

PROPOSED MILL BUILDING

- Existing elements to be altered/ removed
- New elements are indicated in red
- Possible locations for display of Archaeology on internal floor space.
- Wall space for vertical display of Industrial Archaeology.



3 - Maltings
 2 STOREY 3 BED - 6P
 Target Gross Floor Area: 100m²
Gross Floor Area Provided: 122.3m²
 min. aggregate living area: 37m²
Provided Aggregate living Area: 44.3m²
 min. aggregate bedroom area: 36m²
Provided aggregate bedroom area: 43.5m²
 min. living room area: 15m²
Provided Living area: 15.8m²
 min. storage area: 6m²
Provided storage area: 6.5m²

4 - Maltings
 2 STOREY 2 BED - 4P
 Target Gross Floor Area: 80m²
Gross Floor Area Provided: 91.4m²
 min. aggregate living area: 30m²
Provided Aggregate living Area: 30.0m²
 min. aggregate bedroom area: 25m²
Provided aggregate bedroom area: 26.5m²
 min. living room area: 13m²
Provided Living area: 15.1m²
 min. storage area: 4m²
Provided storage area: 4.5m²

5 - Maltings
 2 STOREY 2 BED - 4P
 Target Gross Floor Area: 80m²
Gross Floor Area Provided: 91.4m²
 min. aggregate living area: 30m²
Provided Aggregate living Area: 30.0m²
 min. aggregate bedroom area: 25m²
Provided aggregate bedroom area: 26.5m²
 min. living room area: 13m²
Provided Living area: 15.1m²
 min. storage area: 4m²
Provided storage area: 4.5m²

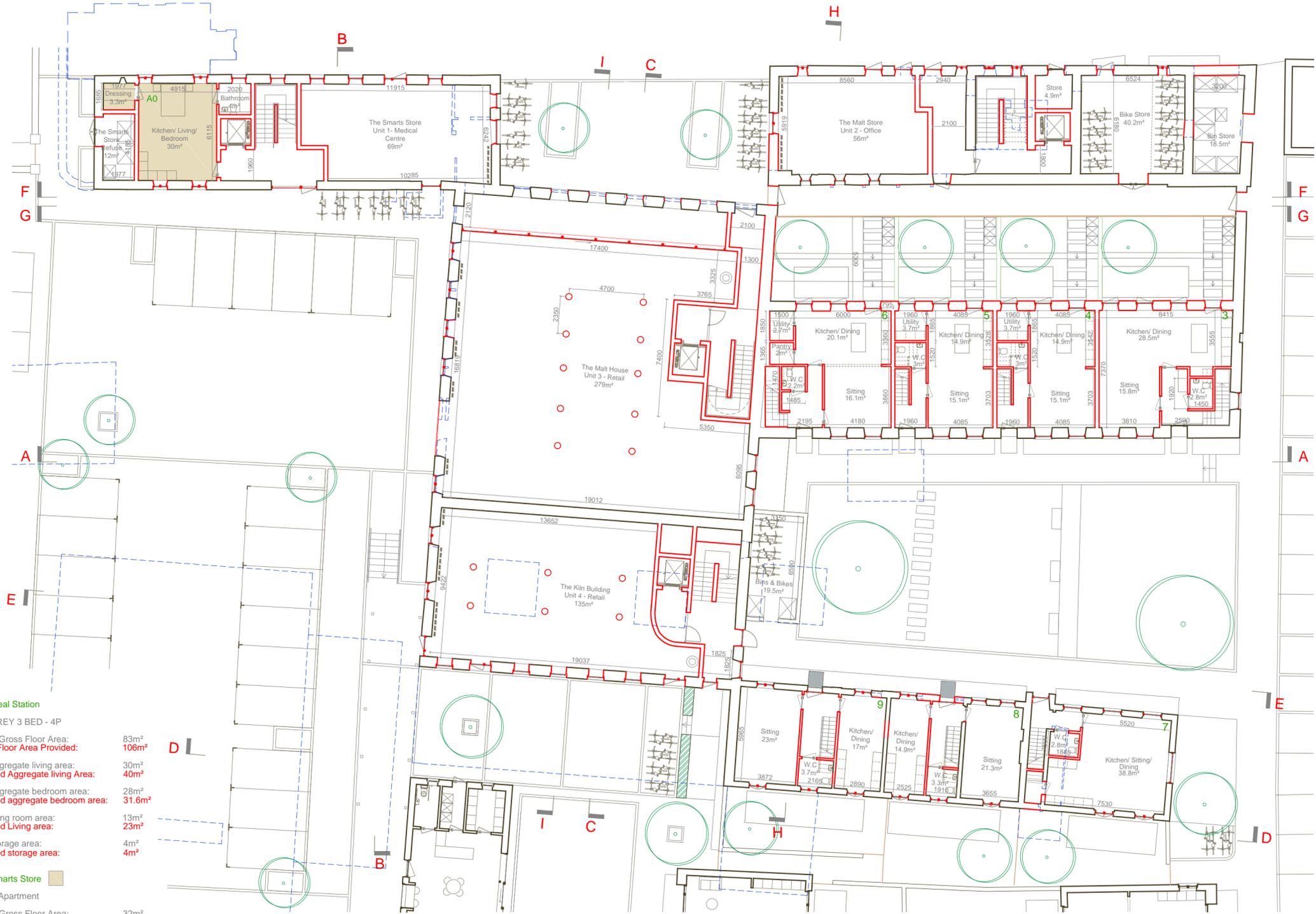
6 - Maltings
 2 STOREY 3 BED - 5P
 Target Gross Floor Area: 92m²
Gross Floor Area Provided: 115m²
 min. aggregate living area: 34m²
Provided Aggregate living Area: 36.2m²
 min. aggregate bedroom area: 32m²
Provided aggregate bedroom area: 38.8m²
 min. living room area: 13m²
Provided Living area: 16.1m²
 min. storage area: 5m²
Provided storage area: 9.5m²

