

SITE NOTICE

CORK COUNTY COUNCIL

We, Ballinacurra Project Limited Partnership, seek Planning Permission for a Large-Scale Residential Development (LRD) on lands measuring 3.63 hectares at the former Ballinacurra Mill Buildings (Protected Structure Ref. 523), Rosehill House (Protected Structure Ref. 520), and Eastville House (NIAH Ref. 20907636), Ballinacurra, Ballynacorra West, Midleton, Co. Cork.

The proposed development will consist of:

The demolition of 1,165sq.m of structures associated with the former Mill and demolition of 3 no. vacant dwellings, outbuilding associated with Eastville House and an extension to the rear of Rosehill House.

The provision of 128 residential units, (103 dwellings and 25 no. apartments) as follows:

- Construction of 92 no. new dwelling houses ranging from 2 to 3 storeys in height (comprising of 39 no. 2 bedroom houses, 36 no. 3 bedroom houses and 17 no. 4 bedroom houses),
- The conversion/change of use of existing structures to 8 no. dwelling houses (1 no. 3 bedroom dwelling in Rosehill House outbuildings and 3 no. 2 bedroom dwellings and 4 no. 3 bedroom dwellings in the Mill Buildings),
- The repair and conservation of Rosehill House to 1 no. 4 bedroom dwelling, and conversion of Eastville House to 1 no. 2 bedroom dwelling and 1 no. 3 bedroom dwelling,
- The conversion/change of use of existing mill building structures ranging from 3 to 4 storeys in height, to 25 no. apartments (comprising of 1 no. ground floor Studio and 10 no. 1 bedroom apartments and 14 no. 2 bedroom apartments in existing Mill buildings from first to third floor),

The construction of 1 no. single storey creche, 1 no. single storey café and 1 no. ESB substation and the conversion/change of use of former mill buildings into 2 no. ground floor retail units, 1 no. ground floor commercial office unit and 1 no. ground floor medical centre unit.

Ancillary works are also proposed including provision of roads, footpaths, public open space, communal open space, private open spaces, 214 car park spaces, 114 cycle spaces, EV charging spaces, drainage infrastructure, 2 no. access points (one off Rose Lane and one off Cloyne Road, R629) and all associated site works including play area, landscaping and boundary treatments.

It is also proposed to carry out new car parking arrangements along part of Rose Lane to the north of the site measuring 0.057 hectares (bringing gross site area to 3.687 ha).

A Natura Impact Statement is submitted to the Planning Authority with this application. The Natura Impact Statement will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority.

The application may be inspected online at the following website set up by the applicant: www.ballinacurramillrd.com

The planning application may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of the Planning Authority, County Hall, Carrigrohane Road, Cork, during its public opening hours, i.e. 9.00a.m to 4.00p.m. Monday to Friday (excluding public holidays).

A submission or observation in relation to the application may be made in writing to the Planning Authority on payment of the prescribed fee, €20, within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed:



David Mulcahy, David Mulcahy Planning Consultants Ltd, 67 The Old Mill Race, Athgarvan, Co. Kildare (Agent)

Date of erection of site notice: 21st January 2026