

Clarification Addendum 23rd July 2021

RE: Proposed Material Alteration No. 1

Amend Table 3.5 - Estimated Residential Capacity of Lands Zoned New Residential as follows:

Note: The two numbers outlined in yellow overleaf, which refer to totals, did not appear in the published document and are shown here to update Proposed Material Alteration No. 1 for clarification purposes.

Site Ref. No.	Location	Site Area (Ha.)	Estimated capacity	Density range
Planned Local Authority Housing Schemes¹				
C (1)	Old Caragh Road	2.06	73	35
C (10)	Craddockstown Road	0.68	3	4
A (4)	West of Rathasker Road <i>(CRA 4)</i>	1.34	100	75
Private Landholdings				
C (2)	Devoy Barracks	4.37	152 175 -218	35 40-50
C (16)	The Racecourse	6.3 ²	220 - 252 315	35- 40 50
C (12)	Tipper Road / Blessington Road	2.0 3.2 ³	70-80 112-160	35- 40 50
C (19)	Sallins Road / Oldtown	2.56	89 102 -128	35 40-50
C (15)	Craddockstown	4.0	140-200	35-50
C (3)	Finlay Park	3.85 2.8	154-234 112-168	40-60
<i>C (5)</i>	<i>Kilcullen Road</i>	<i>5.2</i>	<i>182-260</i>	<i>35-50</i>
<i>C (13)</i>	<i>Dublin Road</i>	<i>1.1</i>	<i>39-55</i>	<i>35-50</i>
<i>Town Centre Core Regeneration Areas⁴</i>				
	<i>CRA 1: Main Street</i>	-	<i>22/2= 11</i>	-
	<i>CRA 2: Castle Quarter</i>	-	<i>166/2 =83</i>	-
	<i>CRA 3: Corban's Lane</i>	-	<i>12/2 =6</i>	-

¹ Reference Section 3.3.1 Social Housing Requirement

² A reduction of 10% of the overall site has been reduced for the construction of the Gallops Avenue.

³ *A reduction of 10% of the overall site for the construction of the Gallops Avenue.*

⁴ Allocated unit capacity of Town Centre Core Regeneration Areas to be reduced by 50%.

	<i>CRA 4: Rathasker Road</i>	-	<i>9/2 =5</i>	-
	<i>CRA 5: Northeast Gateway</i>	-	<i>33/2= 17</i>	-
	<i>CRA 6: Canal Quarter</i>	-	<i>143/2=72</i>	-
Total		27.16 33.61	1,001-1,285 1,452- 1,874	
Extant Permissions				
C (6) * *	Devoy Quarter (Devoy Link Road)	2.24	152	68
C (7) *	Oak Park	2.49	71	29 ⁵
C (8) **	Blessington Road	5.53	118	21 ⁶
<i>C (7) ** Infill</i>	<i>South of Oak Park</i>	<i>1.0</i>	<i>7</i>	<i>7</i>
Total		40.26 11.26	341 348 ⁷	
Combined Totals		37.42 44.87	1,342-1,626 1,800 – 2,222	

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⁵ The stated units per hectare represent a portion of an overall residential scheme.

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⁷ These figures differ from the extant figure under Table 3.4 as some of the extant permissions are on sites zoned B: Exiting Residential.