

DESIGN STATEMENT - PW1, PW2 & PW5 AMENDMENTS

20TH OF OCTOBER 2026

PLAYER WILLS
FOR CWTC MULTI FAMILY ICAV

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EXECUTIVE SUMMARY

Permitted scheme (ABP-308917-20; DCC Ref: SHD0031/20 as amended by DCC Reg. Ref. 3406/25): 732 no. units (492 no. apartments and 240 no. shared accommodation rooms) across four blocks ranging from 2 to 19 storeys.

The proposed amendments do not change the number of residential units. The scheme continues to deliver 732 no. units, comprising 492 no. apartments and 240 no. shared accommodation rooms, as permitted. Permitted building heights are unchanged, adjustments to building footprints are marginal, and the variation in overall floor area is negligible.

Proposed amendments:

- **No net change in unit numbers —** the total remains 732 no. units as permitted. The reconfiguration of PW5 results in a reduction of 1 no. unit, offset by 1 no. additional unit within PW2 arising from the reconfiguration of the upper levels.
- **Layout and unit-mix refinements** — across PW1, PW2 and PW5 including a modest rebalancing of studio, 1-bed, 2-bed and 3-bed units. Studio units reduce from 40 no. to 26 no. (from 8.1% to 5.3% of apartments), with the reduction reinvested principally in 1-bed and 2-bed accommodation. Three-bed provision is maintained at 52 no. units.
- **Enhanced resident amenity —** total tenant amenity increases by 591 sqm to 2,573 sqm (2.7 to 3.5 sqm per unit). Ground floor resident amenity in PW1 increases more than five-fold, from 169 sqm to 905 sqm, giving residents a gym, reception and management suite. Commercial space is reduced from 2,054 sqm to 1,307 sqm being rebalancing toward resident amenity.
- **Compliance amendments to PW2** — provision of a second stair to the two towers in accordance with updated Building Regulations, with associated reconfiguration of upper-level apartments.
- **Reconfiguration of PW5** — the permitted 21-unit block is reconfigured to provide 20 no. units, replacing all studios with 1-bed apartments while retaining 3-bed provision. Height, footprint, floor area and communal open space are retained substantially as permitted.
- **Elevational and façade refinements** — informed by a precast off-site construction methodology, retaining the established architectural character of the permitted scheme.
- **Cycle access enhancements to PW2** — replacement of two of the three permitted basement cycle lifts with two dedicated cycle stairs fitted with automated cycle wheel ramps, improving the resilience, throughput and efficiency of the basement cycle stores.
- **Additional ESB substation provision and amendment of permitted substations** — across PW1, PW2 and PW5 as required by ESB Networks.



Player Wills - PW1



Player Wills - PW2

PLAYER WILLS

INTRODUCTION

This LRD Amendment Application seeks amendments to the permitted Strategic Housing Development on the former Player Wills site and adjoining DCC lands at South Circular Road, Dublin 8 (ABP Ref. ABP-308917-20). The permitted scheme was subsequently amended under DCC Reg. Ref. 3406/25, which omitted the second basement level. References to the 'permitted scheme' in this statement refer to the development as permitted under ABP-308917-20 (DCC Ref: SHD0031/20) and amended by Ref. 3406/25. The permitted scheme comprises 732 no. units (492 no. Build-to-Rent apartments and 240 no. shared accommodation rooms) across four blocks — PW1, PW2, PW4 and PW5 — ranging from 2 to 19 storeys, alongside retention and reuse of the Player Wills factory, a childcare facility, public parks and ancillary works.

The proposed amendments stem from a comprehensive design evaluation of the permitted development and aim to:

- align the scheme with the operator's management and operational requirements for a Build-to-Rent development;
- ensure compliance with updated Building Regulations, particularly the requirement for a second stair to the two towers of PW2;
- improve the quality of the accommodation and the residential mix, including a significant reduction in studio provision;
- adapt the scheme to work within the parameters of the preferred precast off-site construction methodology.

The amendments do not alter the permitted building heights, result in only marginal adjustments to building footprints, and produce a negligible variation in overall floor area. The overall number of residential units is unchanged.



PLAYER WILLS

SUMMARY OF PROPOSED AMENDMENTS

Unit numbers

- No net change. The scheme continues to provide 732 no. residential units — 492 no. apartments and 240 no. shared accommodation rooms — as permitted.
- PW1 is unchanged at 287 no. units (47 no. apartments and 240 no. shared accommodation rooms).
- PW2 increases by 1 no. unit, from 415 no. to 416 no., arising from the reconfiguration of the upper levels.
- PW4 is unchanged at 9 no. units.
- PW5 reduces by 1 no. unit, from 21 no. to 20 no.

