



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

Line of defended Flood Zone as defined by JBA Consulting

Proposed junction nodes on footpaths & cycle lanes

Existing disused railway track, possible future Greenway

Future cycle lane / walkway connections to possible future Greenway

Proposed combined cycle lane / walkway

Proposed site boundary fence

Proposed cycle & pedestrian link to neighbouring estate

Proposed separate cycle lane & footpath

Total no.:  
**566**

Density:  
**38.0**

**LEGEND**

- Houses:**
- 13. 4 bed, detached, Type 'A'
  - 1. 4 bed, detached, Type 'B'
  - 14. 4 bed, semi-detached
  - 18. 3 bed, dormer bungalow
  - 42. 3 bed, semi-detached, Type 'A'
  - 144. 3 bed, terrace, Type 'A'
  - 72. 3 bed, terrace, Type 'B'
  - 12. 2 bed, terrace
- Retirement Homes:**
- 8. 2 bed, retirement home

**LEGEND**

- 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
  - "E"** 32. 2 bed apartments  
32. 1 bed apartments
  - "F"** 30. 2 bed apartments  
30. 1 bed apartments

Ard Aulin Estate

Ballinvoher Estate

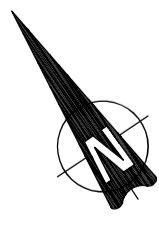
Whitethorn Estate

Inis Lua Close Estate

Crèche

R510

R510



**Master Plan**  
 Scale 1:1,000

Revision	Description	Date
1	Proposed residential development at Ballykeeffe, Raheen, Limerick. For: DW Raheen Developments Ltd.	December 2021
<b>GLEESON MCSWEENEY</b> Architects		
Project: Proposed residential development at Ballykeeffe, Raheen, Limerick. For: DW Raheen Developments Ltd.		Stage: <b>Planning</b>
Title: Master Plan		[Site Area: 14.90 ha]
Scale: 1:1,000 @ A1	Date: December 2021	Drg No.: <b>1704-10-103</b>
Drawn: M.M.	Rev:	99 O'Connell St., Limerick T 061 412277 E info@gleesonmcsweeney.ie

ARCHITECTS