DUBLIN CITY COUNCIL
SITE NOTICE

We, CWTC Multi Family ICAV acting solely in respect of its sub fund the DBTR SCR1 Fund, intend to apply for permission for a Large-scale Residential Development (LRD) on a site at the former 'Player Wills' Site, South Circular Road, St. Catherine's Avenue and Donore Avenue, Dublin 8.

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.

The LRD planning application, may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy, at the offices of Dublin City Council, Planning Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8 during its public opening hours (9.00a.m.- 4.30p.m.). The LRD application may also be inspected online at the following website set up by the applicant: www.playerwillslrd1.ie. A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee (€20.00) within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. The planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Sorcha Turnbull
Agent Address: Sorcha Turnbull, Brady Shipman Martin, Unit H, Mountpleasant Business Centre, Ranelagh, Dublin 6
Date of Erection of Site Notice: 27th October 2026