Residential amenities

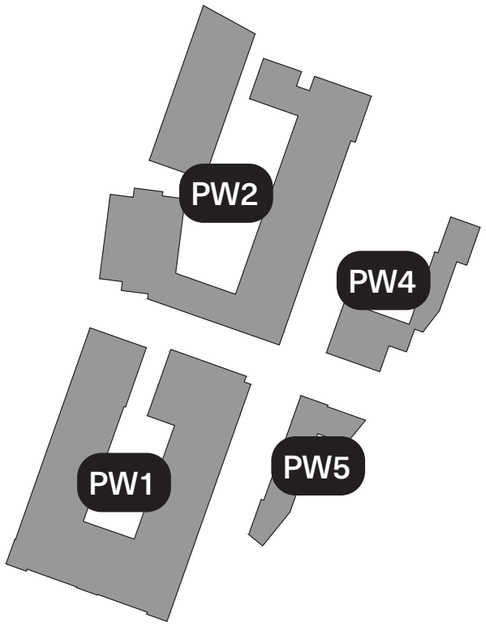
- Tenant amenity increases by 591 sqm to 2,573 sqm, from 2.7 to 3.5 sqm per unit. Amenity is consolidated within PW1, where ground floor provision increases from 169 sqm to 905 sqm. The gym relocates from second floor to a prominent ground floor position, reducing from 650 sqm to 516 sqm; the first floor becomes a dedicated business centre, increasing from 273 sqm to 610 sqm; the second floor becomes a dedicated entertainment floor.
- No change to the quantum of dedicated shared living amenity, nor to the permitted strategy whereby shared living amenity is accessible only to shared living residents while general tenant amenity is accessible to all residents.

Layout and elevational refinements

- PW1: reconfiguration of ground floor and revised layout of tenant amenities at upper floors; flexible retail/F&B units; substation and bin store locations swapped at ESB's request.
- PW2: reconfiguration of ground floor retail units and introduction of a new entrance lobby with reduction in commercial floorspace from 339 sqm to 243 sqm; layout, mix and elevational refinements.
- PW2: replacement of two of three permitted basement cycle lifts with two dedicated cycle stairs equipped with VeloComfort automated cycle wheel ramps, increasing the resilience, throughput and efficiency of the basement cycle storage
- PW5: reconfiguration of the block to provide 20 no. units with a revised mix; façade articulation refined to reflect the precast concrete construction system, with buff brick retained as the predominant material.

Compliance and utilities

- PW1, PW2 and PW5 — provision of an additional ESB substation and amendment to the permitted substation location, as required by ESB.
- PW2 — provision of a second stair to each of the two towers to comply with updated Building Regulations, with associated reconfiguration of upper-level apartments. This is the principal driver of the changes across all levels.

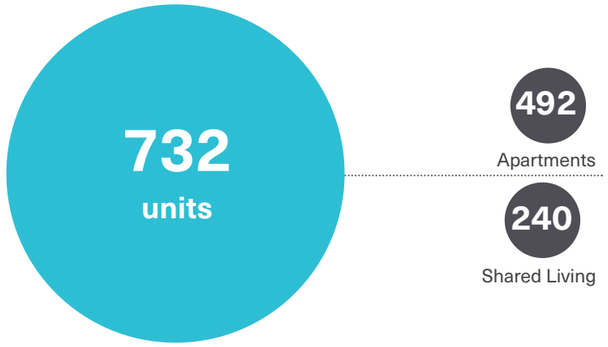


PLAYER WILLS

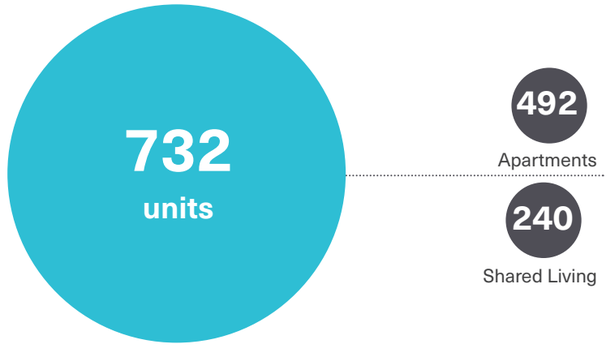
MIX

The mix is rebalanced across PW1–PW5, delivered within the established parameters of the permitted scheme — building heights unchanged, only marginal adjustments to building footprints, and negligible variation in GFA.
Dual aspect ratio of 51% maintained.

The most significant change is the reduction in studio accommodation. All 12 no. studios permitted within PW5 are omitted, together with 2 no. within PW2, reducing studio provision across the scheme from 40 no. to 26 no. The 5 no. permitted 2-bed 3-person units in the upper levels of the PW2 towers are reconfigured as 6 no. 1-bed apartments to accommodate the second stair, and 1 no. 2-bed 3-person unit is provided at Level 03 of PW5. 1-bed units increase by 10 no. to 302 no., and 2-bed 4-person units (including duplexes) increase from 103 no. to 111 no. Three-bed provision (including triplexes) is unchanged at 52 no. Dual aspect provision increases marginally from 250 no. to 252 no.