7 - Cereal Station
 2 STOREY 2 BED - 4P
 Target Gross Floor Area: 80m²
Gross Floor Area Provided: 101m²
 min. aggregate living area: 30m²
Provided Aggregate living Area: 38.8m²
 min. aggregate bedroom area: 25m²
Provided aggregate bedroom area: 30.8m²
 min. living room area: 13m²
Provided Living area: 38.8m²
 min. storage area: 4m²
Provided storage area: 4m²

8 - Cereal Station
 2 STOREY 3 BED - 4P
 Target Gross Floor Area: 83m²
Gross Floor Area Provided: 96m²
 min. aggregate living area: 30m²
Provided Aggregate living Area: 36.2m²
 min. aggregate bedroom area: 28m²
Provided aggregate bedroom area: 28.9m²
 min. living room area: 13m²
Provided Living area: 21.3m²
 min. storage area: 4m²
Provided storage area: 4m²

9 - Cereal Station
 2 STOREY 3 BED - 4P
 Target Gross Floor Area: 83m²
Gross Floor Area Provided: 106m²
 min. aggregate living area: 30m²
Provided Aggregate living Area: 40m²
 min. aggregate bedroom area: 28m²
Provided aggregate bedroom area: 31.6m²
 min. living room area: 13m²
Provided Living area: 23m²
 min. storage area: 4m²
Provided storage area: 4m²

A0 - Smarts Store
 Studio Apartment
 Target Gross Floor Area: 32m²
Gross Floor Area Provided: 38m²
 min. aggregate living area: 25m²
Provided Aggregate living Area: 30m²
 min. aggregate bedroom area: 25m²
Provided aggregate bedroom area: 30m²
 min. storage area: 3m²
Provided storage area: 3.3m²



PROPOSED GROUND FLOOR PLAN

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REV. DATE REVISION

DRAW CHECK SCALE DATE
 FW JH 1:200 03.12
 @A2 2025

LRD Application

PROJECT Ballinacurra Mill
 DRAWING Mill Building - Ground Floor Plan - Proposed

code	project no.
AR	644.01
drawing no.	rev.
03.01	-

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PROPOSED MILL BUILDING



A1 - Smarts Store
 1 BED
 Target Gross Floor Area: 45m²
 Gross Floor Area Provided: 48m²
 min. aggregate living area: 23m²
 Provided Aggregate living Area: 23.5m²
 min. aggregate bedroom area: 11.4m²
 Provided aggregate bedroom area: 13.2m²
 min. storage area: 3m²
 Provided storage area: 3m²

