

## **Development of Old Dundrum shopping centre. Reference number 313220**

### **Submission by Seamus Fogarty**

I submit that the Hammerson/ Allianz plans for the redevelopment of the old Dundrum Shopping centre is a material contravention of major town centre zoning for the development of urban areas provided for in the latest County Development plan 2022-2028 and therefore must be rejected in total by an Bord Pleanala. The development also ignores the protection of architectural conservation buildings provided for in the Plan

Anyone involved in town planning should be concerned about this proposal as it adversely affects the community in this old established area and would destroy the village of Dundrum

In addition to these contravention, our concerns about this development relate to the:

Impact on the village of Dundrum

Scale, size and density

Impact on traffic

Impact on schools, medical facilities

Environmental factors

General

### **Impact on the village of Dundrum**

Dundrum is an established village comprising low redbrick houses. Some of these have been deemed to be important architecturally and have been made subject to a conservation order in the County Development Plan 2022-2028. This development totally contravenes that plan by proposing their demolition.

The project does nothing to preserve a community/village feel. There are no provisions for civic areas, a community hall, nor a space for the arts. These should be central to town centre plans.

It is accepted that the old Dundrum shopping centre needs to be replaced but this plan only provides for a new Lidl store. There needs to be more variety at retail level including small artisan units selling diverse home produce

### **Scale size and density**

881 units are proposed in 11 blocks rising to 11 and 16 storeys in a small area. This means nearly 3,000 extra people could be living in this very congested area. The size of the large blocks is totally excessive. Rather than being “ landmark” buildings they will be eyesores. These blocks should be scaled back to blend in with existing landscape. The plan for 5 storey buildings along Main St will destroy the character of this iconic street. These should also be reduced to better suit the existing topography.

Up to 95% of the buildings will be for accommodation in apartment form. This will be in monolithic blocks with no room for green or community spaces. A preferable form

of town planning is for a mix of apartments, duplexes and family homes as is being done on the site of the Old Dundrum Mental Hospital. This is the recommended configuration in the County Development plan. It is clear that the Hammerson/Allianz objective is to maximise density and financial return. There is very little consideration for civic amenities or proper urban planning.

#### Impact on traffic

881 units means there could be 1,800 extra cars on the narrow roads of Dundrum. This is simply not sustainable. Nor is public transport sufficient to deal with this additional traffic load. The Luas is already full at peak times and the roads cannot accommodate more buses. Extra pressure for road space on this scale reduces the possibility of more cycle lanes to ease pressure.

#### Impact on schools/ medical facilities

The schools in the area do not have the capacity to cater for the extra children, possibly 1,000, coming into the area. Presumably Ukrainian children will be given priority so there is less chance of new children being able to find places in the schools. Secondary schools are already under pressure since the loss of Notre Dame.

Likewise there will be excessive demand on already pressurised GP practices.

#### Environmental factors

Major building works such as this have a very adverse effect on air quality and any existing greenery and wildlife. The scaling back of the development will help to reduce such damage.

The increased glass and concrete in the proposed structures would increase air temperatures.

There appears to be no evidence in this plan that appropriate consideration has been given to the impact on wildlife and habitats and the negative impact on the Slang River.

#### General

We accept that housing policy is focussed on providing more units as quickly as possible to cope with the demand for homes. However this objective must not override other important concerns. Our government allowing SHD applications to be pushed through by an Bord Pleanála without regard for the impact on local communities is neither right or fair to the residents in the areas affected and does not result in good planning. Most of these developments are taking place in suburban areas with established housing, topography, traffic levels, school and medical facilities all of which should be taken into consideration in the planning process.

It is not clear whether this development will be rental only. Build to rent schemes seem to be the preferred option for commercial entities seeking to maximise a financial return but do little for enhancing a community feel. Renters in these schemes are transient by definition and have little interest or motive in contributing to community welfare.

In any event apartments are less attractive to families. The proportion of one bed apartments planned (236 out of 881), are even less attractive for families or those who wish to start families. Families are more interested in owning houses with gardens and surrounding green areas. This facilitates community development of these estates. Large scale projects with apartments, in a congested urban setting does little to encourage such development. All of the site is privately owned and there is little or no provision for community spaces or areas for cultural or civic activities.

If new plans are submitted the developers must be required to consult with the local

community so that real civic development can take place which satisfies the community's needs, actually improves the area and provides much need additional accommodation.

There has been no contact or consultation by the developers with the community so far.

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