

## Proposed Amendment No. 1 of the Callan Local Area Plan 2019



### Introduction

This proposed Amendment is intended to change the zoning on three sites in the Clashacollare area of Callan, as follows:

- a) An area of almost 1.3 hectares, zoned as New Residential, has been developed as a significant tranche of public open space. This amendment proposes to rezone this area to Open Space/Green infrastructure, to reflect its current use.
- b) To ensure sufficiency of available land for development, an area of 0.77 hectares, is proposed for rezoning from Agriculture to New Residential.
- c) To reflect the current development constructed (and remaining site under construction), an area of 1.2 hectares is proposed for rezoning from Agriculture to Existing Residential.

### Background to the Amendment

This amendment is necessary to ensure the continued release of appropriately located and serviced land for housing, and to reflect the delivery of a significant parcel of open space in the Clashacollare area of Callan. An area of almost 1.3 hectares, zoned as New Residential, has been developed as a significant tranche of public open space, as part of the Friary Walk housing scheme. This amendment, affecting only land in the Clashacollare area, proposes to reconcile the zoning to reflect the delivery of a significant parcel of open space area, and to allow for the re-allocation of New Residential zoning in that area.

### Purpose of the Amendment

This Amendment proposes to change the zoning of three sites, as set out below.

- a) An area of almost 1.3 hectares, zoned as New Residential, has been developed as a significant tranche of public open space. This amendment proposes to rezone this area to Open Space/Green infrastructure, to reflect its current use.
- b) To ensure sufficiency of available land for development, an area of 0.77 hectares, is proposed for rezoning from Agriculture to New Residential.
- c) To reflect the current development constructed (and remaining site under construction), an area of 1.2 hectares is proposed for rezoning from Agriculture to Existing Residential.

### Proposed Amendment

The proposed amendment is outlined below and should be read in conjunction with the Callan Local Area Plan 2019.

The proposal is to amend Figure 1, Zoning Map of the Callan Local Area Plan 2019 to reflect the following:

Change of zoning of three sites, see Figure A, attached.

- 1) An area of almost 1.3 hectares, zoned as New Residential, has been developed as a significant tranche of public open space. This amendment proposes to rezone this area to Open Space/Green infrastructure, to reflect its current use.
- 2) To ensure sufficiency of available land for development, an area of 0.77 hectares, is proposed for rezoning from Agriculture to New Residential. A site specific objective is to be included stating that 'Access to the River Tullamaine channel is to be provided to allow for channel maintenance'.
- 3) To reflect the current development constructed (and remaining site under construction), an area of 1.2 hectares is proposed for rezoning from Agriculture to Existing Residential.

**Figure A – proposed Amendment 1 Zoning**

