Comhairle Cathrach Bhaile Átha Cliath
Dublin City Council

An Roinn Pleanála, Maoine & Forbartha Eacnammaíochta,
Bloc 4, Urlár 3, Oifigí na Cathrach,
An Ché Adhmaid, Baile Átha Cliath 8

Planning, Property and Economic Development Department
Block 4, Floor 3, Civic Offices,
Wood Quay, Dublin 8.

06 October 2026

Sorcha Turnball,
c/o Brady Shipman Martin
Unit H, Mountpleasant Business Centre
Ranelagh
Dublin 6
D06 X7P8

Re: SECTION 247 (7) – SECTION 247(7) REQUEST FOR LRD APPLICATION FOR PROPOSED MODIFICATIONS (REVISION 2) TO SHD SCHEME CONSENTED UNDER SHD0031/20 (ABP-308917-20) AND AS AMENDED BY REG REF 3406/25, AT THE FORMER PLAYER WILLS SITE, SOUTH CIRCULAR ROAD, ST. CATHERINES'S AVENUE AND DONORE AVENUE, DUBLIN 8

DETERMINATION UNDER SECTION 247 (7) OF THE PLANNING & DEVELOPMENT ACT 2000-2025

Sorcha,

A *Pre-Application Consultation Request* was received by Dublin City Council's Planning Department on behalf of CWTC Multi Family ICAV.

The request for consultation was regarding proposed amendments to permitted Strategic Housing Development (SHD) permitted under ABP-308917-20 (DCC Register Reference SHD0031/20) granted by An Coimisiún Pleanála on on 15 April 2021, and amended by Register Reference 3406/25, which was granted permission by Dublin City Council on 15th April 2026.

A subsequent Section 247 meeting was held between representatives of the applicant, CWTC Multi Family ICAV, and Dublin City Council on the 27/05/2026 (as per Planning and Development Act 2000, as amended).

The following is a determination under Section 247 (7) of the aforementioned Act.

A. Minutes of the Meeting – please find a copy of the meeting note enclosed.

B. Determination under Section 247 (7) of the Planning & Development Act 2000 as amended

Introduction

The Planning Authority received a request on behalf of CWTC Multi Family ICAV in relation to proposed amendments to the permitted SHD development under ABP-308917-20 (DCC Ref. SHD0031/20), as amended under DCC Reg. Ref. 3406/25. The amendments relate to Blocks PW1, PW2 and PW5 only and include revisions to ground floor commercial, retail and amenity spaces, alterations to apartment layouts and unit mix, infrastructure and servicing amendments, Building Regulation compliance measures and the redesign of Block PW5.

The proposed amendments do not result in any increase in the overall number of permitted residential units. The development will continue to comprise 492 apartments and 240 shared living units. While the proposals result in the addition of one apartment within PW2, this is offset by the reduction of one apartment within PW5, maintaining the overall residential yield of the development.

In PW1, the proposals include the reconfiguration of commercial floorspace to provide enhanced tenant amenity facilities, together with the relocation of an ESB substation and minor basement plant room extensions. In PW2, amendments include the provision of an additional ESB substation, revisions to retail and entrance arrangements, alterations to apartment layouts arising from the introduction of additional stair cores to comply with updated Building Regulations, replacement of cycle lifts with dedicated cycle stairs and the removal of a plant screen at Level 8. The proposed amendments also result in an overall increase in tenant amenity provision across the development.

PW5 is proposed to be redesigned to facilitate a revised construction approach while maintaining a broadly similar height, footprint and overall scale to the permitted development. The redesign includes amendments to the apartment mix, a reduction in the total number of apartments from 21 to 20 and improvements to dual-aspect provision.

The applicant states that the amendments will not result in any significant changes to the overall scale of development or any significant environmental effects beyond those previously assessed under the permitted scheme.

