

Observation for Planning Application:

**Reference:** 313220

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

Observation Made By:

**Name:** Mr. Adrian Byrne

**Address:** 4 Weston Park, Churchtown, Dublin 14

**Submitted by:** Mr Peter Byrne

To Whom It May Concern:

I have lived in the Dundrum area since 1972 and am horrified by this application by Hammerson-Allianz. We all want the village to be rejuvenated but this application does nothing but put the final nail into the coffin in regards to its demise. This development is going to add nothing and take everything away from the village.

We want the site occupying the Old Dundrum Shopping Centre to be developed but not like this. This application made by Hammerson-Allianz if granted permission to proceed will not only disrupt the lives of local residents, including myself but will also rob future generations of a community and business opportunities.

Dundrum, I feel will become an example of what should not be done when it comes to future developments. The development would constitute gross overdevelopment with the added demolition of architecturally protected buildings.

We envisage Dundrum Village to become an area where people want to visit, shop and gather together. Dundrum has such potential but if this development goes ahead those opportunities will be decimated. Hammerson-Allianz don't care. Their one and only interest is to make as much money as possible. They don't care, but I feel its An Bord Pleanála's duty to care and want the best for the local communities they are responsible for - there is zero policy support in the County Development Plan for predominantly residential schemes on sites zoned for Major Town Centre purposes. Therefore, An Bord Pleanála are deemed to refuse this application by Hammerson-Allianz.

The notion that this development will solve the housing crisis is unjustified – only look at the number of one-bedroom units and the length of time to complete. Not to mention the fact there is no discussion whether the apartments will actually be built to sell. We just need to look at the Fernbank development up the road. There is a significant number of the apartments vacant despite there being a long waiting list.

Below are just a few of my observations regarding the Dundrum Shopping Centre development:

- Proposed development contradicts the town planning act with 95% residential use with only 5% non-residential limiting the retail space to the absolute minimum.
- Overdevelopment of the site will result in a visually discordant feature in the local landscape while obliterating any chance of enhancing Dundrum Village.
- There is no plan for open spaces (unless you accept their suggestion that they take over the use of DLR Sweetmount Park as their green space).
- Shadows blocking light to local areas.
- Proposed duration of construction (up to 10 years) and the impact it will have on local traffic, parking, noise and air quality.
- Stress on local utilities and services that are already under pressure including water, transport and schools.

Yours sincerely,

Adrian Byrne