Brady Shipman Martin.
Built. Environment.

Planning Department,
Dublin City Council,
Civic Offices,
Wood Quay,
Dublin 8

Date: 27th October 2026

Re: Proposed Large Scale Residential Development Application for Amendments to Permitted Development at the Former Player Wills Site with boundaries on South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8 (LRD9020/26).

Dear Sir/Madam,

Brady Shipman Martin (BSM), Unit H, Mountpleasant Business Centre, Ranelagh, Dublin 6, D06X7P8 is instructed by the applicant, CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR SCR1 Fund, to lodge this Large-Scale Residential Development (LRD) for Amendments to Permitted Development at the Former Player Wills Site with boundaries on South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8 (LRD9020/26)

Further details of the proposed development are illustrated in the suite of architectural, engineering and landscape drawings and reports that accompany this planning application, submitted online via the Planning Portal.

All documentation that forms part of this application are listed in the List of Enclosures as attached to this cover letter. All documentation is also available to view online on a dedicated website setup by the applicant at https://www.playerwillslrd1.ie.

The planning application fee has been paid via EFT, evidence of which is included included as part of the planning application pack.

If you require further information, please do not hesitate to contact us.

Regards

Sorcha Turnbull

Sorcha Turnbull
Senior Associate Planner
Brady Shipman Martin

APPENDIX 1 - SCHEDULE OF DOCUMENTS

Brady Shipman Martin		
Title	**Scale**	**Size**
Cover Letter to DCC (including Schedule of Documents)	N/A	A4
Online Planning Portal Appliction Form	N/A	A4
DCC Planning Application Form 19	N/A	A4
Planning Report & Statement of Consistency	N/A	A4
Section 247 (7) Determination	N/A	A4
Appropriate Assessment Screening Report	N/A	A4
EIA Screening Report	N/A	A4
Applicant Consent to Agent	N/A	A4
Newspaper Notice	N/A	A3
Site Notice	N/A	A3

