

DEMOLITION & RETAINED Site Survey

KEY:

Total site area: 3.63 ha

1. Rose Hill

1A. Rose Hill House3 Storey

1B. Rose Hill Outbuilding1.5 Storey

1C. Stone Heritage Outbuilding1 Storey

1D. Late 19th Century Extension3 Storey
2. Eastville House - 18thC2 Storey
3. Mill Building

3A. West Wing - The Smarts Store on Rose Lane - Early 19thC (Most of First & Second Floor removed).3 Storey

Block B. East Wing - The Malt Store - Mid 19thC (Most of first & second floor removed)3 Storey

Block C. The Maltings - Mid 19thC3 Storey

Block D. The Malt House & Kiln Building - 1900 (Part of floors removed)3 & 4 Storey

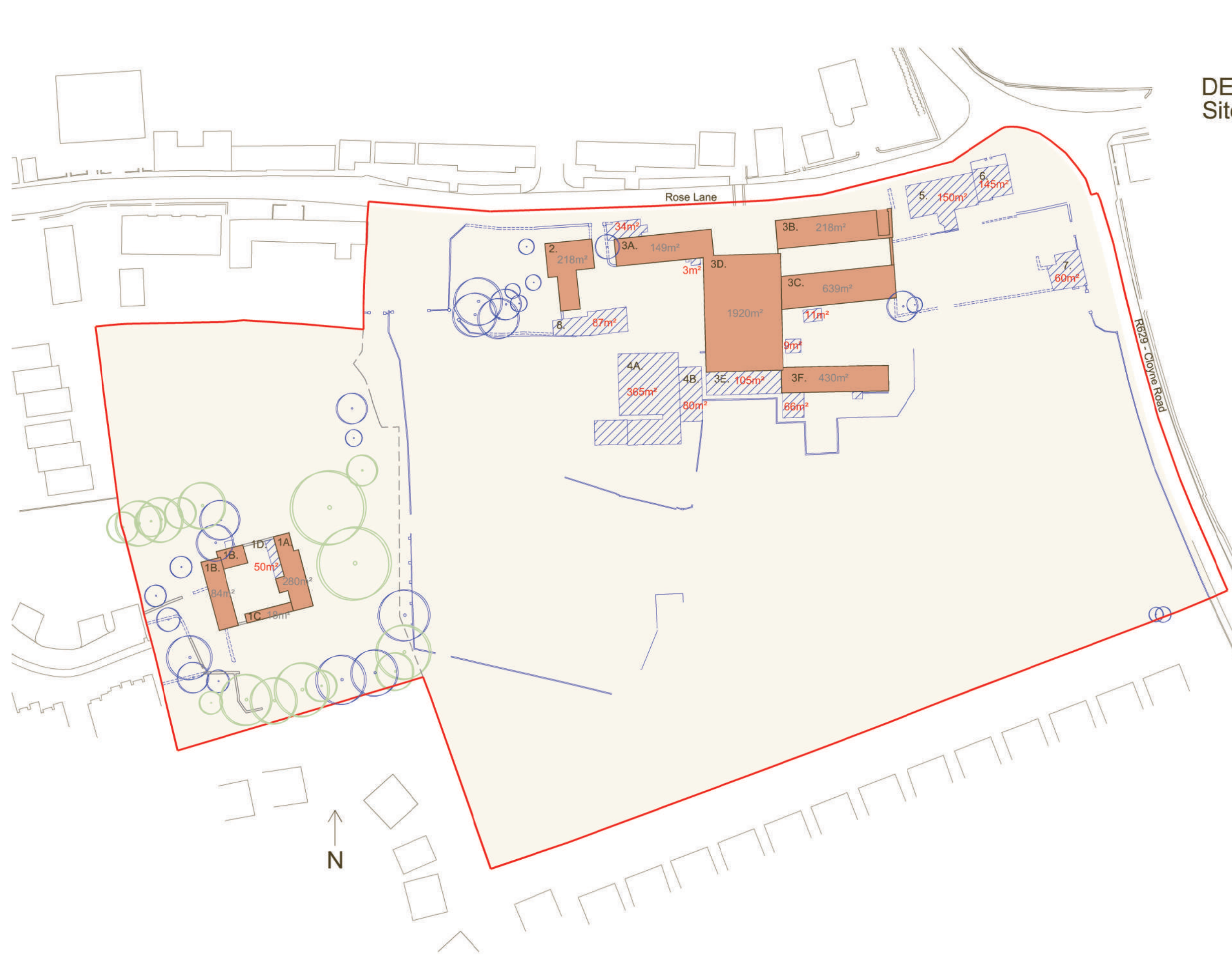
Block E. The Kiln Building Lean to - 1900 (First floor removed)2 Storey

Block F. Cereal Station - 19122/3 Storey
4. 4A & 4B. Silo - 20thC
5. Kearneys Cross Building - Dwelling House1 Storey
6. Kearneys Cross Building - Dwelling House3 Storey
7. Kearneys Cross Building - Derelict Cottage Cloyne Road1Storey
8. Outbuilding - Early 19thC1 Storey

Total Area to be demolished - 1,165m²

- Existing Building to be retained. (3956m²)
- Existing Stone Walls to be retained/ restored.
- Existing Derelict Structures to be demolished. (1165m²)
- XXm²

Gross Floor Area of Derelict Structures to be demolished.
- Existing Block Walls & Concrete Walls to be demolished.
- Existing Stone Walls to be demolished.



