

Avril & Aidan Lynch
26 Dun Emer Drive
Dundrum
D16vk59

3rd May 2021

Reference number 313220
Old Dundrum Shopping Centre, Main Street, Dundrum

Please note our observations of the above planned development.

- Buildings 5 storeys high along Main Street.

These are completely out of keeping with the historic character, scale and streetscape of Dundrum Village. Our Main Street is unique and has huge potential for sensitive regeneration.

- Demolishing the historic buildings on Main Street.

These buildings are designated as an Architectural Conservation Area in the new County Development Plan 2022-2028.

- There is no substantial provision in the plans for civic, cultural and community facilities, spaces and services. These are vital to serve those who will come to live in Dundrum Village, as well as the rapidly expanding population in the immediate area.

- There is no planned civic square or plaza at the heart of the Village, which is the second major urban centre in the County. We need it for community events like the Dundrum Festival, farmers' market, outdoor concerts and films.

- Limited provision of retail, entertainment and other essential facilities, as required by the Major Town Centre zoning on the site. This development will be 95% residential. The reduction in retail units on Main Street will only undermine its chance of recovering its previous vitality - a real place residents want to use and visit.

- The overall height and density of the planned development.

The plans for this small site are for 11 apartment blocks, some of 5 storeys on Main Street West, others between 8 and 12 storeys, and one rising to 16 storeys at the northern end opposite Sweetmount Park. Together this development will be hugely overbearing and out of keeping with the surrounding low-rise and low-density suburban environment.

Thanking you,

Avril & Aidan Lynch