B1 - Smarts Store
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 69m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 29.5m²
 min. aggregate bedroom area: 20.1m²
 Provided aggregate bedroom area: 23.5m²
 min. storage area: 5m²
 Provided storage area: 5m²

C1 - Malt Store
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 70m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 30.9m²
 min. aggregate bedroom area: 20.1m²
 Provided aggregate bedroom area: 20.4m²
 min. storage area: 5m²
 Provided storage area: 6m²

D1 - Malt Store
 1 BED - 2P
 Target Gross Floor Area: 45m²
 Gross Floor Area Provided: 46m²
 min. aggregate living area: 23m²
 Provided Aggregate living Area: 29m²
 min. aggregate bedroom area: 11.4m²
 Provided aggregate bedroom area: 11.7m²
 min. storage area: 3m²
 Provided storage area: 3m²

E1 - Malt House
 1 BED - 2P
 Target Gross Floor Area: 45m²
 Gross Floor Area Provided: 56m²
 min. aggregate living area: 23m²
 Provided Aggregate living Area: 27m²
 min. aggregate bedroom area: 11.4m²
 Provided aggregate bedroom area: 13.1m²
 min. storage area: 3m²
 Provided storage area: 4m²

F1 - Malt House
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 71m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 28m²
 min. aggregate bedroom area: 20.1m²
 Provided aggregate bedroom area: 20.3m²
 min. storage area: 5m²
 Provided storage area: 5.8m²

G1 - Malt House
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 68m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 28.1m²
 min. aggregate bedroom area: 20.1m²
 Provided aggregate bedroom area: 22.1m²
 min. storage area: 5m²
 Provided storage area: 5m²

H1 - Malt House
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 77m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 29.3m²
 min. aggregate bedroom area: 20.1m²
 Provided aggregate bedroom area: 21m²
 min. storage area: 5m²
 Provided storage area: 6m²

I1 - Kiln Building
 2 BED - 3P
 Target Gross Floor Area: 63m²
 Gross Floor Area Provided: 83m²
 min. aggregate living area: 28m²
 Provided Aggregate living Area: 30.2m²
 min. aggregate bedroom area: 20.4m²
 Provided aggregate bedroom area: 21.6m²
 min. storage area: 5m²
 Provided storage area: 7m²

J1 - Kiln Building
 1 BED
 Target Gross Floor Area: 45m²
 Gross Floor Area Provided: 56m²
 min. aggregate living area: 23m²
 Provided Aggregate living Area: 24.2m²
 min. aggregate bedroom area: 11.4m²
 Provided aggregate bedroom area: 15.2m²
 min. storage area: 3m²
 Provided storage area: 4m²



--- Existing elements to be altered/ removed
 --- New elements are indicated in red