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REV. DATE REVISION

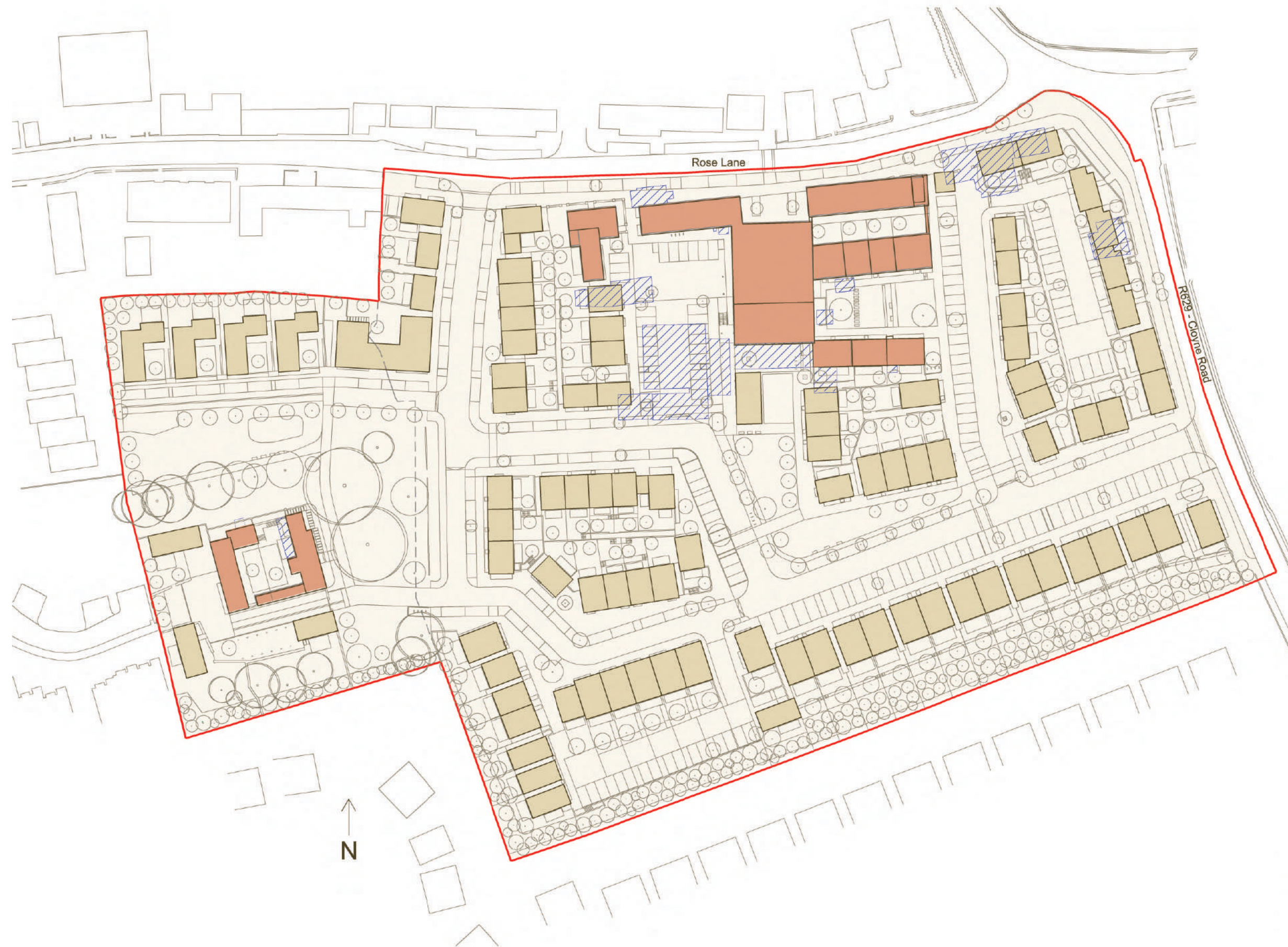
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@A3 2025

LRD Application

PROJECT Ballinacurra Mill
DRAWING Demolition & Retained Diagram - Site Survey Plan




code	project no.
AR	644.01
drawing no.	rev.
06.01	-

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DRAW	CHECK	SCALE	DATE
BK	JH	1:1100 @A3	05.12 2025

