

Development of Old Dundrum Shopping Centre

Case Number 313220

We submit that the Hammerson/ Allianz plans for the redevelopment of the old Dundrum Shopping Centre is a material contravention of major town centre zoning. The submission is for 95% residential and therefore does not comply with the term “mixed use”. We believe 5% allocation for retail, local employment, entertainment, cultural and civic uses is far too small.

As Ireland changes and we recognise the need for more houses we see this application as a chance to provide not only more housing but a good quality of life for the residents.

We have concerns regarding the following

Impact on the village of Dundrum.

Scale, size and density

Impact on traffic

Impact on village of Dundrum.

This village is mainly low red brick buildings that have been deemed architecturally important and have been made subject to a conservation order in the County Development Plan 2022-2028 and therefore no demolition should take place.

This is our chance to preserve the village feel and promote a strong community atmosphere which is so necessary for the mental health of our citizens. Surely town planners are aware of how important this is giving the impact the pandemic has had on all our lives. Buildings facing onto the main street should be sympathetic to that “village feel” and they should be of mixed use.

Scale and Density

The application refers to previously “accepted” apartment blocks 7 storey buildings in the area. The application for 16 storey buildings is over twice that number. This scheme needs to be scaled down as seen recently with the site at the Old Dundrum Mental Hospital.

We believe a site of mixed building types e.g. family homes, duplexes and apartments is more suitable and that those that face onto the main street be reduced to a level that suits the existing topography.

When constructing large block apartments there should be more outdoor areas provided. The outdoor space in the present application is far too small and whereas reference is made to play / exercise areas this needs to be clearly defined.

Impact on traffic

We appreciate that the architects have “minimised” parking facilities to encourage more use of public transport and cycle paths. However, the proposed density would seriously impact on an already congested area and a Luas that is full to capacity at peak times.

General Observations

We recognise the need for more housing however, it is not clear if this development is for rental only. Surely, we should be moving towards an Ireland that provides social and affordable housing?

We ask the question is the objective of Hammerson/Alliannz to maximise density for financial gain?

If new plans are submitted to Bord Pleanala the developers should be required to consult with the local communities in order that future construction not only provides necessary housing but provides a better living environment for all its occupants.

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