O'Mahony Pike Architects			
Document No.	**Title**	**Scale**	**Size**
25068-OMP-00-SX-DR-A-1000	Site Location Map	1:1000	A1
25068-OMP-01-SP-DR-A-1000	Proposed Site Layout Plan	1:500	A1
25068-OMP-ZZ-00-DR-A-1000	Proposed Site Level 00 Plan	1:200	A1
25068-OMP-01-SP-DR-A-1101	Taking in Charge Plan	1:500	A1
25068-OMP-PW2-B1-DR-A-1098	PW2 - Permitted Level B1 Plan	1:200	A1
25068-OMP-PW2-B1-DR-A-1090	PW2 - Proposed Level B1 Plan	1:200	A1
25068-OMP-PW2-00-DR-A-1000	PW2 - Proposed Level 00 Plan	1:200	A1
25068-OMP-PW2-01-DR-A-1001	PW2 - Proposed Level 01 Plan	1:200	A1
25068-OMP-PW2-02-DR-A-1002	PW2 - Proposed Level 02 Plan	1:200	A1
25068-OMP-PW2-ZZ-DR-A-1003	PW2 - Proposed Level 03-05 Plan	1:200	A1
25068-OMP-PW2-06-DR-A-1006	PW2 - Proposed Level 06 Plan	1:200	A1
25068-OMP-PW2-07-DR-A-1007	PW2 - Proposed Level 07 Plan	1:200	A1
25068-OMP-PW2-08-DR-A-1008	PW2 - Proposed Level 08 Plan	1:200	A1
25068-OMP-PW2-ZZ-DR-A-1009	PW2 - Proposed Level 09-13 Plan	1:200	A1
25068-OMP-PW2-14-DR-A-1014	PW2 - Proposed Level 14 Plan	1:200	A1
25068-OMP-PW2-15-DR-A-1015	PW2 - Proposed Level 15 Plan	1:200	A1
25068-OMP-PW2-16-DR-A-1016	PW2 - Proposed Level 16 Plan	1:200	A1
25068-OMP-PW2-17-DR-A-1017	PW2 - Proposed Level 17 Plan	1:200	A1
25068-OMP-PW2-18-DR-A-1018	PW2 - Proposed Level 18 Plan	1:200	A1
25068-OMP-PW2-RF-DR-A-1019	PW2 - Proposed Roof Plan	1:200	A1
25068-OMP-PW2-ZZ-DR-A-2001	PW2 - Proposed North Elevation	1:200	A1
25068-OMP-PW2-ZZ-DR-A-2002	PW2 - Proposed South Elevation	1:200	A1
25068-OMP-PW2-ZZ-DR-A-2003	PW2 - Proposed East Elevation	1:200	A1
25068-OMP-PW2-ZZ-DR-A-2004	PW2 - Proposed West Elevation	1:200	A1
25068-OMP-PW2-ZZ-DR-A-3001	PW2 - Proposed Section A-A	1:200	A1
25068-OMP-PW2-ZZ-DR-A-3002	PW2 - Proposed Section B-B	1:200	A1
25068-OMP-PW2-ZZ-DR-A-3003	PW2 - Proposed Section E-E	1:200	A1
25068-OMP-PW2-ZZ-DR-A-3004	PW2 - Proposed Section F-F	1:200	A1
25068-OMP-PW2-ZZ-DR-A-3005	PW2 - Proposed Section G-G	1:200	A1
25068B-OMP-PW5-00-DR-A-1000	PW5 - Proposed Level 00	1:100	A1
25068B-OMP-PW5-01-DR-A-1001	PW5 - Proposed Level 01	1:100	A1
25068B-OMP-PW5-02-DR-A-1002	PW5 - Proposed Level 02	1:100	A1
25068B-OMP-PW5-03-DR-A-1003	PW5 - Proposed Level 03	1:100	A1
25068B-OMP-PW5-RF-DR-A-1004	PW5 - Proposed Roof Plan	1:100	A1
25068B-OMP-PW5-ZZ-DR-A-2000	PW5 - Proposed Elevations - Sheet 1	1:100	A1
25068B-OMP-PW5-ZZ-DR-A-2001	PW5 - Proposed Elevations - Sheet 2	1:100	A1
25068B-OMP-PW5-ZZ-DR-A-3000	PW5 - Proposed Sections - Sheet 1	1:100	A1
25068-OMP-XX-XX-SA-A-6100	Schedule of Accommodation - LRD Amendment Application	N/A	A4
25068-OMP-XX-XX-SA-A-6200	Permitted Schedule of Accommodation - LRD Amendment Application	N/A	A5
25068-OMP-PW2-XX-SH-A-6500	Housing Quality Assessment - Block PW2	N/A	A4
25068B-OMP-PW5-XX-SH-A-6500	Housing Quality Assessment - Block PW5	N/A	A4
25068-OMP-XX-XX-PP-A-0022	Design Statement - PW1, PW2 & PW5 Amendments	N/A	A3
	OMP Drawing Register	N/A	A4

Henry J Lyons Architects			
Document No.	**Title**	**Scale**	**Size**
PL0003	Site Layout Plan - Permitted	1:500	A0
PL1010	Site Plan Level 00 - Permitted	1:200	A0
PL1100	Pw1 General Arrangement Plans Level B1 & 00 - Permitted	1:200	A1
PL1101	Pw1 General Arrangement Plans Level 01&02 - Permitted	1:200	A1
PL1102	Pw1 General Arrangement Plans Level 03&04 - Permitted	1:200	A1