PROPOSED FIRST FLOOR PLAN

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LRD Application

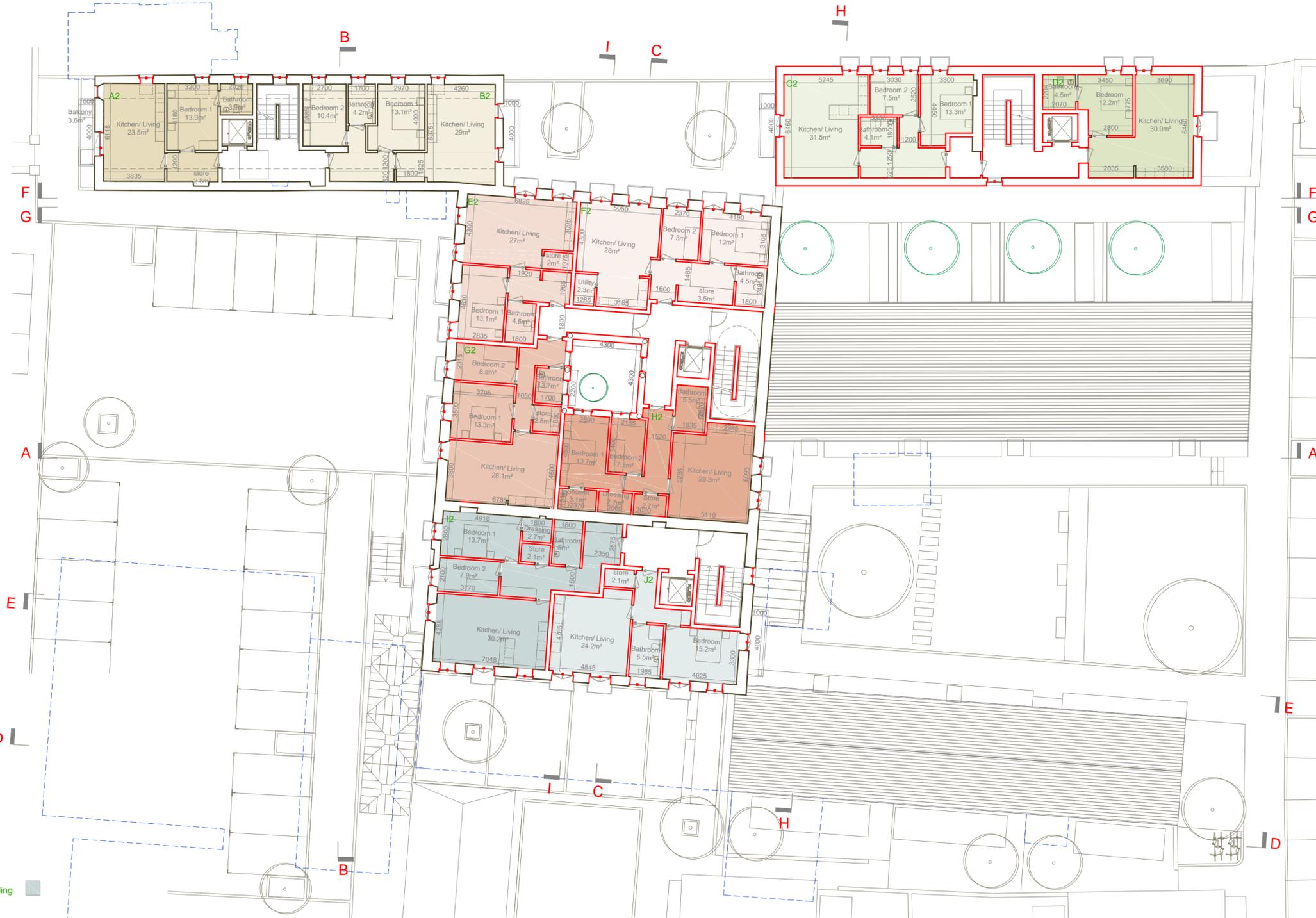
PROJECT Ballinacurra Mill
 DRAWING Mill Building - First Floor Plan - Proposed