PERMITTED SCHEME



PROPOSED SCHEME

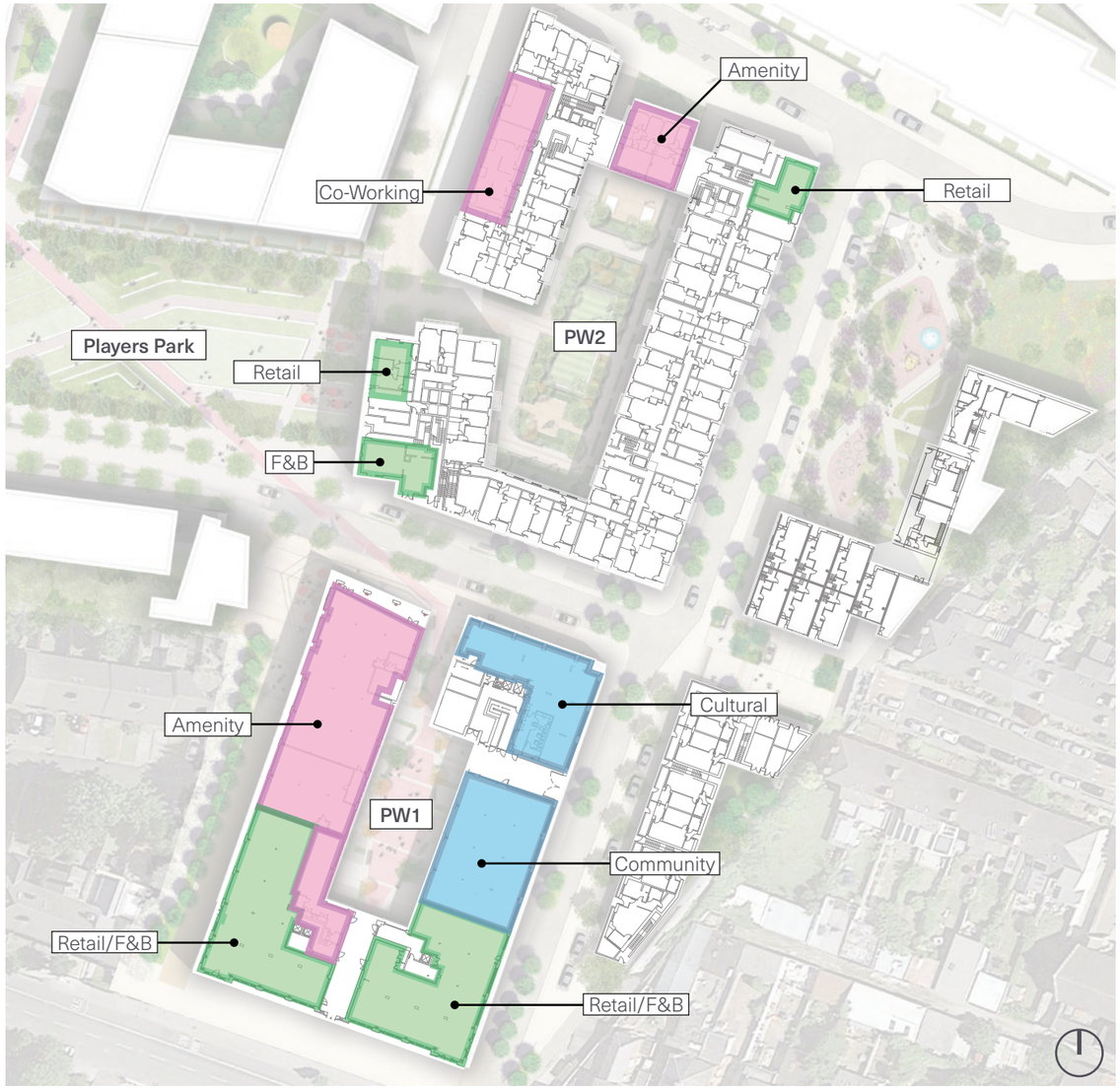
PLAYER WILLS

RESIDENTIAL AMENITIES



PERMITTED SCHEME

732	1,982 sqm	2.7sqm	2,054 sqm	852 sqm
Units	Amenity Area	Amenity Per Unit	Commercial	Cultural/ Community



PROPOSED SCHEME

732	2,573 sqm	3.5sqm	1,307 sqm	852 sqm
Units	Amenity Area	Amenity Per Unit	Commercial	Cultural/ Community

01 | RESIDENTIAL AMENITIES & PW1

OVERVIEW OF PERMITTED & PROPOSED PLANNING RESIDENTIAL AMENITY

- The proposed amendments include a reconfiguration of the tenant amenity areas in PW1 and PW2 which will result in an increase in the total area of the amenity spaces of 591m2, from 1,982 sqm to 2,573 sqm, with the additional space concentrated in PW1.
- The amendments also result in an increase in the ratio of amenity space from 2.7 sqm per unit to 3.5 sqm per unit.
- Resident amenity is brought together in the retained factory building, creating a single, legible hub for all residents. The gym moves from the second floor to a prominent ground floor position, where it adds visible activity to the street frontage. This is achieved by reallocating part of the bar/café/restaurant unit to resident use.
- There is no change proposed to the amount of dedicated amenity space being provided for the shared living accommodation nor to previously approved strategy whereby the shared living amenity space is only accessible to the shared living residents, whereas the general tenant amenity areas can be accessed by all residents (both PRS and shared living residents).

