

An Bord Pleanála
64 Marlborough St,
Rotunda,
Dublin 1, D01 V902

9th May 2020

WRITTEN OBSERVATION.

Dear Sir/ Madam

I wish to make an observation on the following application for a Strategic Housing Development

Name: Old Dundrum Shopping Centre, Main Street, Dundrum
Ref No: 313220

I live about a six or seven minute walk from Dundrum Village and in a typical week would regularly walk along Main Street either for leisure, or for day-to-day errands. To vary the route, sometimes I walk through the old Dundrum shopping centre car park before continuing along the main street, other times along the Wycombe bypass and up the steps to the Dundrum Town centre. Over the years, I have despaired at the increasing decrepitude along these routes, the failing of businesses, the loss of local services and the visual decay and shabbiness that results. The reconfiguring of the Village, with dedicated cycle lanes and traffic calming carried out by Dun Laoghaire Rathdown Country Council in 2020 was a sign of the potential of this street that benefits from a natural incline and slowly winding bends which, edged by predominantly two-storey buildings, contributes to the special architectural characteristic that befits its Architectural Conservation Area status.

I welcome the redevelopment of the site by the applicants and understand that the future regeneration of the village depends on the population that it serves, as well as the wider need for housing both locally and beyond. However I am concerned that the architectural design approach does not meet the sense of 'place' that Dundrum Main Street deserves and will be an lost opportunity for generations to come. In particular, the scale of the proposed buildings along Main Street will dominate over the existing buildings that contribute to the architectural conservation status and such proposed development will lead to the irreversible and permanent loss of the character of the village.

I note the objectives of the Imagine Dundrum group in relation to this site and, while not part of this group, fully endorse their objectives.

Yours Sincerely



Andrew Stewart. Dip Arch, B.Arch.SC, FRIAI. Conservation Architect Grade III