code	project no.
AR	644.01
drawing no.	rev.
03.02	-

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PROPOSED MILL BUILDING

A2 - Smarts Store	1 BED	Target Gross Floor Area: 45m ² Gross Floor Area Provided: 48m ²
	min. aggregate living area: 23m ² Provided Aggregate living Area: 23.5m ²	
	min. aggregate bedroom area: 11.4m ² Provided aggregate bedroom area: 13.3m ²	
	min. storage area: 3m ² Provided storage area: 4.5m ²	
B2 - Smarts Store	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 69m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 29m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 23.5m ²	
	min. storage area: 5m ² Provided storage area: 5m ²	
C2 - Malt Store	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 70m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 32.2m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 20.9m ²	
	min. storage area: 5m ² Provided storage area: 6.3m ²	
D2 - Malt Store	1 BED	Target Gross Floor Area: 45m ² Gross Floor Area Provided: 49m ²
	min. aggregate living area: 23m ² Provided Aggregate living Area: 30.9m ²	
	min. aggregate bedroom area: 11.4m ² Provided aggregate bedroom area: 12.3m ²	
	min. storage area: 3m ² Provided storage area: 3m ²	
E2 - Malt House	1 BED - 2P	Target Gross Floor Area: 45m ² Gross Floor Area Provided: 56m ²
	min. aggregate living area: 23m ² Provided Aggregate living Area: 27m ²	
	min. aggregate bedroom area: 11.4m ² Provided aggregate bedroom area: 13.1m ²	
	min. storage area: 3m ² Provided storage area: 4m ²	
F2 - Malt House	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 71m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 28m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 20.3m ²	
	min. storage area: 5m ² Provided storage area: 5.8m ²	
G2 - Malt House	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 68m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 28.1m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 22.1m ²	
	min. storage area: 5m ² Provided storage area: 5m ²	
H2 - Malt Store	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 77m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 29.3m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 21m ²	
	min. storage area: 5m ² Provided storage area: 6m ²	
I2 - Kiln Building	2 BED - 3P	Target Gross Floor Area: 63m ² Gross Floor Area Provided: 83m ²
	min. aggregate living area: 28m ² Provided Aggregate living Area: 30.2m ²	
	min. aggregate bedroom area: 20.1m ² Provided aggregate bedroom area: 21.6m ²	
	min. storage area: 5m ² Provided storage area: 7m ²	
J2 - Kiln Building	1 BED	Target Gross Floor Area: 45m ² Gross Floor Area Provided: 56m ²
	min. aggregate living area: 23m ² Provided Aggregate living Area: 24.2m ²	
	min. aggregate bedroom area: 11.4m ² Provided aggregate bedroom area: 15.2m ²	
	min. storage area: 3m ² Provided storage area: 4m ²	



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PROPOSED SECOND FLOOR PLAN

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LRD Application
 PROJECT Ballinacurra Mill
 DRAWING Mill Building - Second Floor Plan - Proposed

code	project no.
AR	644.01
drawing no.	rev.
03.03	-

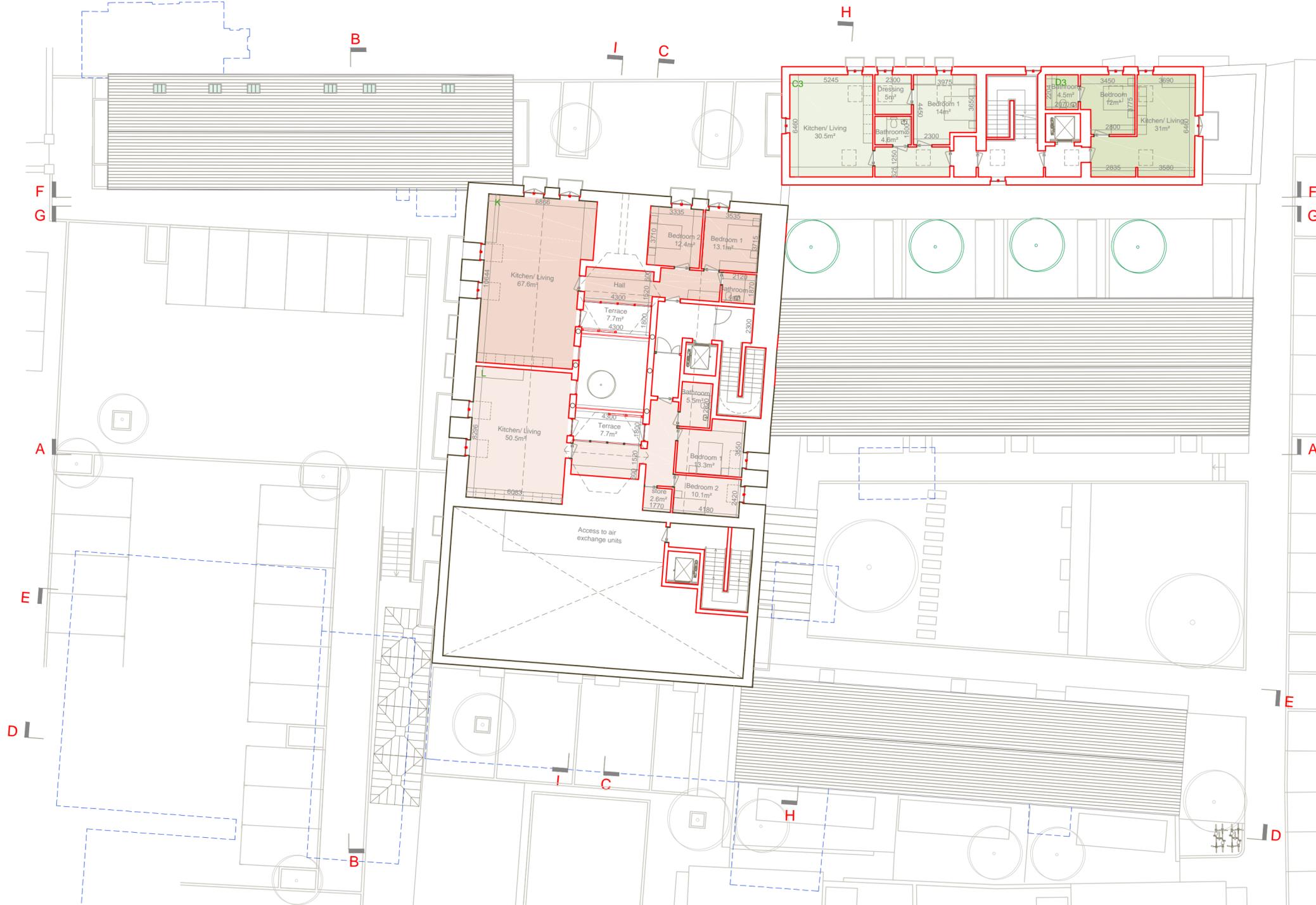
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PROPOSED MILL BUILDING