PERMITTED PLANNING AREAS

	TOTAL PERMITTED
COMMUNITY/CULTURAL	852 sqm
COMMERCIAL	2,054 sqm
TENANT AMENITY	1,982 sqm
SHARED LIVING AMENITY	727 sqm

Permitted tenant amenity figure comprises 1,813 sqm BtR amenity plus 169 sqm reception, to allow like-for-like comparison.

PROPOSED PLANNING AREAS

	TOTAL PROPOSED
COMMUNITY/CULTURAL	852 sqm
COMMERCIAL	1,307 sqm
TENANT AMENITY	2,573 sqm
SHARED LIVING AMENITY	727 sqm

COMPARISON OF PERMITTED AND PROPOSED RESIDENTIAL AMENITY

PW1 & PW2	Permitted m^2	Proposed m^2
CO - WORKING/BUSINESS CENTRE	273	812
TENANT AMENITY	1,059	1,245
GYM	650	516
TOTAL	**1,982**	**2,573**

	Permitted m^2	Proposed
DEDICATED SHARED LIVING AMENITY	727	727

PW1

PERMITTED GROUND FLOOR

COMMUNITY/CULTURAL

SQ M = 852 SQ M

COMMERCIAL

SQ M = 1714 SQ M

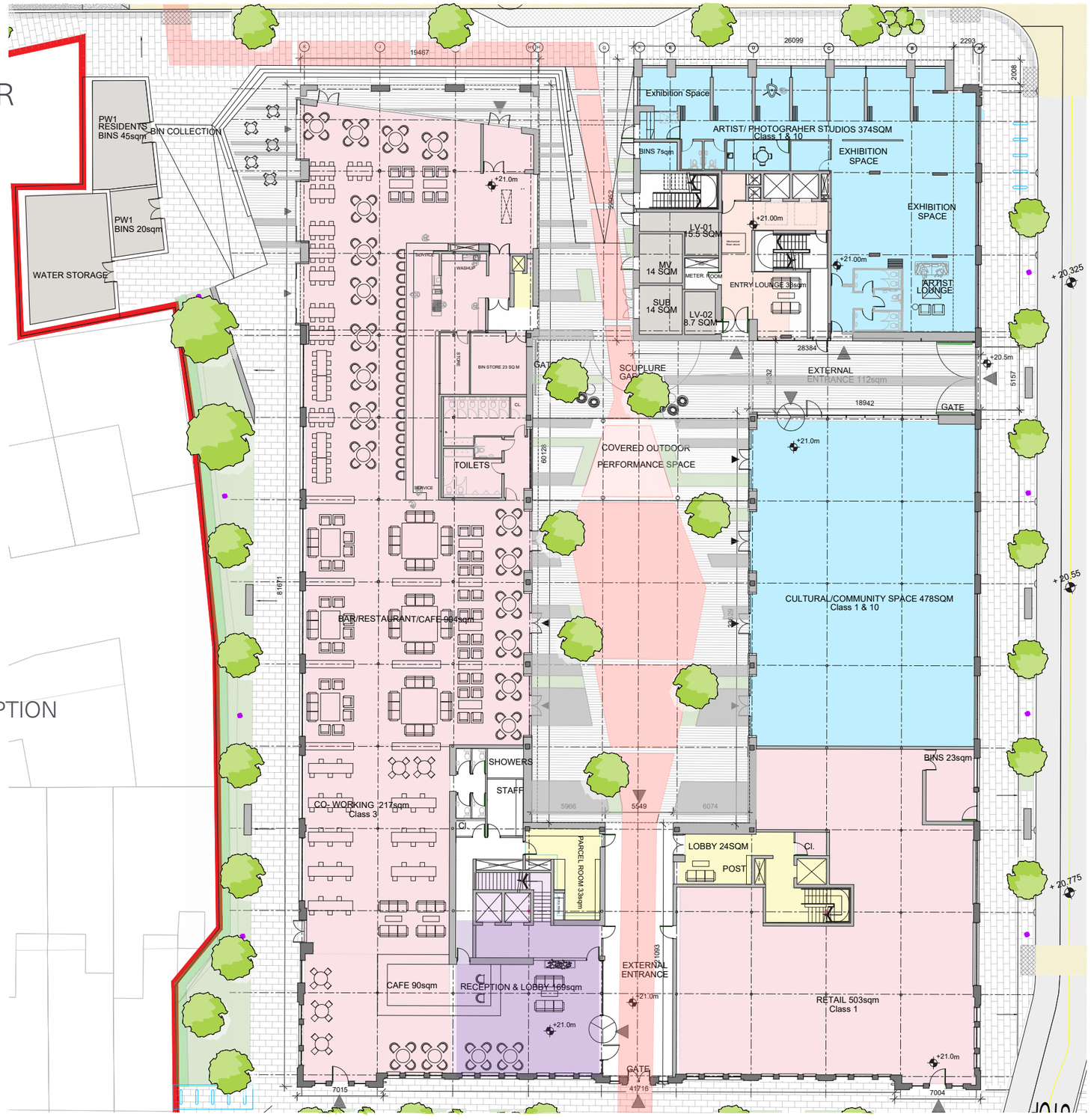
TENANT AMENITY - GYM

SQ M = 0

TENANT AMENITY - RECEPTION & MANAGEMENT SUITE

SQ M = 169 SQ M

(PERMITTED PLANNING = 169 SQ M)



PW1

PROPOSED GROUND FLOOR

TOTAL RESIDENTIAL AMENITY AREA : 905 SQ M

COMMUNITY/CULTURAL

SQ M = 852 SQ M

(NO CHANGE FROM PERMITTED PLANNING)

COMMERCIAL

SQ M = 1064 SQ M

(PERMITTED PLANNING = 1714 SQ M)

TENANT AMENITY - GYM

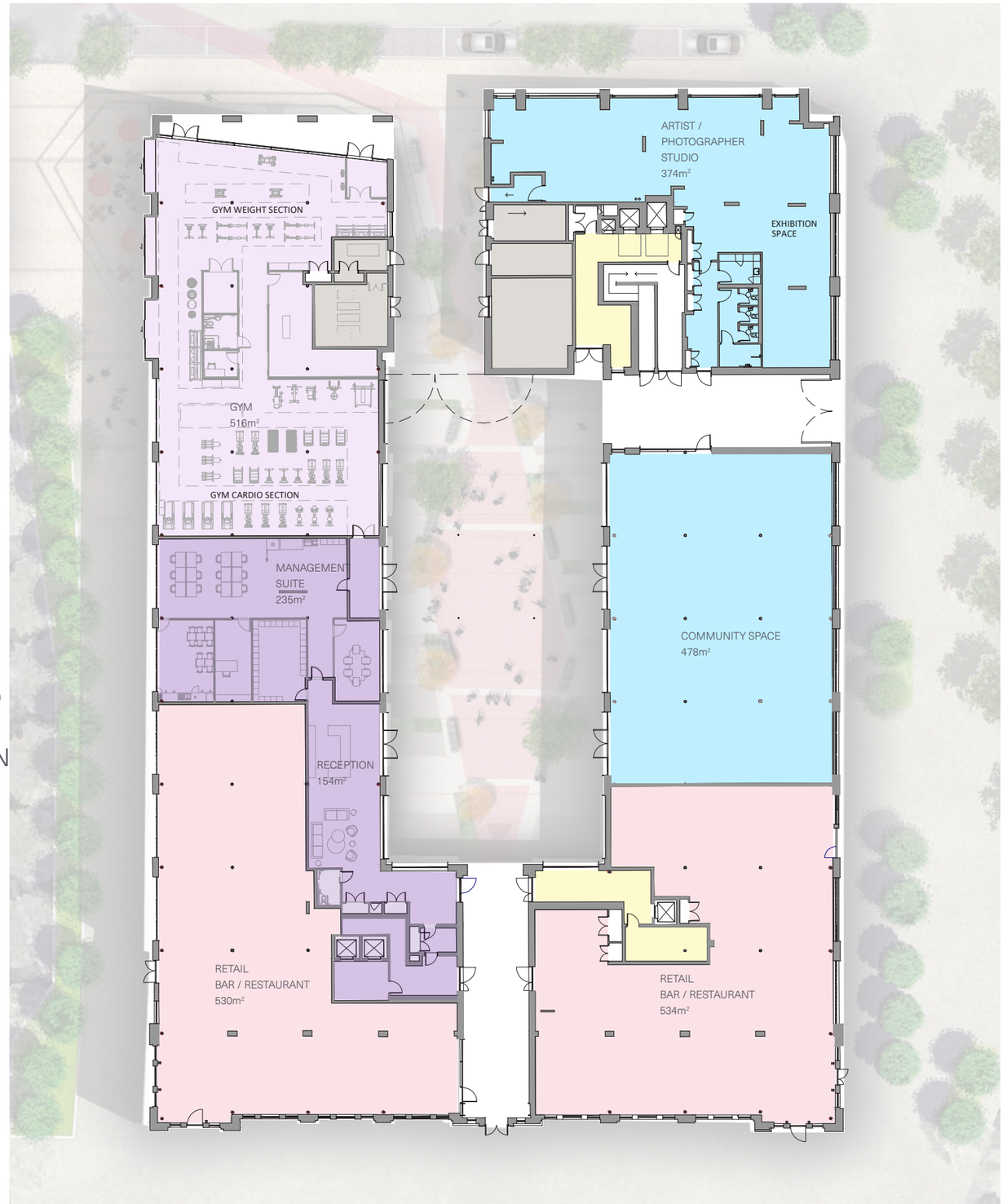
SQ M = 516 SQ M

(NO GYM PROVISION AT GF IN PERMITTED PLANNING)

