PLANNING APPLICATION FORM

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Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Dublin City Council

2. Location of Development

Postal Address or Townland or Location (as may best identify the land or structure in question)	site at the former 'Player Wills' Site South Circular Road, St. Catherine's Avenue and Donore Avenue Dublin 8
Ordnance Survey Map Ref No (and the Grid Reference where available)	3263-19 3263-23 Grid Eastings: 714,253 Grid Northings: 732,825

3. Type of planning permission (please tick appropriate box):

[X] Permission

[ ] Permission for retention

[ ] Outline Permission

[ ] Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant [2]

Name(s)	CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR SCR1 Fund

	Contact details of Applicant to be supplied at Question [23]

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6. Where Applicant is a Company (registered under the Companies Acts):

Name(s) of company director(s)	Peter McKenna, Kevin Molony, Alieh Kazemi, Eduardo Cortellesi
Registered Address (of company)	70 Sir John Rogerson's Quay Dublin 2
Company Registration No.	C172580

7. Person/Agent acting on behalf of the Applicant (if any):

Name	Sorcha Turnbull
	Address to be supplied at the end of this form. (Question 24)

8. Person responsible for preparation of Drawings and Plans: [3 & 16]

Name	Matthew Mullins/Ronan Savage
Firm/Company	O'Mahony Pike/Henry J Lyons

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	The proposed development consists of amendments to the development at the former 'Player Wills' site, South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8, as permitted under ABP-308917-20 (DCC Ref: SHD0031/20) and as amended under DCC Reg. Ref.: 3406/25. The proposed amendments relate only to the permitted Block PW1, which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796), Block PW2 and Block PW5 only. The proposed amendments include for alteration of the permitted ground floor layouts of PW1 and PW2 including the relocation of permitted amenity spaces and retail/restaurant spaces, some minor amendments to unit mix and layouts, and amenity spaces at upper levels. It also includes for the reconfiguration of the permitted Block PW5. The proposed amendments result in no increase in the overall permitted 492 residential units and 240 shared living units but alters the permitted unit mix across the scheme to consist of 26 No. Studios, 303 No. 1-Bed, 111 No. 2-Bed- 4-Person and 52 No. 3-Bed- 5-Person. The proposed amendments are set out as follows: 1. Amendments to permitted Block PW1 (which includes the former Player Wills Factory (a Protected Structure, RPS Ref: 8796)) to include: • Reduction of permitted ground floor commercial uses and a subsequent increase in tenant amenity space at ground floor level. This results in a ground floor containing 2 no. retail/bar/restaurant units of 533 sq.m and 531 sq.m, tenant amenity space to include a gym, management offices and reception of c. 906 sq.m, community unit (478 sq.m as permitted) and cultural unit (312 sq.m as permitted). Subsequent elevational changes to the western façade to provide for revised access to amendment layout. • Removal of permitted tenant amenity lounge at Level 8, and subsequent increase in external amenity terrace at Level 8 from c. 285 sq.m to 313 sq.m. • Relocation of permitted sub-station from internally within the ground floor of PW1 to the permitted standalone plant/bin store area at the northwest corner of PW1. • Minor increase in the permitted basement below PW1 of c.41 sq.m, containing plant areas only. • Alteration of permitted plant areas at roof level of PW1 and the addition of PV panels. 2. Amendments to permitted PW2 to include: • Alteration of permitted substation and provision of an additional substation in place of a permitted residential unit at ground level and alterations to permitted cores and basement access. Addition of 1 additional residential unit at ground level. • Reconfiguration of permitted retail unit, to c. 77.6 sq.m, located at ground level on the north-east corner to accommodate a relocated entrance lobby. • Alteration of permitted retail unit to c.71.3 sq.m and cafe unit to c. 94.5 sq.m on the southwest corner of the block to accommodate amended access and alteration of 2 no. permitted bicycle lifts at ground level to dedicated bicycle stairs with automated ramps to basement level. • At levels 1, 3 and 5 the conversion of a 2-no. permitted 1-bed units to 2-bed units and on level 2, 1 no. permitted 1- bed unit to 2-bed unit, as a result of the additional stair core. • At level 15 & 16, the reconfiguration of 4 no. 2-bed units to 4 no. 1-bed units to facilitate an additional stair core and reconfiguration of 1 no. 1-bed duplex unit to 2 no. 1 bed units. • At level 17 the reconfiguration of 1 no. 2-bed unit to 1 no. 1-bed unit to facilitate an additional stair core. • Removal of plant screen at Level 8. • The proposed amendments result in an increase in permitted units within PW2 from 415 to 416 and a minor alteration of the permitted unit mix as set out above. 3. Amendments to permitted PW5 to include: • Reconfiguration of permitted block containing 21 no. residential units to a block containing 20 no. units of 15 no. 1-bed, 2 no. 2-bed – 4 Person and 3 no. 3-bed- 5-Person units. The footprint remains largely consistent with the permitted block, with no increase in overall heights. • The revised block is provided around the permitted communal amenity space located to the east of the block. 4. All associated works to accommodate the proposed changes, including minor alterations to landscaping, waste management, ESB Substation locations and associated ancillary works.