- Existing elements to be altered/ removed
- New elements are indicated in red



- C3 - Malt Store**
 - 1 BED - 2P
 - Target Gross Floor Area: 45m²
 - Gross Floor Area Provided: 70m²
 - min. aggregate living area: 23m²
 - Provided Aggregate living Area: 30.5m²
 - min. aggregate bedroom area: 11.4m²
 - Provided aggregate bedroom area: 14m²
 - min. storage area: 3m²
 - Provided storage area: 8m²
- D3 - Malt Store**
 - 1 BED
 - Target Gross Floor Area: 45m²
 - Gross Floor Area Provided: 49m²
 - min. aggregate living area: 23m²
 - Provided Aggregate living Area: 31m²
 - min. aggregate bedroom area: 11.4m²
 - Provided aggregate bedroom area: 12m²
 - min. storage area: 3m²
 - Provided storage area: 5.5m²
- K - Malt House**
 - 2 BED - 4P
 - Target Gross Floor Area: 73m²
 - Gross Floor Area Provided: 116m²
 - min. aggregate living area: 30m²
 - Provided Aggregate living Area: 67.6m²
 - min. aggregate bedroom area: 24.4m²
 - Provided aggregate bedroom area: 25.5m²
 - min. storage area: 7m²
 - Provided storage area: 8m²
- L - Malt House**
 - 2 BED - 3P
 - Target Gross Floor Area: 63m²
 - Gross Floor Area Provided: 104m²
 - min. aggregate living area: 28m²
 - Provided Aggregate living Area: 50.5m²
 - min. aggregate bedroom area: 20.1m²
 - Provided aggregate bedroom area: 23.4m²
 - min. storage area: 6m²
 - Provided storage area: 7m²