Document No.	Title	Scale	Size
PL1103	Pw1 General Arrangement Plans Level 05-07&08 - Permitted	1:200	A1
PL1104	Pw1 General Arrangement Plans Level Roof - Permitted	1:200	A1
PL1200	Pl1200 Pw2 Level 00 - Permitted	1:200	A1
PL1201	Pl1201 Pw2 Level 01 - Permitted	1:200	A1
PL1202	Pl1202 Pw2 Level 02 - Permitted	1:200	A1
PL1203	Pl1203 Pw2 Level 03-05 - Permitted	1:200	A1
PL1206	Pl1203 Pw2 Level 06-07 - Permitted	1:200	A1
PL1208	Pl1208 Pw2 Level 08 - Permitted	1:200	A1
PL1209	Pl1209 Pw2 Level 09-13 - Permitted	1:200	A1
PL1214	Pl1214 Pw2 Level 14 - Permitted	1:200	A1
PL1215	Pl1215 Pw2 Level 15 - Permitted	1:200	A1
PL1216	Pl1216 Pw2 Level 16 - Permitted	1:200	A1
PL1217	Pl1217 Pw2 Level 17 - Permitted	1:200	A1
PL1218	Pl1218 Pw2 Level 18 - Permitted	1:200	A1
PL1219	Pl1219 Pw2 Level Roof - Permitted	1:200	A1
PL1500	Pl1500 Pw5 Plans - Permitted	1:200	A1
PL2000	Contiguous Elevations 01 - Permitted	VARIES	A0
PL2001	Contiguous Elevations 03 - Permitted	VARIES	A0
PL2002	Contiguous Elevations 02 & 04 - Permitted	VARIES	A0
PL2003	Contiguous Elevations 05 & 06 - Permitted	VARIES	A0
PL2004	Contiguous Elevations 07, 08 & 09 - Permitted	VARIES	A0
PL2005	Pw1 Bin & Water Storage Building Elevations - Permitted		
PL2010	Pw1 North & South Elevations - Permitted	1:200	A1
PL2011	Pw1 East & West Elevations - Permitted	1:200	A1
PL2012	Pw2 North Elevation - Permitted	1:200	A1
PL2013	Pw2 South Elevation - Permitted	1:200	A1
PL2014	Pw2 East Elevation - Permitted	1:200	A1
PL2015	Pw2 West Elevation - Permitted	1:200	A1
PL2016	Pw5 Elevations - Permitted	1:200	A1
PL3000	Sections A-A & B-B - Permitted	1:200	A1
PL3001	Sections C-C & D-D- Permitted	1:200	A1
PL3002	Sections E-E & F-F- Permitted	1:200	A1
PL3003	Sections G-G & H-H - Permitted	1:200	A1
PL3010	Pw1 Sections A-A & B-B - Permitted	1:200	A1
PL3011	Pw1 Sections C-C & D-D - Permitted	1:200	A1
PL3012	Pw2 Section A-A - Permitted	1:200	A1
PL3013	Pw2 Section B-B- Permitted	1:200	A1
PL3014	Pw2 Section E-E - Permitted	1:200	A1
PL3015	Pw2 Section F-F- Permitted	1:200	A1
PL3016	Pw2 Section G-G- Permitted	1:200	A1
PL3017	Pw5 Section C-C & D-D- Permitted	1:200	A1
PL01100	Pw1 General Arrangement Plans Level B1 & 00 - Proposed	1:200	A1
PL01101	Pw1 General Arrangement Plans Level 01&02 - Proposed	1:200	A1
PL01102	Pw1 General Arrangement Plans Level 03&04 - Proposed	1:200	A1
PL01103	Pw1 General Arrangement Plans Level 05-07&08 - Proposed	1:200	A1
PL01104	Pw1 General Arrangement Plans Level Roof - Proposed	1:200	A1
PL02010	Pw1 North & South Elevations - Proposed	1:200	A1
PL02011	Pw1 East & West Elevations - Proposed	1:200	A1
PL02005	Pw1 Bin & Water Storage Building Elevations Elevations - Proposed	1:200	A2
PL03010	Pw1 Sections A-A & B-B - Proposed	1:200	A1
PL03011	Pw1 Sections C-C & D-D - Proposed	1:200	A1
	Drawing Register	N/A	A4

NMP Landscape			
Document No.	**Title**	**Scale**	**Size**
10	Landscape General Arrangement Plan	1:500	A1
11	Landscape Plan 1 of 2	1:250	A1
12	Landscape Plan 2 of 2	1:251	A1
1	Drawing Register	n/a	A4

Document No.	Title	Scale	Size

Other Inputs			
Document No.	**Title**	**Scale**	**Size**
Barrett Mahony Consulting Engineers			
N/A	Engineering Services Note	n/a	A4
Systra Transport Consultants			
IE01T25A35	Transport Note	n/a	A4
Aramark			
N/A	Property Management Strategy Report	N/A	A4
DPR Consulting			
N/A	Daylight & Sunlight Report	N/A	A4
Michael Slattery Associates			
N/A	Fire Safety Note	N/A	A4
AWN Consulting			
267501.0285WMR02	Operational Waste Management Plan	N/A	A4
Slattery Conservation			
N/A	Architectural Heritage Impact Assessment	N/A	A4