

70 Woodlawn Park,
Churchtown,
Dublin 14
D14TH28

8th May 2022

Dear Sir/Madam.

We live at No. 70 Woodlawn Park, Churchtown and in this context we wish to object to the proposed construction of apartments at Old Dundrum Shopping Centre ref: APB.313220. Our objections are as follows:

- (a) The scale and density of the project, which shows little regard for the existing town centre and surrounding suburban housing. It entails demolishing historic buildings along Dundrum Main Street and replacing them with tower blocks 5 stories high. Other blocks within the old shopping centre will range from 8 to 16 stories high – hugely overbearing and totally out of keeping with surrounding housing.
- (b) The density, lack of provision for sufficient facilities, no civic space, proposed demolishing of existing historic buildings, as well of impact on transport totally contravenes the objectives set out in the Dun Laoghaire Rathdown (DLR) Development Plan 2022 to 2028.
- (c) While DoECLG Policy Planning takes precedence over DLR Development Standards, it is distressing to see these standards abandoned totally in terms of density and recommended mix of units as well as disregard for existing residential amenities.
- (d) The mix of units of 1 and 2 bed apartments are more suitable for young transient population and may be used for rentals rather than meeting the current urgent housing needs for young families. This market is already overprovided for with proposed developments along the Dundrum Road and Milltown. However, the requirements of young families will not be met. The IGEES Research Paper 2019 concludes the preference of families is for 3 or 4 bedroom houses rather than apartments and ownership over renting. Also such units will not meet the requirements of elderly people as such units need to be especially adapted to meet the needs of elderly people (Housing Options for our Ageing Population Policy Statement). In addition it is clear from research (Housing for Older People Thinking Ahead for the Housing Agency) that only a small minority (14%) of elderly people envisage selling current accommodation to fund future accommodation. So the prospect of elderly people moving into units at Old Dundrum is unlikely and thus the prospect of larger houses being freed up for families is not likely to happen. What is required to meet the needs of families

are modest 3-bedroomed terraced townhouses and/or sheltered housing for older people.

- (e) The traffic on the narrow Dundrum Road is already chaotic. The approved Mount St. Mary's development will add to the current traffic density. In addition the Master Plan of LDA development at Dundrum Central Mental Hospital (1259) units will have two car entrances as well as pedestrian and cycle routes towards the Dundrum Road. Traffic density will be totally compounded by the highly inappropriate development at the Old Dundrum Shopping Centre. Traffic problems will spread to surrounding roads, interfere with local school access and increase the dangers for children walking and cycling to local adjoining schools on Upper Churchtown Road, Finsbury Park and Taney school.

In conclusion, the proposed development at Old Dundrum Shopping Centre is monolithic, too dense with an unsuitable mix of apartments and no provision for appropriate family housing. It will cause great distress to neighbouring housing because of potential noise pollution, traffic problems and density and will do little to solve the increasing housing needs of families.

Yours sincerely

Maurice and Valerie Burris