PROPOSED THIRD FLOOR PLAN

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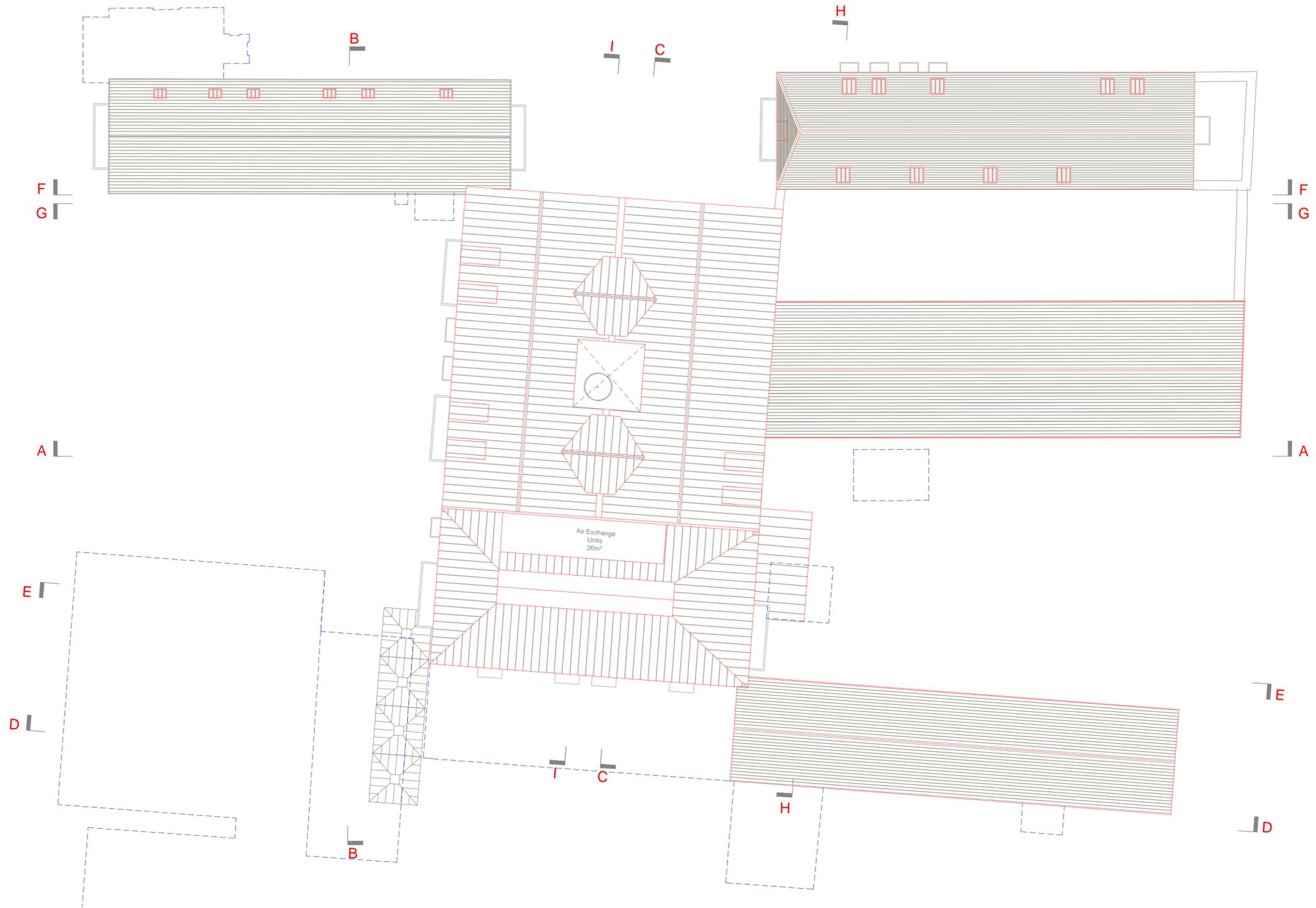
PROJECT Ballinacurra Mill
DRAWING Mill Building - Third Floor Plan - Proposed

code	project no.
AR	644.01
drawing no.	rev.
03.04	-

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PROPOSED MILL BUILDING

- Existing elements to be altered/ removed
- New elements are indicated in red
-  Slate roof - natural slate - dark clay ridge.
-  Metal roof - standing seam - dark zinc colour.



PROPOSED ROOF PLAN

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-	-	-

DRAW	CHECK	SCALE	DATE
FW	JH	1:200 @A2	03.12 2025

LRD Application
PROJECT Ballinacurra Mill
DRAWING Proposed Roof Plan

code	project no.
AR	644.01
drawing no.	rev.
03.05	-

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