

Observation document ref no 313220

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All correspondence to above.

4. (a) Case No. 313220

(b) Development of site of old Shopping Centre, Dundrum Village

(c) Main St., Dundrum, Dublin 14

Observation

The current county development plan was adopted before the submission of this planning application. The new county plan refers to this site and has a series of objectives for the site aimed at ensuring that its development would include a community, cultural and civic centre for Dundrum, which is now designated as the second major town of Dunlaogire Rathdown. Previous planning permissions also included the provision of a new Library. This is the obvious and only realistic site for the creation of a new and vibrant centre for Dundrum with space for a civic square for community events. For example, in the past few years I have been part of a local community group (comprising of people from the greater Dundrum area including Ballally, Ballinteer, Churchtown, Dundrum and Kilternan). When organising public events we have to try and string out along the main street attempting to avoid inconveniencing passers-by and retailers alike and we are just one small group in a large catchment (people from Kilternan for example see Dundrum as their local village).

NOTE :The adoption by the adjacent big Shopping Centre of the name Town Centre (which infuriated and frustrated us locals) does not make it Dundrum's town centre as referenced by the county development plan and is not suitable for the developments in the plan. It is, like so many such developments, a mecca for international retail outlets and is more a destination for shoppers from all over the country. Our son says that if you want something useful don't go to this Centre. It does not have the facilities needed for day to day reasonably priced shopping, repairs etc for the average waged local.

The county plan specifically states that building heights alongside the main street must be sensitive to the original streetscape and be in keeping with its character, scale and ACA status. The isolation of Glenville Tce amongst the new buildings is very incongruous and does not serve as preserving the existing historic Main St. The Main St of the village is overwhelmed by the plans for the 5 storey building plans submitted. It is rightly described by Frank McDonald (Irish Times 7th May 2022) as presenting "a jagged building line recreating what they cite as a reason for getting rid of most of the buildings- even those specifically mentioned in the county council's 2021 "character appraisal" and detailed mapping of Dundrum's proposed ACA."

As local (Churchtown) regular users of Dundrum, we note that the current shadowing of the Glenville side will extend across the whole street as a result of the 5 storey buildings and the taller buildings further back, making the Main St a dark and dismal and incoherent streetscape.

The scale of the proposed development will overwhelm the area and the landmark 16 storey building is particularly at odds with, and unintegrated with the iconic landmark luas bridge.

While the need for inclusion of high rise residential units is obvious; in view of the designation as the village centre, it cannot be overwhelmingly residential units as it is presented. As required by its designation as a Major Town Centre, it needs to be much more mixed use with much more public space. Currently the plan is for 95% residential which leaves insufficient room for fundamental requirements of a Major Town Centre which include a mix of community facilities, such as a civic centre and areas for cultural and other public events. The current meanly proportioned public areas are incorrectly measured, including in the measurement the space up to the windows. They will be dark confined spaces for much of the day.

While recognising the need for reducing car spaces in the current climate crisis, since we do not have the transport infrastructure for getting many places without cars (currently buses and luas have limited destinations within the greater Dublin area), residents will still need cars to travel. This will overwhelm the existing parking spaces and the traffic, already a real problem, even with the new one way system, will be impossible. Getting on the luas will also be impossible as soon as the current residential Cherrywood plans are completed. Currently many of us go to Cherrywood to get on the luas to get back into the city.

On all of the above grounds, we contend that the proposed development is in material contravention of the County Council zoning , designating this specific area as a major town centre. It is a scheme overbearing in scale and lacking the space required to serve Dundrum and its surrounding communities. It will irrevocably destroy the main street and contravenes the ACA status of many buildings on the main street. In making a decision about this application we urge you to consider that as a major town centre, it should serve the cultural, civic and community needs of a much wider catchment area. We need more housing but this is not the correct site for as much as this planning application proposes .

In addition, we have considerable concern about the carbon footprint of the higher rise buildings. it is well accepted that the embodied carbon of buildings taller than 8-10 stories is significant and not in line with addressing the urgent climate catastrophe we face as so well outlined by the recent IPPC report. Density does not require excessively tall buildings but can be done on a lower more human scale providing a much more acceptable living environment .

Michael Murphy and Judy O'Hanlon