

Phase 2 planning application

Phase 2 of the Glass Bottle development has been submitted for planning.

Phase 2 of the Glass Bottle development proposes a mix of housing and retail units to sit in two blocks on the northwest of the site, with one block facing Sean Moore Road and the other by the planned central boulevard.

The proposed development will provide 516 apartment units, including 52 social housing apartments and 77 affordable housing apartments. The planning application also includes plans for two public squares, Glass Bottle Square and Pembroke Square, totalling 1,820 sq m.

At street level it is proposed to have 14 retail units, 5 café / restaurant units, a gym, co-working space and a childcare facility, to provide around 90 childcare places, with an outdoor play area of around 200 sq m, alongside residential communal courtyards.

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.

An indicative plan of the location of each phase on the site.



Information displays

More information on the development can be found at our information display evenings, to be held at the Ringsend and Irishtown Community Centre (RICC) on 14 and 15 June from 6pm-9pm.

Here attendees will be able to read more information regarding the project and discuss the development with the project team.

Commercial application

Another planning application will shortly be submitted for an office and mixed-use scheme on the site.

The development will consist of two blocks and will include a restaurant/ bakery/ café, a sports and recreation area, a collaborative workspace and event space, with the upper floors to be used as offices.

The commercial development will also add car parking spaces, including disabled access and electric vehicle spaces, as well as cycling spaces, with the majority of these to be located at basement level.

This application is the first part of the Glass Bottle commercial development, which will create a significant amount of commercial office and enterprise space. A mix of office types will be developed to allow for flexible formats and adaptable uses including life sciences, enterprise, media and hotel accommodation.



South Bank Road

The Phase A (commercial) planning application also includes plans to link into South Bank Road providing a safe, accessible way for all to enter the site and promoting sustainable transport.

The development will consist of the construction of a road network of cycle paths, footpaths, parking spaces for cars and cyclists, sustainable urban drainage systems, as well as lighting and landscaping around the road.



Project updates

Dublin City Council has issued its decision on the Phase 1 planning application, which will see 570 residential units alongside 400sqm of retail space built beside Sean Moore Road.

The planning application has been approved by Dublin City Council and construction is due to start in the coming weeks.



Noise, light and traffic considerations were taken into account as part of DCC's decision on the planning application, and all construction-related work and vehicles will work sensitively around the community.

If you have any questions or queries, please email hello@glassbottle.ie.

Phase 1b

DCC has made a request for further information on certain aspects of the Phase 1b development, which will provide 356 apartment units. The project team are currently in the process of responding.

Meanwhile Uses

Initial approval has been given for a temporary 'cultural hub,' located to the south of the permitted Central Boulevard on Glass Bottle, as part of the Phase 1 planning application. This gave permission for 13 artists' studios, areas for food and drink retailers and other commercial and artistic spaces. The project team are now proposing to lodge an application for the Meanwhile Uses, which will provide a more detailed look at what the various units will include. The cultural Hub will be on site during the first phases of development until the permanent facilities are complete.

The Glass Bottle site

Glass Bottle lies within the Poolbeg West Planning Scheme approved by Dublin City Council and confirmed by An Bord Pleanála in April 2019.

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.

It is envisaged that the first residents of Glass Bottle will move in in 2024.



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 informing our neighbours in local communities and other stakeholders of all developments relating to Glass Bottle.

www.glassbottle.ie



The creation of Glass Bottle is led by
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