

Old Dundrum SC, Main St., Dundrum - 313220 – Observations

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[REDACTED]

1. **Zoning** – the proposed development is for 95% residential. Dundrum needs a mixture of residential buildings, civil spaces such as theatres, libraries, open spaces. Where will the local community meet and enjoy being together – we need some cafes and open spaces with greenery and seating. Dundrum is zoned as mixed use by DLRC, this is not a mixed use plan.
2. **Height and scale** – the height and volume of the buildings proposed are too great. They would dominate the village and the surrounding suburb and block light from the main street which would effectively become a dark tunnel – the proposed buildings are too high.
3. **Streetscape** – the view of Dundrum village as it is proposed in this plan would be an eyesore. It is a disproportionate plan that would look very ugly both up close and from a distance. The local communities, in particular in Sweetmount, would have a very ugly backdrop to their homes.
4. **Design** – the architectural design of the proposed building is very ugly and uniform, there is not architectural/aesthetic merit to any of the proposed buildings. This is a community and not an industrial estate, the buildings need to be designed better given they will be at the heart of Dundrum village. They need to be designed with human community in mind, the current plans show buildings that are purely functional at the most basic level.
5. **Protected Architecture** – as I understand it, many of the buildings to be demolished on the main street are protected and are of historical and architectural importance. To knock these and replace them with large, ugly buildings would be an irreversible act of vandalism.
6. **Human Level** – on the most basic level, this would be a development of function and nothing else, it does not take into account the human need for community and beauty, it would dehumanise Dundrum.