

Ref: 313220

Application on the Hammerson-Allianz SHD plans for Dundrum Village.

Resident: ROISIN & PAUL COYLE, 17 FRIARSLAND ROAD,
ROEBUCK PARK, DUBLIN 14, D14CK27.

09/05/2022

To An Bord Pleanála,

My family and I have been living in this area for the last 4 decades and have long established roots in the local community.

We acknowledged that development of the old Dundrum Shopping Centre, Main street Dundrum site is needed, housing is a priority and space for independent businesses is needed, however this proposal has to fit within and enhance the existing local community.

Could the following proposal be taken into account and implemented,

Height of blocks :

The proposal of 11 blocks of 3-16 story high is totally out of keeping in a village setting and in the locality. Blocks of no more than 8 storeys anywhere within the development and on the main street no more than 3 storeys is what is needed.

Correct blend of accommodation:

Development namely of houses and larger units (3 beds) suitable for families additional units set aside for elderly families down-sizing and young adults (of which I have two) aspiring to buy.

There is a significant material contravention of Draft CDP Section 12.3.3.1, which requires larger units in built-up areas (max 30% 1 bed & 20% must be 3 bed, whereas this development proposes 38% 1 beds, 52% 2 bed and only 9.3% 3 beds). 1 beds and small units are not what our community needs. We need homes for Families. An even split of 1,2 and 3 bed units(including houses) is a correct blend.

Correct Density:

The correct density for the site is (35-50 units per Hectar). The proposed 884 units is way in excess of this. The correct infrastructure is not in place for a development of this scale in the local community.

Proper infrastructure:

The density in the site is beyond what the current infrastructure can cope with. Given the lack of public investment in past years the extent of development in the immediate surrounding area , Luas, transport, roads, schools, healthcare, childcare and recreational spaces are all at capacity. There's no room for this development at the scale proposed. It represents overdevelopment of the area.

Conservation and security of heritage building and terraces on Main street:
This needs to happen to keep the integrity of Dundrum village alive.

Higher quality public spaces:

There is a distinct lack of green spaces between all the shopping areas. People living in the locality need pocket gardens, play spaces and open spaces. As part of the development a civic centre with a modern library, civic offices and community and Cultural spaces should be built.

Safety for our community: We want quieter roads, not an exacerbation of the existing rat runs to protect the safety of residents and children who walk and cycle locally.

Dundrum is a village and this proposal is completely out of keeping with a village setting, its overwhelming in both height and scale, its completely urban in design. Visually altering the site in a negative way. It's a vertical sprawl.

Our needs need to be taken into account and our proposals acted on for the long term success of the proposed development and the entire community.

I expected that this development would fit within, and enhance, our existing communities. The current proposal does neither. I am so disappointed to see the development as you outline.

Kind Regards,

Roisin and Paul Coyle.