Proposed Development

The proposed modifications to the scheme will maintain the overall total of 492 apartments and 240 shared living units. This will be achieved through the following amendments:

Category	Summary of Proposed Amendment
Overall Unit Change	No increase in the overall number of units. The development will continue to comprise 492 apartments and 240 shared living units. The proposed amendments result in a net increase of 1 unit within PW2 and a corresponding reduction of 1 unit within PW5.
PW1 Ground Floor	Reduction in permitted commercial floorspace (including café, co-working, bar and restaurant uses) and increase in tenant amenity provision. Ground floor revised to provide 2 retail/restaurant/café units, gym, reception, management offices, community unit and cultural unit.

PW1 Upper Levels	Removal of the permitted internal amenity lounge at Level 8 and corresponding increase in external terrace amenity space. Tenant amenity facilities are reconfigured and consolidated throughout the building, including provision of dedicated business and entertainment amenity areas.
PW1 Infrastructure	Relocation of the permitted ESB substation from the north-west corner of the site to within the ground floor of PW1. Minor increase to the basement area to accommodate plant space only.
PW2 Ground Floor	Alteration of the permitted substation arrangement and provision of an additional ESB substation at ground floor level. Revisions to building cores and basement access arrangements are proposed. One additional 1-bed apartment is provided to offset the loss of a unit arising from the revised substation arrangement.
PW2 Ground Floor Activation	Reconfiguration of the retail unit on the north-east corner to accommodate a relocated entrance lobby. Alterations to retail and café units on the south-west corner to facilitate amended access arrangements
PW2 Levels 1, 2, 3 & 5	Reconfiguration of a number of permitted 1-bed units to 2-bed units arising from the provision of an additional stair core.
PW2 Levels 15 & 16	Reconfiguration of 4 no. 2-bed units to 4 no. 1-bed units to facilitate an additional stair core. Reconfiguration of 1 no. duplex 1-bed unit into 2 no. 1-bed units
PW2 Level 17	Reconfiguration of 1 no. 2-bed unit to 1 no. 1-bed unit to facilitate an additional stair core.
PW2 Building Elements	Removal of the permitted plant screen at Level 8.
Building Regulations Compliance	Provision of additional stair cores within PW2 and associated apartment reconfiguration to comply with updated Building Regulations requirements.
Cycle Parking & Mobility	Replacement of 2 permitted cycle lifts with dedicated cycle stairs incorporating automated cycle ramps, improving access to basement cycle parking areas.
Utilities & Servicing	Revised ESB infrastructure within PW1 and PW2, including the relocation of a permitted substation and provision of an additional substation.
PW5 Redesign	Reconfiguration of the permitted PW5 block from 21 apartments to 20 apartments. The revised design facilitates a precast construction approach while maintaining a broadly similar height, footprint and

	overall floorspace. The unit mix is revised, increasing the proportion of 1-bed apartments and improving dual-aspect provision.
Unit Mix	Rebalancing of the apartment mix through the reconfiguration of 1-bed and 2-bed units within PW2 and the redesign of PW5. The revisions increase the proportion of 1-bed units and improve dual-aspect provision within PW5 while maintaining the overall residential yield of the development.
Residential Amenity	Overall tenant amenity provision is increased through the reconfiguration of commercial floorspace and internal amenity areas within PW1. Amenity facilities are consolidated and enhanced, with additional gym, business, entertainment and communal amenity spaces provided.

Determination

The Planning Authority has compared the proposed development to the permitted development, and considered whether the -

(a) the proposed development is substantially the same as the permitted development, and

(b) the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that **no further consultation is required** under Section 247 in relation to the proposed development.

This determination is based strictly on plans and particulars received by the Planning Authority on the 20th May 2026, 12th June 2026 and updated on the 23rd of September 2026.

In accordance with Section 247(8) of the Act, a determination under subsection 247 (7) shall not prejudice the performance by the Planning Authority of its functions under this Act or any regulations under the Planning and Development Act 2000, as amended or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Yours sincerely,

Nicola Conlon
Senior Planner