

An Bord Pleanála
64 Marlborough St.
Dublin D01 V902

Page 1.

Ardnagade,
Mossville,
Dundrum Rd.,
Dublin 14

Old Dundrum Shopping Centre,
Main St., Dundrum,
Delivered by hand.

AN BORD PLEANALA
052298-22
06 MAY 2022
Fee: € 20
Type: Local
Time: 10:00
I would like to make a BY: Observation on the above

Dear Sirs,

Planning Application, The above address is my family home, my mother died bought this house in 1963. my mother was born in

Dundrum, my grandfather & great grandfather were born

in Dundrum also. my grandfather was the farmer (the join

worker) which the forge was under the bus station, my

mother was born in penelope cottages & the family later

moved to 7 main St. Dundrum & when my mother ran

a grocery shop, one of my uncles (Caitie's uncle - see notes)

Sisters Mrs Kelly mellow (nee-nolan) married (paddy mellow

& they ran mellow's garage at /ask grove Terrace & lived in

2 Askgrove Terrace. She was also the first woman Taxi Driver

in Dublin, my uncle Jim Nolan was the local Distancer &

wrote books on Dundrum - 'changing faces of Dundrum' my

uncle Terry Nolan took over the forge after my grandfather.

Dundrum has a special place in my heart & I love many

happy memories growing up. Everybody knows everybody & the

people were like part of the earth & would do anything for

each other. These proposals sadden me, Dundrum Village

had a special character, the village is for the people of Dundrum

where they can meet, have a chat, go for a coffee and lunch or

a walk. The village needs local businesses, newspaper, hardware store

Rather, dry cleaners, pharmacy etc. look at the site of Notre Dame

school where a Village /lunch and bought all of the Amenities

& they are renting at enormous prices, nobody could buy one of

these, look at the traffic restrictions in the village, its crazy &

not suitable for our village, what else more Amenities do?

The Congestion is terrible.

Also the buildings proposed as 5 storeys high along main st is not keeping with the character, scale, historic value & streetscape of Dundrum Village. Our Village is unique & has huge potential for positive regeneration

These are historic buildings along main st that Hammersong/Allianz propose to demolish, but are now designated as an Architectural Conservation Area in the new County development plan 2022-2028.

There are no plans for a major provision for civic, cultural & community facilities, spaces & services. These are vital to have for residents & future new residents of Dundrum Village

I believe there should be plans for a Civic Square or a plaza in the heart of the Village. it is the second major urban centre in the County, we need it for community events such as the Dundrum Festival, a farmers market, outdoor concerts, films & events.

There seems to be a restriction on a provision for retail, entertainment & other essential facilities as required by the Major Town Centre Zoning on the site. The development is 95% residential, with less retail units on main st. will undermine its chance of recovering its previous vitality, a place where residents want to come & visit & use.

The plans for this small site are for 11 apartment blocks, some 5 storeys on main st., others between 8 & 12 storeys & one rising to 16 storeys at the northern end opposite Sweetmount Park. Together this development will be hugely overbearing & out of keeping with the low-rise & low density suburban environment.

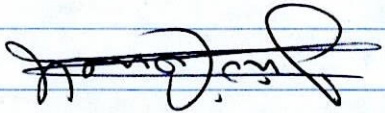
We have huge concerns about transport infrastructure, I've already outlined the major traffic problems presently in the Village & residential areas. The bus will be extremely busy especially when other developments are finished along the bus line whereby when it gets to Dundrum they will be full.

Also we need to create employment for new residents and a housing mix proposal that caters for the needs of especially young families or older residents who want to downsize. under the recently adopted Dun Laoghaire County Council Development plan the proposed development is therefore Material Contravention of The use of Site i.e. the Land Use Zoning of the Site.

We want Dunamrin to be a place that people can visit, maybe a Boutique Hotel, good standard guest houses would be a benefit to the village.

I hope you take these concerns on board in relation to my Submission/objection, I think you will agree that the proposal of development is not fitting of Dunamrin Village we can't let the Hammersons/Additions undermine the views of the residents of Dunamrin

Yours Sincerely
Jim O'Connell

~~Jim O'Connell~~  purchase the lot of €20