

Total no.: **384**
 Density:
 Total area of application site [in red] = 10.44 ha **[36.8]**






Total area of application site [in red] excluding flood zone = 9.53 ha.
 • Density in this case is **40.3**

Total area of application site [in red] excluding flood zone and creche = 9.34 ha.
 • Density in this case is **41.1**

Total area of zoned land = 8.60 ha.
 • Density in this case is **44.6**

LEGEND

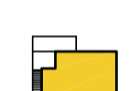

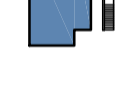



Houses:

-  13. 4 bed, detached, Type 'A'
-  1. 4 bed, detached, Type 'B'
-  12. 4 bed, semi-detached
-  9. 3 bed, dormer bungalow
-  14. 3 bed, semi-detached, Type 'A'
-  85. 3 bed, terrace, Type 'A'
-  48. 3 bed, terrace, Type 'B'
-  12. 2 bed, terrace

Retirement Homes:

-  8. 2 bed, retirement home

Apartments:

- "A1"**  10. 4 bed, own-door duplex units
10. 3 bed, own-door apartments
- "A2"**  8. 3 bed, own-door apartments
- "B"**  10. 3 bed, own-door duplex units
20. 2 bed, own-door apartments
- "C"**  18. 2 bed apartments
- "D"**  28. 2 bed apartments
14. 1 bed apartments
2 apartments in each Blocks D & E are 2 bed own-door duplex apartments.
- "E"**  32. 2 bed apartments
32. 1 bed apartments



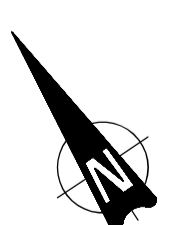
Zoning line as per Local Area Plan
 • Open Space & Recreational to North
 • Residential Development Area to South


Dog play compounds
 Children play area
 Location of E.S.B. Sub-station
 Proposed separate cycle lane & footpath

Location of E.S.B. Sub-station

Ard Aulin Estate
 Location of site notice

Site Layout Plan
 Scale 1:1,000



Revision	Description	Date
1	Proposed residential development at Ballykeeffe, Raheen, Limerick. For: DW Raheen Developments Ltd.	December 2021
		
Project: Proposed residential development at Ballykeeffe, Raheen, Limerick. For: DW Raheen Developments Ltd.		Stage: Planning
Title: Site Layout Plan - Presentation		
Scale: 1:1,000 @ A1	Date: December 2021	Drg No. 1704-10-101
Drawn: M.M.	Rev:	
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ARCHITECTS