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| Diagram, engineering drawing  Description automatically generated | **Memorandum** |
| **ABP-313220-22** |
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| To: |  Allocated inspector |
| From: |  Hannah Cullen, Executive Officer |
| Re: | ​ Demolition of all existing buildings on site, construction of 881 no. apartments, creche and associated site works. Site incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre and adjacent properties to the west of Main Street, Dundrum, Dublin 14. |
| Date: |  14th June 2022 |
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1. Please find hereunder an application for permission for the above-mentioned proposed development. A fee of €80,000.00 has been submitted with the application. Two printed copies and three electronic copies of the application documentation have been received in accordance with article 297(5) of the Planning and Development (Strategic Housing Development) Regulations 2017.
2. A website has been created: [www.dundrumvillageshd.ie](http://www.dundrumvillageshd.ie)
3. The planning application was valid.
4. Pre-application consultations in accordance with section 5 of the Act of 2016 were held with under reference ABP‑311553-21. ABP’s Opinion was that the documents submitted requires further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.
5. The planning application contains documents submitted in accordance with the Planning and Development (Housing) and Residential Tenancies Act 2016.

1. An Environmental Impact Assessment has been submitted in respect of the proposed development.
2. The AA Screening Report and Natura Impact Statement concludes that no significant effects are likely on Natura 2000 sites, their features of interest or conservation objectives. The proposed project will not will adversely affect the integrity of European sites

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| 1. The Material Contravention Statement can be permitted under the provisions of the Planning and Development (Housing) and Residential Tenancies Act 2016.
2. A response was received from Irish Water on 5th May 2022 which states The applicant (including any designers/contractors or other related parties appointed by the applicant) is entirely responsible for the design and construction of all water and/or wastewater infrastructure within the Development redline boundary which is necessary to facilitate connection(s) from the boundary of the Development to Irish Water’s network(s) (the “Self-Lay Works”), as reflected in the applicants Design Submission.
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1. The public notice was published in the Irish Daily Star newspaper dated 4th April 2022. The site notice was erected on 4th April 2022.
2. The prescribed bodies for the purposes of the application are set out in article 295 of the Planning and Development (Strategic Housing Development) Regulations 2017. The following bodies were circulated with the application documentation in accordance with the advice from ABP:

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| * **Transport Infrastructure Ireland (TII)**
* **National Transport Authority (NTA)**
* **Irish Water**
* **Department of Culture Heritage and the Gaeltacht**
* **An Taisce**
* **Heritage Council**
* **Fáilte Ireland**
* **An Chomhairle Ealaionn**
* **Irish Aviation Authority**
* **Dun Laoghaire Rathdown County Childcare Committee.**

Copies of the letters have been submitted. |

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1. Submissions may be made for a period of five weeks from the date of receipt of the application by ABP, as the application was received on 5th April 2022, the last day for submissions **was 9th May 2022**. 704 submissions have been received.
2. The Chief Executives report of Dun Laoghaire Rathdown County Councilwas due on 30th May 2022, an extension was granted, and the report was received 10th June 2022.
3. Site history identified by the applicant:

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| **Reference Number** | **Development Description**  | **Final Decision**  |
| Reg. Ref: D03A/0207 Bord Ref: PL 06D.204042 | mixed use development with 3 department stores, 1 supermarket and 76 retail units, restaurants/cafes/leisure units, 105 bedroom hotel, library, offices and residential uses as well as 1,550 underground car parking spaces. | Grant |
| Reg Ref: D04A/1456 | Amendments to the above permission on a site which included additional properties on Main Street. | Grant |
| Reg Ref: D06A/0506 | Permission for amendments to accommodate a major anchor store at the northern end of the scheme. The retail and restaurant/ café content increased along with various other amendments at the northern end of the site. The application provided for additional parking with a total of 1,783 spaces | Grant |
| Reg Ref: D07A/0261 | Arising from detailed consultations with the Roads Department in the context of Reg Ref: D06A/0506, the revised phase 2 scheme was further redesigned to provide a tunnelled slip road from Dundrum by-pass (northbound) with underpass beneath the by-pass road to gain access to the site. This meant that the previously permitted entrance to the site from Main Street was to be removed. | Grant |
| Reg Ref: D08A/0231; Bord Ref: PL06D.233317 | This development included all properties to the west of Main Street and included proposals for the tunnelled underpass and upgrading of Sweetmount Park. The overall development comprised 3 main elements as follows:- 1. Main Street Frontage: 14 no. retail/ commercial units, 40 no. apartment units and the refurbishment of No’s 1-3 Glenville Terrace to create a single restaurant unit 2. Main Retail/ Centre: a retail / commercial centre arranged around a series of internalised streets/ malls and public spaces, with accommodation including a Major Department Store, 11 no. secondary anchor units (MSUs) and 66 no. retail/ non retail services units, 9 no. restaurant units, a library, crèche and ancillary areas. 3. Hotel: 96 bed hotel located at the northern end of the site. The accommodation was proposed over 4 underground levels accommodating parking (1900 spaces) and a total Gross Floor Area of 106,618.3sq.m (excluding parking and service yards 70,344.2sq.m) | Grant  |

File for assessment and report.