TENANT AMENITY - RECEPTION & MANAGEMENT SUITE

SQ M = 389 SQ M

(PERMITTED PLANNING = 169 SQ M)



PW1

RESIDENT AMENITY & SHARED LIVING AMENITY ALLOCATION



PW1

PROPOSED GROUND FLOOR AMENITIES

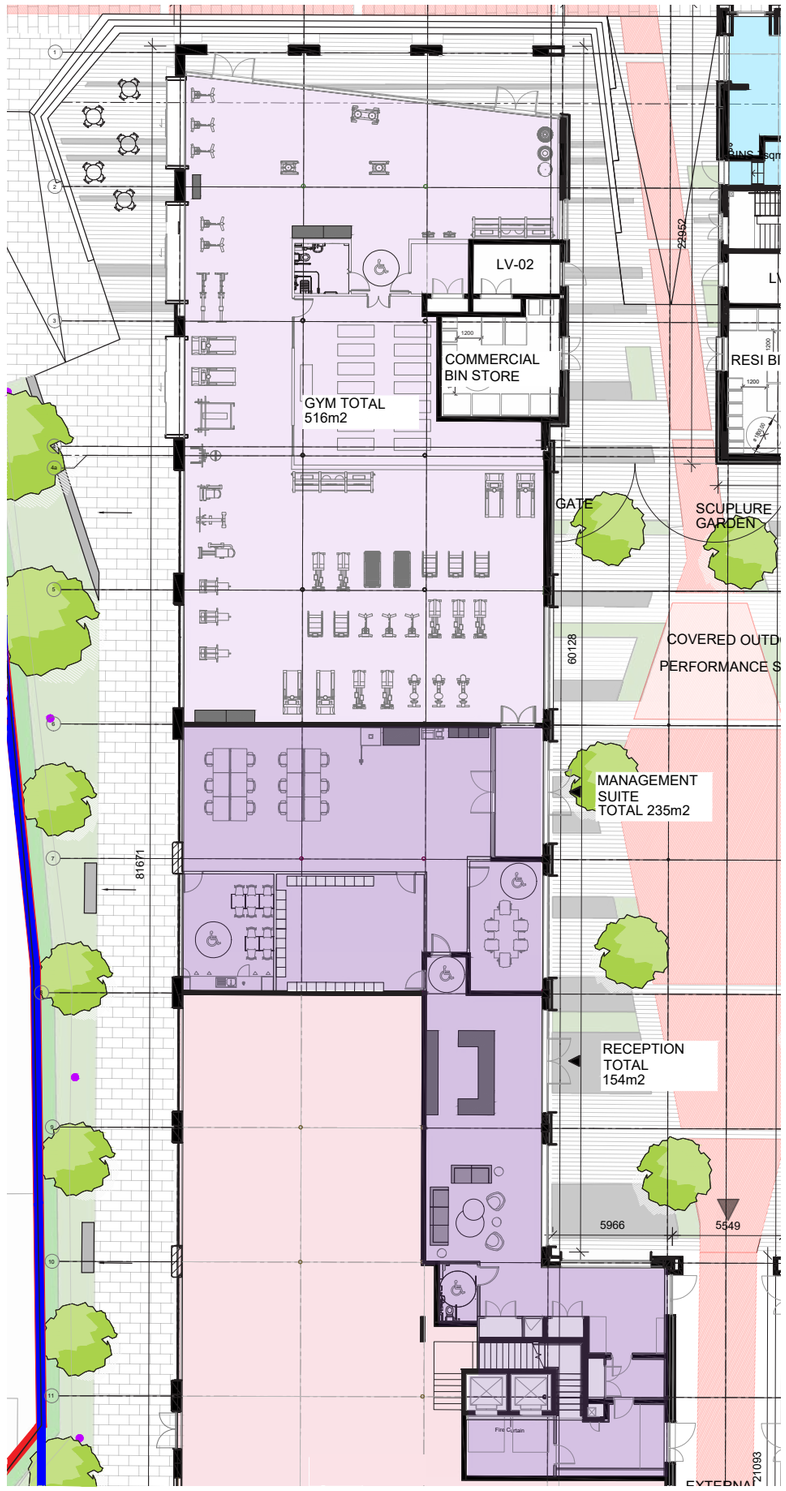
RECEPTION, MANAGEMENT SUITE & GYM

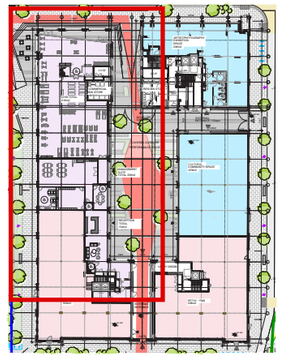
TOTAL RESIDENTIAL AMENITY AREA : 905 SQ M

