

Maria Campbell

185 Barton Road East

Dundrum

D14WD59

Reference No. 313220

To whom it concerns the proposed plan for the development of Dundrum is in major contravention of the zoning requirements for this site. My understanding is that Dundrum is zoned as a town centre and under those zoning requirements it should be 50% commercial and 50% residential. However, this proposed development is for 95% residential which is not in compliance with the designation of the site for mixed use, as a Major Town Centre. Other concerns that I have for the proposed development plans are:

- Lack of provision for any kind of civic or cultural centres which are essential to support the growth function and sense of belonging and commitment to create a vibrant community.
- Although I welcome the idea of development it should enhance an area architecturally and provide a sense of pride. But the proposed design is for a **16-storey** apartment block which is overbearing in height and density causing existing houses and areas surrounding it to be overshadowed and blocked from natural light for a large part of the day.
- Will also greatly overshadow the main street of Dundrum village creating a dark alley like area rather than an open bright main street. In general, it lacks imagination and creativity & is not in any way in keeping with the character of Dundrum village.
- It also includes plans to demolish the historic buildings that make up the existing Dundrum village! These buildings have been designated as an Architectural Conservation Area in the 2022-2028 County Plan and must be preserved for their historical significance. They are essential to the identity and cultural history of our community and give us a sense of pride and connection to our past.
- The planned apartment block has too many single bed apartments which will not attract or facilitate families whom we need to attract in and retain to support the growth and long-time commitment to community.