/kWp · optimal tilt angle 36°
Mean wind speed at 100 m	6.1 m/s
Terrain orientation	south-facing 0% · flat or almost flat 100% · north-facing 0%
Average slope	1%
Natura 2000	100% · Barrinha de Esmoriz
Protected areas	0%
RAN (agricultural reserve)	0%
REN (ecological reserve)	To confirm
High or very high rural fire hazard	0%

Solar PV: 35 / 100

Distance to grid	nearest line of 60 kV or more: 839 m (60 kV) · nearest line of 150 kV or more: 8 665 m (220 kV) · nearest substation: 4 076 m (60 kV) · reception capacity: 24 MVA (3T2026)	**+30**
Solar resource	annual PV yield: 1 498 kWh/kWp · optimal tilt angle 36°	**+14.8**
Terrain	average slope: 1% · south-facing 0% · flat or almost flat 100% · north-facing 0%	**+20**
Plot area	0.0 ha	**+0**
Restrictions	Natura 2000: 100% · protected areas: 0% · REN: To confirm · RAN: 0% · high or very high fire hazard: 0%	**-30**

plot area below 50 000 m²

overlaps Natura 2000 or a protected area: 100%

Wind: 25 / 100

Distance to grid	nearest line of 60 kV or more: 839 m (60 kV) · nearest line of 150 kV or more: 8 665 m (220 kV) · nearest substation: 4 076 m (60 kV) · reception capacity: 24 MVA (3T2026)	**+25**
Wind resource	mean wind speed at 100 m: 6.1 m/s	**+19.8**
Terrain	average slope: 1% · south-facing 0% · flat or almost flat 100% · north-facing 0%	**+10**
Plot area	0.0 ha	**+0**
Restrictions	Natura 2000: 100% · protected areas: 0% · REN: To confirm · RAN: 0% · high or very high fire hazard: 0%	**-30**

plot area below 20 000 m²

overlaps Natura 2000 or a protected area: 100%

Battery storage (BESS): 1 / 100

Distance to grid	nearest line of 60 kV or more: 839 m (60 kV) · nearest line of 150 kV or more: 8 665 m (220 kV) · nearest substation: 4 076 m (60 kV) · reception capacity: 24 MVA (3T2026)	**+11.3**
Terrain	average slope: 1% · south-facing 0% · flat or almost flat 100% · north-facing 0%	**+20**
Plot area	0.0 ha	**+0**

T001 · energy (cont.)

Restrictions	Natura 2000: 100% · protected areas: 0% · REN: To confirm · RAN: 0% · high or very high fire hazard: 0%	**-30**

distance to grid above 2 000 m

plot area below 10 000 m²

overlaps Natura 2000 or a protected area: 100%

Estimate from open data. The connection point and the reception capacity must be confirmed with the grid operator, and RAN, REN, Natura 2000 and protected areas with the competent authorities, before any decision.

Important notice

1. This report is a reading of the public documents of the municipal master plan (PDM) and of public registers, as they stood on the date shown below.

2. It is not a legal opinion, nor a prior information (PIP) or any other statement issued by the municipality.

3. Any decision depends on how the municipal services interpret the plan, and on factors that these documents do not show.

Documents read on: 03-11-2026 17:02