(INCREASE OF 736 SQ M FROM PERMITTED PLANNING)

The quantum of residential amenity space at ground floor has increased from 169 sq m to 905 sq m.
The ground floor residential amenity accommodates a reception, management suite and gym and is for use by **all the residents in the Player Wills development.**
The ground floor includes :

- Generous reception
- Part M WC
- Parcel room
- Management suite office
- Management suite meeting room
- Management suite kitchen
- Management suite print zone
- Open plan gym space
- Hyrox style gym space
- Gym studio for spinning or yoga
- Gym store rooms
- WC's





PW1

PROPOSED FIRST FLOOR AMENITIES - BUSINESS CENTRE

TOTAL RESIDENTIAL AMENITY AREA : 610 SQ M (NO CHANGE FROM PERMITTED PLANNING)

The entire space of first floor has now been allocated as a business centre and space for co working all the residents in the Player Wills development.

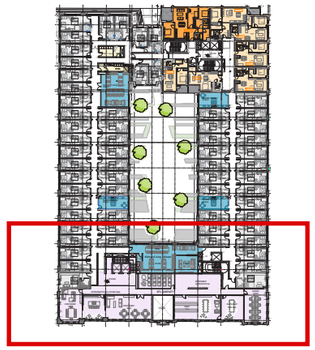
The centre includes :

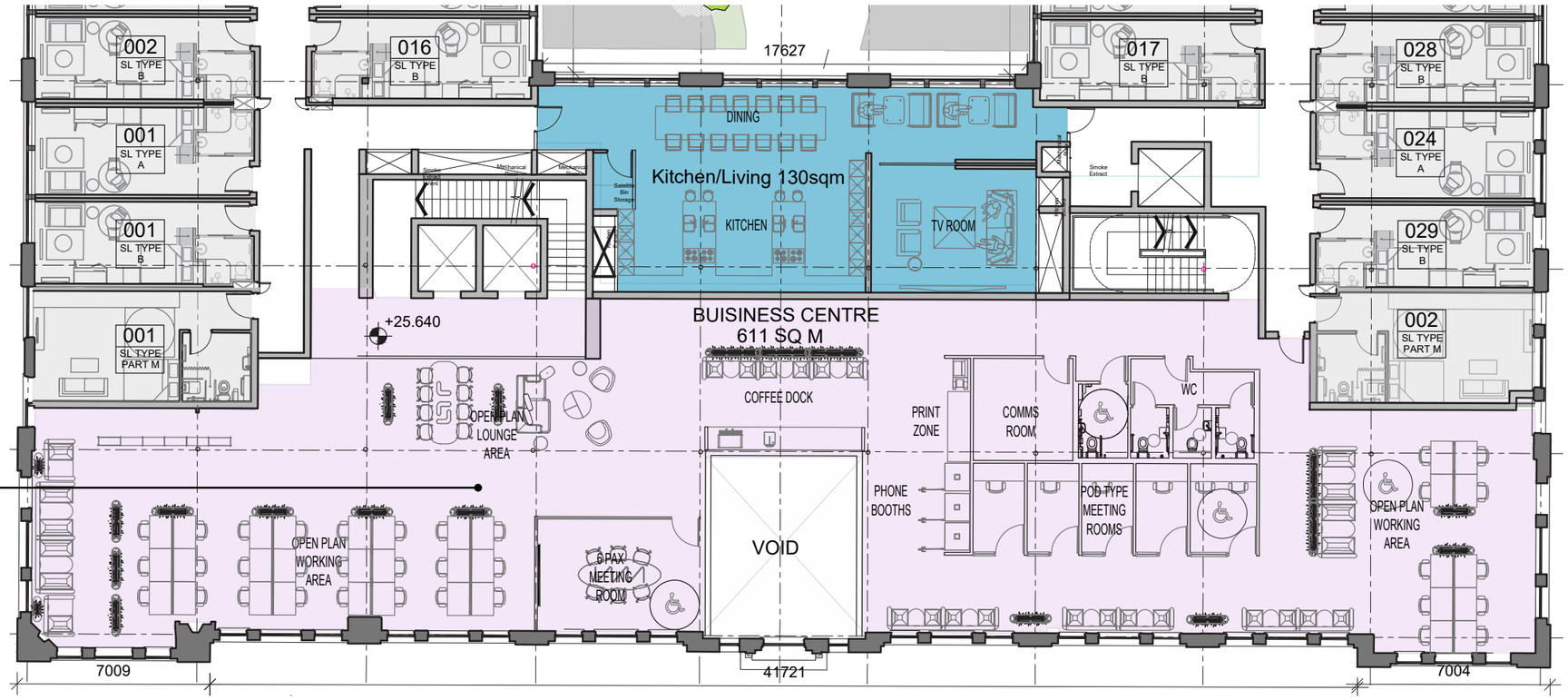
- Open plan office
- 6 PAX meeting rooms
- Coffee dock
- Print zone
- Meeting pods
- Lounge space
- Comms room
- WC's

