

**Observation re proposed development for Dundrum Village
No 313220**

**On behalf of Aodh & Judith Bourke No 15 Ridgford Apartments
& Nuala Gabbott No 33 Ridgford Apartments Sandyford Road Dublin 16.**

Observations:

1. The traffic situation in Dundrum at present is very congested, all through the Day and adding a development of this size is going to create chaos if it goes ahead.

2. The overall height and density of the planned development in our view is really unacceptable.

There are eleven apartment blocks, some five storeys alone on Main Street, others between eight and twelve storeys, and one rising to sixteen storeys at the Luas Bridge end. Demolition for historic buildings already included on the conservationside Plan 2022-2028

3. This development will overshadow the not alone the Main Street, but the Wickam by-pass road and totally out of keeping with the surrounding low-rise and low-density suburban environment.

From what we can read there are only 320 Car Parking spaces for what must be over 1000 Apartments, it simply does not make planning sense.

It would create a "Ghetto" area and split Dundrum.

4. There is no attempt to have a public square or plaza at the heart of the Village, which is the second major urban centre in Dublin. No proper space allocation for Children's Playgrounds. No cognisance taken for events like Concerts, Farmers Markets etc.

Limited provision of Retail, and other essential facilities, Public Toilets, as required by the Major Town Centre zoning on the site. This development will be 95% residential.

5. To repeat the amount of retail shown is inadequate and the Main Street will be totally lost, with a chance to regain its vitality

Dundrum is a village one of the few left in the Dublin area and this will be destroyed and this level of accommodation is simply not right to any sane person.

6. This Plan is put forward purely for commercial gain and does not respect the people who live in and around the Village - Two Commercial organisations, both non national, working to make profits for their shareholders, with absolutely no consideration for the people of Dundrum. entertainment entertainment