

Margaret and Eddie Murphy
8c Ailesbury Lawn
Dundrum
Dublin 16

An Bord Pleanála
64 Marlborough Street
Dublin 1
D01V902

Planning Application Reference Number: 313220

Applicants: Margaret Murphy and Eddie Murphy

Description of Development: Hammerson-Allianz SHD plans for Dundrum Village

Location: Old Dundrum Shopping Centre, Main Street, Dundrum

A Chara

We are residents of Ailesbury Lawn, Dundrum, and have been residents of Dundrum for over 30 years, since prior to its build up. We have always been fond of its culture and history. It is with great regret that we have seen the proposed SHD plans for Dundrum Village, which are disrespectful to the heritage and streetscape of Dundrum Village.

On this basis, we wish to make the following submission/objection in relation to the proposed development.

- Building heights – the Hammerson-Allianz proposals are for 4-5 storeys on Main Street, rising to 8-9 and 11 storeys on the bypass, with one tower of 16 storeys facing Sweetmount Avenue. These heights are not homogenous with the historic character of Dundrum Village and in no way represent its history, values and culture. Development of this height would have a significant detrimental impact on all residents in the immediate vicinity, in addition to the general detriment to the overall character of the village.
- Proposed number of apartments – 884 on a 3.38 hectare site. This represents a very high density of building, 262 per hectare, which is inappropriate for a village setting. For comparison, the Fernbank (Notre Dame) apartment development on Churchtown Road Lower has around half that gross density (116) and the latest proposals for the Central Mental Hospital site give a similar figure, 111, while current proposals for the large Milltown Park apartment development cite 142 units per hectare.
- 95% Residential Development – Almost wholly residential Development is not appropriate for an area such as Dundrum, which, as noted by An Bord Pleanála, requires “a greater degree of mixed use”. A balance between residential, commercial and public/civic spaces is required to preserve the unique character of Dundrum Village.
- Type of Apartments Proposed – the makeup of the proposed development, with 40% 1-bed, 53% 2-bed and 7% 3-bed, will not promote an inclusive residential community as it does not provide any variety of housing types or tenure. The proposed development will not promote the provision of affordable homes, nor will it promote individuals and families being in a position to purchase long term housing, with all of the associated detrimental effects on the establishment of community.
- Demolishing the historic buildings on Main Street is disrespectful to the history and architects of the time who built up the village reflecting the artistic features of the 19th century. History needs to be protected if we want to move forward with the future! Additionally, these

buildings are now designated as an Architectural Conservation Area in the new County Development Plan 2022-2028 and should be respected accordingly.

- Under the proposed plans, there is no civic square or plaza in the Village. The residents would need it for community events like the Dundrum Festival, farmer's market, outdoor concerts and films. Overdevelopment of housing with no regard to civic amenities for residents has a detrimental impact on the character of any area.
- Transport infrastructure. The current infrastructure in place for Dundrum Village would in now way support a dense development as proposed. We would like to understand the proposals by DLR to improve the transport infrastructure should the development plans go ahead as proposed.

On the basis of the above, we trust our concerns will be taken into consideration prior to a decision being reached on this planning application.

Yours faithfully

Margaret Murphy and Eddie Murphy

Margaret Murphy.
Eddie Murphy