The centre includes :

- Open plan office
- 6 PAX meeting rooms
- Coffee dock
- Print zone
- Meeting pods
- Lounge space
- Comms room
- WC's

Resident's Amenities





SHARED LIVING AMENITY

TENANT AMENITY

PW1

PROPOSED SECOND FLOOR AMENITIES

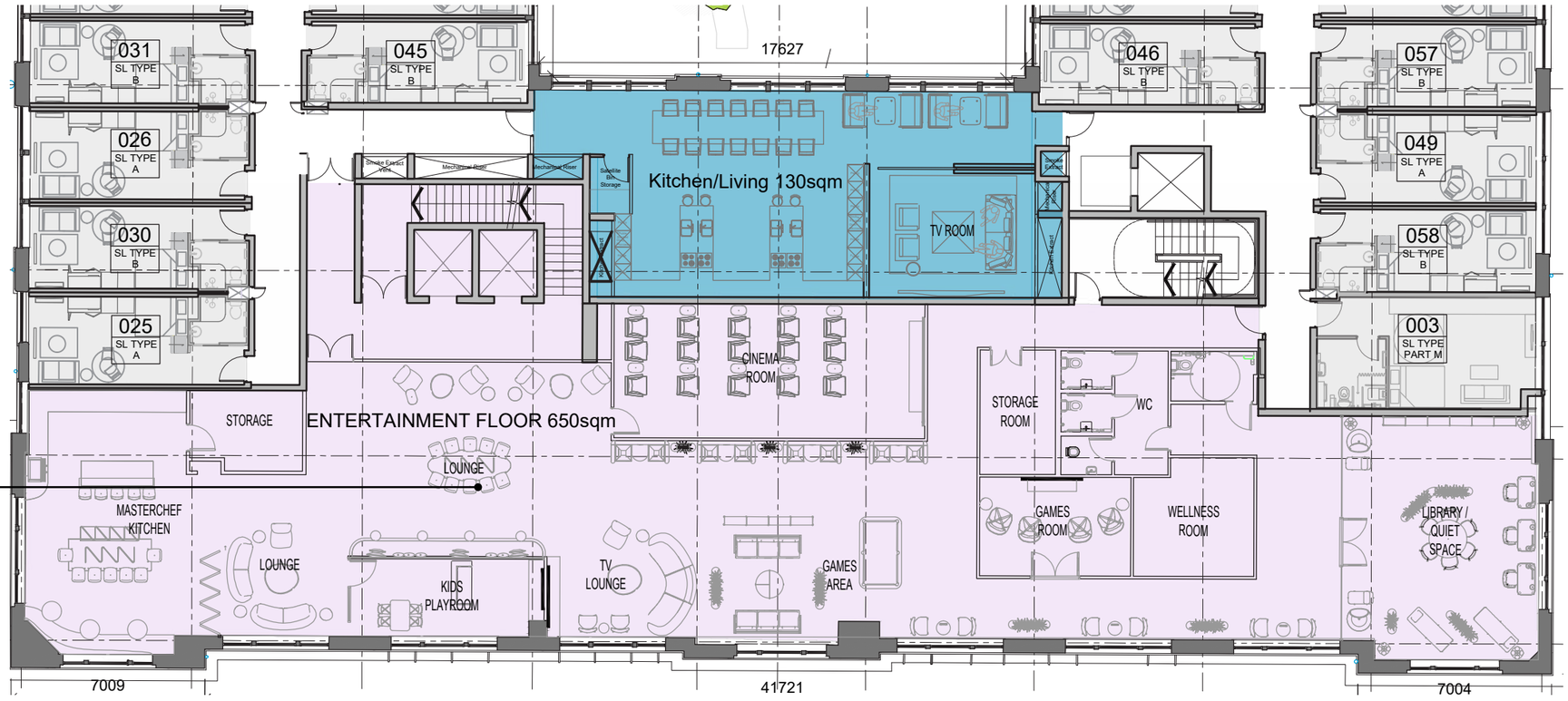
TOTAL RESIDENTIAL AMENITY AREA : 650 SQ M (NO CHANGE FROM PERMITTED PLANNING)

The second floor of the factory is used as the entertainment floor (as the gym has been relocated to Ground Floor) this space is to be used by all the residents in the Player Wills development.

The floor includes :

- Bookable masterchef kitchen
- Lounge space
- Secure kids room
- TV lounge space
- Cinema room
- Console games room
- Library room
- Wellness room
- WC's





Resident's Amenities

SHARED LIVING AMENITY

TENANT AMENITY