



Introducing Glass Bottle

Since the last newsletter issued in June 2021, Pembroke Quarter has been rebranded to Glass Bottle, a name inspired by the past and now firmly connected to its future.

Although the name has changed, the goal remains the same: to create a vibrant waterfront community where residents, people employed there and visitors can live, work and play.

At the heart of Glass Bottle will be approximately 3,800 new homes, with 10% of these to be social housing and 15% to be affordable housing, providing housing for up to 9,500 people in total. The homes will sit alongside over 90,000 sqm of commercial, civic and enterprise space, provide jobs for more than 10,000 people, many of them from the local area and nearby communities.

The overall objective is to deliver a world class, environmentally sustainable residential-led mixed-use urban quarter. The inclusion of a range of different housing types combined with a powerful mix of local amenities, shops, workplaces, educational facilities, and public spaces will build a strong and resilient community with a vibrancy and vitality of its own.

Glass Bottle lies within the Poolbeg West Planning Scheme approved by Dublin City Council and confirmed by An Bord Pleanála in April 2019. Subject to permission, the first residents of Glass Bottle will move in in 2024.

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Phase 1

Since the last newsletter, the planning application for phase 1 of the project has been submitted, which will see 570 residential units alongside 400sqm of retail space built beside Sean Moore Road. In September 2021, Dublin City Council (DCC) issued a Request for Further Information (RFI) on certain aspects of the project.

The Glass Bottle project team has responded to the RFI and a decision is due on the planning application by the end of March. Subject to permission, construction could begin on Phase 1 in April 2022.



Phase 1b

A planning application has been submitted for Phase 1b of the project. The proposed development will provide 356 apartment units, including 37 social housing apartments and 55 affordable housing apartments.

The development will also include residential amenity facilities, including a lounge and meeting area, retail space on the ground floor, 610 new bicycle parking spaces, 80 new undercroft car parking spaces, landscaped residential communal courtyards, including children's play areas and roof terraces.

The Phase 1b development will sit to the east of Phase 1 along the central Boulevard. The proposal is fully consistent with the Poolbeg West Planning Scheme approved in April 2019. The scheme will be sensitively developed in relation to the surrounding residential dwellings in the area.





Meanwhile Uses

As part of the RFI response that was submitted to Dublin City Council was a proposal for a temporary (5-year permission) ‘Cultural Hub,’ located to the south of the permitted Central Boulevard on Glass Bottle. The Hub will sit on the site while it is being prepared for residential development.

The Meanwhile Uses facility will facilitate temporary artistic, cultural and creative, community, commercial, retail and social spaces. The Meanwhile uses will be located just off the coastal path, opening the site up to Dublin Bay and the beach at Sandymount Strand, encouraging local residents and visitors to become part of the Glass Bottle story. They will promote the temporary use of vacant land for artistic, cultural and community uses with the aim of engaging young people in the arts, as well as facilitating outdoor performances that will enliven the local street scene.

We are seeking permission for a development which will include 13 artists’ studios, areas for food and drink retailers, two commercial units, including a ‘Container Farm’ unit for the growing of plants, a wellness zone, a two-storey gallery and communal workspace, a three-storey ‘town hall’ area to facilitate activities such as street performances, meetings and events and sculptural installations.

The Meanwhile Uses submission also includes proposals to build WC and waste storage facilities, alongside car and bicycle parking spaces and the provision of temporary vehicular, pedestrian and cyclist access from South Bank Road.

The local community, including artists and artists groups will be consulted on their views. Should planning be successful further detailed engagement will be undertaken, likely including an ‘open call’ for expressions of interest in the artistic spaces.





Find out more

Full details of all the proposals can be accessed via Dublin City Council. We have also developed a public information website, www.glassbottle.ie/publicinformation, where you can find site layout plans and other images of the proposed schemes, plus key information about the overall Masterplan.

You can also feedback your views on all applications via our website, or by emailing hello@glassbottle.ie. We will continue consulting with our neighbours in local communities and other stakeholders to keep you informed of all developments relating to Glass Bottle.

www.glassbottle.ie

The creation of Glass Bottle is led by
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GLASS
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