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Observations on the proposed development of the old Dundrum Shopping Centre

My wife and I have between us been living in the Dundrum/Churchtown area since the 1950s. So far, the development of the area has been within reasonable bounds. For example, the blocks of apartments on the Notre Dame School/Upper Churchtown Road site are of a height which do not impinge to a great degree on the quality of life of the surrounding streets with their, mainly semi-detached, housing.

The present plans are of a magnitude which completely distort the traditional Dundrum Village atmosphere and milieu. Neighbours of ours for example living on Sweetmount Avenue will be in shadow for much of the day due to the erection of a sixteen-storey apartment block. There will also be associated high rises that will completely eliminate the much-loved Dundrum Village Main Street which has been an prominent feature of this district since the 19th Century. The proposal to demolish listed buildings will certainly not add to the attraction of the area.

We are already conscious that there is a high demand for public transportation out of Dundrum, in particular the Luas. For example, during rush hours it is at present proving to be extremely difficult to board the tram for the city centre. We also are disturbed by the overwhelming lack of cultural/community services to be offered by the developers.

Infrastructure such as water/sewerage with this sudden substantial demand would of course be of great concern to all residents.

It would be tragic indeed if this project should go ahead on the basis of the present plan as the community spirit/cohesion which presently exists in Dundrum would be lost forever. Dundrum is not a transient community, people such as ourselves stay for decades and never intend to move.

This development contravenes the major town centre zoning regulations. Firstly, It would be 95 per cent residential and secondly retail, entertainment and other essential facilities should be included in any such plans.

The plans as proposed include the demolishing of historic buildings on the main street which are now designated as an architectural conservation area in the new County Development Plan 2022 to 2028.