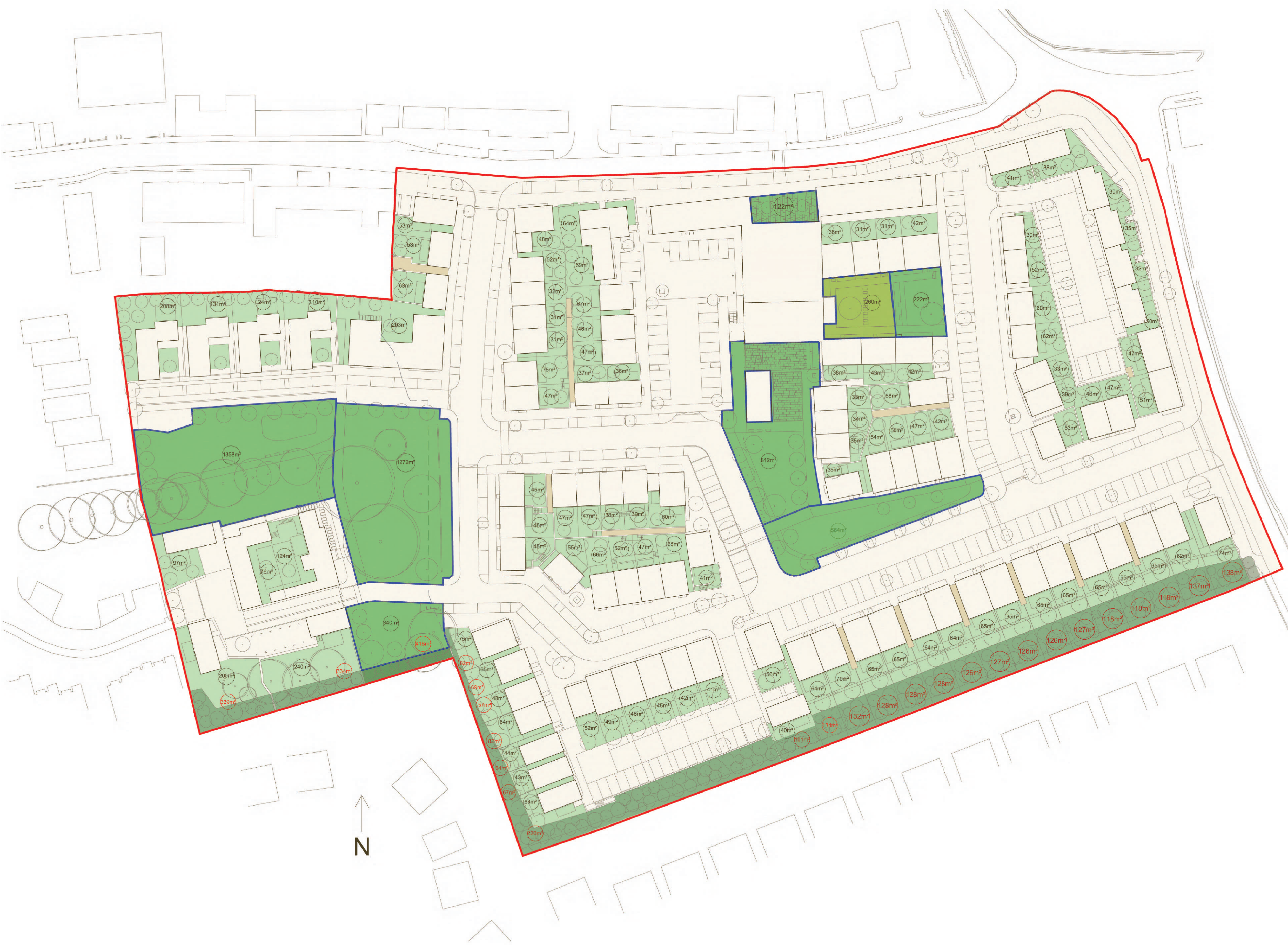
LRD Application

PROJECT Ballinacurra Mill
DRAWING Demolition & Retained Diagram - Proposed Site Plan

code	project no.
AR	644.01
drawing no.	rev.
06.02	-

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Public & Private Open Space Diagram



- KEY:
- Total site area: 3.63 ha
- Useable Public Open Space 4,690m²
 - Communal Open Space - Apartments 260m²
 - Private Open Space - Rear Gardens 7,915m²
 - Useable Private Open Space
 - Non useable private open space (wildlife area)
 - Shared private access for bins
- In Rear Gardens:
- Total garden area (useable and wildlife area)
 - Useable garden area

Boundaries & Fencing Diagram



- KEY:
- Total site area: 3.63 ha
- Historic Stone Walls - Rebuilding & Repair.
 - Existing Block Wall.
 - Existing Block Wall - New Stone Faced.
 - Stone Faced Walls New - Historic Form.
 - Flush Pointed Stone Wall - low 600mm
 - Harled Plaster Finish Walls.
 - Harled Plaster Finish Walls - low / max 600mm
 - Estate Fencing - Galvanised & Painted.
 - Timber Fencing.
 - Timber Gate - Sheeted Douglas Fir.
 - Acoustic Fencing.
 - Post & Wire Fencing.
 - Wrought Iron Gate - Heritage New
 - Pointed brick wall - Dark Varied