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10. Legal Interest of Applicant in the Land or Structure:

Please tick appropriate box to show applicant's legal interest in the land or structure	A. Owner X	B. Occupier
	C. Other	
Where legal interest is 'Other', please expand further on your interest in the land or structure.		

If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation.	

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11. Site Area:

Area of site to which the application relates in hectares	1.430

12. Where the application relates to a building or buildings:

Gross floor space [5] of any existing building(s) in sq m	60,369.00
Gross floor space of proposed works in sq m	238.40
Gross floor space of work to be retained in sq m (if appropriate)	0.00
Gross floor space of any demolition in sq m (if appropriate)	0.00

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

Class of Development	Gross floor area in sq m
class4	2434
class1	53325

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	0	0	0	0
Apartments	26	302	110	45	0	0	483

Number of car parking spaces to be provided		Total: 122

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15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

Existing use [6] (or previous use where retention permission is sought)	
Proposed use (or use it is proposed to retain)	
Nature and extent of any such proposed use (or use it is proposed to retain)	

16. Social and Affordable Housing

Please tick appropriate	**Yes**	**No**
Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? [7]		X

If the answer to the above question is “yes” and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority’s functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act.” (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.	RECEIVED: 28/10/2026

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended [8] , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted). If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended [9] , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.	Proposed amendments to a permitted development with no increase in unit numbers. Part V requirement as per conditions of parent permission.

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17. Development Details

Please tick appropriate	Yes	No
Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage?	X	
Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)?		X
Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 [10]		X
Does the proposed development require the preparation of an Environmental Impact Statement [11]?		X
Does the application relate to work within or close to a European Site or a Natural Heritage Area[12]?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence?		X
Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence?		X
Do the Major Accident Regulations apply to the proposed development?		X
Does the application relate to a development in a Strategic Development Zone?		X
Does the proposed development involve the demolition of any structure?		X

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18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?
Yes [ ] No [X]
If yes, please give details e.g. year, extent:
Are you aware of previous uses of the site e.g. dumping or quarrying?
Yes [ ] No [X]
If yes, please give details:

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Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No [ ]
If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.:	3406/25	Date: 02/10/2025
Reference No.:	ACP-308917-20 (SHD00	Date: 16/12/2020
Reference No.:		Date:
Reference No.:		Date:

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Coimisiún Pleanála in respect of a similar development [13] ?

Yes [ ] No [X].
An Coimisiún Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14] ?

Yes [X] No [ ]
If yes, please give details: LRD Pre-Applicaiton Meeting

Reference No. (if any): LRD9020/26-S1

Date(s) of consultation:2026-05-26

Persons involved: Nicola Conlon & Rebecca Greene

20. Services

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Proposed Source of Water Supply

Please indicate whether existing or new:

Existing [ ]
New [X]
Not Applicable [ ]

Public Mains [X]
Group Water Scheme [ ]
Private Well [ ]
Other (please specify) [ ]

Name of Group Water Scheme (where applicable)

Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing [ ]
New [X]
Not Applicable [ ]

Public Sewer [X]
Conventional septic tank system [ ]
Other on-site treatment system (Please specify) [ ]

Proposed Surface Water Disposal
Public Sewer/Drain [X] Soakpit [ ] Watercourse [ ] Other (Please specify) [ ] Not Applicable [ ]

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21. Details of Public Notice

Approved newspaper in which notice was published	Irish Daily Star
Date of publication	27-10-2026
Date on which site notice was erected [17]	27-10-2026

22. Application Fee

Fee Payable [18]	22,038.80
Basis of Calculation	LRD Fees - New Units (Redesign of PW5 (20 units) and 2 additional units in PW5 (no overall increase in unit numbers) = 22 units x €130 = €2,860.00 - Amended Units - Overall 8 units amended in PW2 = 8 units x €65 (reduced fee) = €520 - Amended Retail/Commercial/Amenity Spaces = 5183 x €3.60 (reduced fee) = €18,658.80

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

	Applicant	Applicant (where more than one applicant is named).	Agent
Signature	_____	_____	_____
Print Name	_____	_____	_____
Date	_____	_____	_____