

An Bord Pleanála

64 Marlborough Street

Baile Átha Cliath 1. DO1 V902

Observations on Development at :

Old Dundrum Shopping Centre, Main Street, Dundrum

Reference: 313220

Ba mhaith liom cur i gcoinne na bpleanna thusluaite ar na cúiseanna seo leanas:

Reasons for my objection to the above-mentioned planned development:

- **Size and Height.** This development is entirely too big and high and will degrade and destroy the character of the area.
- **Traffic:** Eight hundred and eighty one apartments concentrated in a small area will result in severe overcrowding on the Dundrum Road and the other roads in the area. These roads, including Barton Road East where I live are already overcrowded throughout the day, every day. Any census of road traffic in the area taken during the period in 2020 and 2021 when traffic was at very low levels due to Covid-related home-working cannot be a valid basis for calculation or projection of the traffic effects of the sudden addition of the extra population. Any such census must be taken by independent operators after the eventual return to full, normal traffic levels which have not been reached.
- **Public Transport:** The effects of the increased population on the Luas service will render the service unobtainable to residents and other would-be passengers in areas along the line between Dundrum and Dublin city centre. People using the service in the direction of Dublin city centre from the existing stations in Dundrum have already felt the effect of the vastly increased populations in areas further out the line. Housing already in the course of construction in places like Cherrywood will inevitably lead to the unavailability of the service from Dundrum in the direction of Dublin. To add further, greatly increased demand at Dundrum, after all the current and planned housing development in Cherrywood etc. comes on stream is very wrong. No doubt, the development in Dundrum will be sold using the so-called attraction of the proximity of the Luas service.

- **Civic, Community and Cultural spaces and Facilities:** More civic, community and cultural spaces and facilities are needed in the area. Child-care is a very great problem, Suitable spaces are needed for creches and *naíonraí* as well as other services needed by working parents. Any development of the available area at Main Street, Dundrum needs to provide such spaces at reasonable cost and with in-built potential for expansion in the future. While the developer is promising to build a crèche, it is highly unlikely that any such spaces at reasonable cost will be made available by providers other than public authorities,
- I have been living here in Churchtown/Dundrum for many years and am very concerned that such an unbalanced development is proposed. I am aware that opposition to the development is almost universal in the area.

Is mise,

Maolsheachlainn Ó Caollaí

39 Bóthar Bhartúin Thoir

Dúndroma

Baile Átha Cliath 14

D14 YHA36