Observations on Strategic Housing Development Application 313220

Site incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre and adjacent properties to the west of Main Street, Dundrum, Dublin 14

Demolition of all existing buildings on site, construction of 881 no. apartments, creche and associated site works

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The Document Contains:
Personal Details
Observations on

- Rich Social & Cultural Life of Community
- Misuse of Literary and Artistic reference to support application.
- Engaging the Community
- Authenticity
- A better way **César** Manrique

Tim Geraghty

Dear Sir/ Madam

I urge you to reject this application in its entirety.

I welcome development but not development that destroys the fabric of the environment and community.

As a resident in this area who will have to live with this development, my concern is that the bulk scale and height of the proposed development is completely out of proportion to the current environment and utterly destructive of the space that generation of residents in this unique part of Dublin have come to value.

Personal History

My wife, family and I have lived in the Dundrum area since 1972 and I have worked here since 1982. As Principal of St Tiernan's Community School, I had the privilege of educating children from a wide catchment area for 29 years in my roles as teacher, Careers Guidance Counsellor, Deputy Principal and Principal. My children have grown up in the area, one of my daughters resides in the area and her children are going to school here.

Rich Social and Cultural Life

The catchment area of St Tiernan's Community School stretched from Wind Arbour through Dundrum up through Balally, Lamb's Cross, Sandyford, Stepaside, Kilternan, Glencullen with Dundrum Village as its centre. As I educated children and got to know their parents and grandparents and in later years educated the children of my earlier students, I came to see the extent, warmth and loyalty of the community in which I was working.

Children from Windy Arbour grew up and set up home either there or in Dundrum or Balally, Children from Glencullen, Kilternan, Stepaside had aunts. uncles and grandparents in Sandyford, Milltown, Dundrum. Intergenerational friendships and family ties existed from one end of the community to the other. Dundrum Village was at the centre of this community.

This longitudinal community was supported by a rich social and cultural life. Glencullen Musical Society, Dundrum Musical Society and Balally Players rehearsed and produced wonderful shows and plays in our school. The renowned South Dublin County Choir rehearses there weekly and whenever they perform in the National Concert Hall it is a sell-out. Local schools provided vocational and recreational evening classes. Dundrum College is a major Adult Literacy Hub.

Mendacious and duplicitous use of Literature and Art to support application

On Page 22, Landscape Vision, the developer quotes from the poem "The Village "written by the English Poet, George Crabbe. The poem depicts a particularly bleak and pejorative view of village life. I wonder why the developer did not quote from Oliver Goldsmith's affectionate remembrances of Sweet Auburn in the Deserted Village, with its living characters - the parson, the village schoolmaster, the smithy. Was it too close to home that the village had become deserted and village life destroyed by the greed of landlords?? As a result of laws encouraging greater holdings, aristocrats sought to extend their large estates by purchasing land previously run by small private farmers forcing residents to leave their village.

Are young people now, desiring to own their homes, being driven from their neighbourhoods by callous avaricious development?

This Autumn Abstract by Digital Artist David Lane



introduces a Ralph Waldo Emerson quotation

"Beauty is the moment of transition".

Emerson's full quotation is

"Beauty is the moment of transition, as if the form were just ready to flow into other forms."

No one could honestly say that the proposed development is a "form just ready to flow from its current environment" as summer transitions to autumn or an actor transitions to directing or a patient transitions from the hospital to home. The proposed development will be like a menacing volcanic eruption overshadowing the lives of generations to come.

Dundrum is not Dubai. Sráidbhaile Gaelach atá Dún Droma. Its Main Street should not be like Manhattan.

There are many examples of villages in the wider Dublin area whose authentic character has been curated. Malahide in Fingal, often used to introduce the 6.1 evening news bulletin, is a good example

Engaging Community, Landscape Design Statement, Page 25

Dundrum Village offers an opportunity to curate community. The masterplan has been crafted in such a way so as to promote placemaking, creating opportunity for interactions on a social level and generating a sense of neighbourhood and connection. The simplest of interventions such as a bench on the corner of an intersecting path can create friendships in a time of social isolation.

This is arrant nonsense.

One of the great developments during my time in education was the emergence of the Student Voice. Schools have been enriched by listening to, hearing and acting on the concerns of students. In this instance consultation with local community has been shunned and the concerns of residents studiously avoided. Social isolation cannot be cured by a bench on the corner of an intersecting path.

Talk to the Dom Marmion Society in Dundrum, talk to St Vincent's de Paul whose work in the Dundrum area is a true example of community care. Remember the generosity of the Overend sisters who bequeathed the Airfield Estate to the local community to improve their life experience. And what a difference that has made! Think of the contribution the local optician and legendary FAI supporter Tommy Carroll made to the community through his sponsorship of Glenmore Celtic FC. These are selfless acts in the service of community.

Talk to the outlying communities in Ballinteer and Balally who established St John's GAA and Naomh Olaf CLG. They were able to rear families and create true communities. Look to Our Lady of the Wayside and Leicester Celtic as models of community engagement. This development is not family friendly.

Authenticity, Landscape Design Statement, Page 23

The site benefits from rich architectural surroundings, which have inspired the development's design. In pursuit for authenticity, careful attention has been paid to the selection of the same or similar materials and patterns to assimilate the new space to its historic context and ensure the design concept tells the story of the site's history and subsequent harmonious evolution

This is utter drivel.

This is not a harmonious evolution of the site. It does not respect its architectural surroundings. As the architect Sam Stephenson once remarked it will be as authentic as a €3 note.

César Manrique – A better way

One man's influence on his local environment is worth noting.

César Manrique, (1919-1992) the internationally renowned artist, was born at Arrecife, Lanzarote, an island on which his art was to leave an indelible mark.

After his return from New York in 1968, Lanzarote began to develop its tourist industry. Troubled about the possible implications and consequences of that business, which he himself had helped spur, he expressed his concerns on several occasions: 'I'm a little worried about the impending avalanche of tourists we'll be seeing in Lanzarote' (1965).

He also knew, however, that in light of its extreme fragility, misguided action could compromise that resource irreversibly as had happened in parts of mainland Spain

In keeping with those concerns, when hotel construction began to intensify in the mid nineteen seventies and especially the mid-eighties, Manrique participated in protest marches against the erection of tourist compounds and on countless occasions alerted authorities to the risks of indiscriminate growth of Lanzarote's accommodations offering.

In 1986 he wrote (in 'Lanzarote is dying'): 'Rampant insensitivity allied with the total lack of enthusiasm are annihilating what started out as love. **All that matters to them is to sell by the tonne and earn millions**, wholly oblivious to the source of it all. That such clumsy wholesale trafficking should capitalise on the allure that we created in Lanzarote is outrageous, for without our contribution, they would have nothing to sell. This is terribly demoralizing: **it's like cutting off our nose to spite our face.'**

His efforts ultimately had a major influence on the planning regulations. One aspect of this is the **ban of** *high-rise* **hotels on the island**, which do not fit the aesthetic harmony that should cover the entire island,

This reflects the artistic principles he held most dear: respectful dialogue between art and the natural medium and between local architectural values and modern conceits.

As a result of César Manrique's efforts, I pose the following questions.

Where would you prefer to holiday?

Playa Blanca, Lanzarote?



Or

Benidorm?



Would you prefer to live here?



Or

here?



Yours sincerely

Tim Geraghty