

**Observation on Ref. No. 313220**

Development Address: Old Dundrum Shopping Centre, Main Street, Dundrum, Dublin 14.

A Chara,

We are writing in relation to the Strategic Housing Development (SHD) plans submitted by Hammerson-Allianz for the Old Dundrum Shopping Centre, Main Street, Dundrum, Dublin 14. We enclose the required fee of €20.

Our family have lived in the Dundrum area for most of our lives and we wish to voice our concerns regarding the current development planned for the Old Dundrum Shopping Centre, Main Street, Dundrum. We are in favour of housing on a reasonable scale to be built in the village and we do not want the old shopping centre left the way it is for another 15 years.

The size and scale of this development is huge in the context of being part of the village and completely out of keeping with the historic character, scale and streetscape of Dundrum Village. The proposal to build 881 apartments rising from 5 storeys on Main Street to 9 to 12 storeys along the Dundrum Bypass and a 16 storey “landmark gateway” tower at the northern end of the of the old shopping centre is totally excessive.

Dundrum is the second major urban centre in Dun Laoghaire Rathdown and we consider that, for the reasons set out below, the scheme should be refused. Proper engagement with DLR County Council and the community could then take place which will lead to an appropriate scheme for this site which would be in the best interests of Dundrum and the wider Dundrum area.

We feel that this enormous change to the village will affect our family and neighbours as developments like this ensure there is nowhere suitable to down-size and do not cater for the needs of young families.

In January 2022, the Hammerson-Allianz pre-planning proposals were published, along with An Bord Pleanála’s (ABP) Inspectors’ Report and Opinion. In our view, the Applicant has failed to address the pre-planning concerns raised by ABP and, in particular, has failed to adequately amend the pre-planning scheme to address the concerns raised and what has now been submitted as an SHD planning application is not acceptable as the scheme materially contravenes the zoning of the site. Each block is too large or too close to other blocks and to existing properties.

As outlined above the design of the development particularly its size, density and massing is overbearing on Dundrum village. There are mostly five-storey blocks proposed for Main Street, which will completely overwhelm the current streetscape.

The site should have a mix of uses so the use of the proposed development is not aligned with the current zoning of the DLR County Development Plan. The area is zoned as a Town Centre. We believe that the proposal is 95% residential is a material contravention of the DLR County Development Plan and is not an appropriate development in line with the current zoning objectives.

Dundrum's status as the second major centre in DLR County , requires a Civic Centre, new library and facilities for all age groups which the Board is, no doubt, acutely aware of. The development should have offices and entertainment, as well as civic and community facilities and services. We see no evidence of any concern for community-building in the plans. We want a living community with more open space and a plan that will fit in with current zoning for the rapidly expanding population in the area. The open space area planned would receive more sunlight, be safer and be more accessible if sited off Main Street. Outdoor space for local events like the Dundrum Festival and other outdoor events are important for people to have a sense of community.

The plans ignore the heritage of Dundrum Village and we would be concerned about the heritage value and the retaining of the old historic buildings on Main Street as some of them are now designated as an Architectural Conservation Area in the County Development Plan 2022-2028.

Another potential Impact is that there will be poor employment possibilities for all those new people residing in the apartments as the 5% non- residential units only includes a creche, a local supermarket, a few shops, and some cafe/restaurant space.

Residents of the development will have to commute to their workplaces, which will have an impact on traffic and the capacity of the local transport infrastructure.

We appeal to the Board to consider this proposal in the overall context of Dundrum and the wider Dundrum area. It is out of keeping with the surrounding low-rise and low-density suburban environment.

The voices of the local community should be listened to. We hope that you will reject the scale of the development so that an acceptable scheme on a reasonable scale can emerge in a subsequent application.

Mise le meas,

Tom and Angela Irving.

47 Ashlawn, Dundrum, Dublin 16.