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AN BORD PLEANÁLA
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5 Cairnbrook Way
Carrickmines
Dublin D18 D655
7 May 2022

An Bord Pleanála
64 Marlborough Street
Dublin D01 V902

REF: 313220

OLD DUNDRUM SHOPPING CENTRE, MAIN STREET, DUNDRUM

Dear Sirs

I would like to make an Observation on the above Planning Application.

I was born in the family home on Taney Road. Dundrum was and is my family history and village. I was baptised, made my Holy Communion and Confirmation, Married in Holy Cross Church and my two children were baptised there. A lot of my relations and friends still live there. I recently moved outside the area but frequently visit Dundrum.

My grandfather, John Nolan, was the village Farrier. He passed on the business (was located under the Luas bridge), to my uncle Terry Nolan who operated there until his death. My Aunt, Kitty Nolan Mellon of Ashgrove Terrace, was the first woman Taxi Driver in the country (she previously ran Mellons Garage on Ashgrove Terrace after the death of her husband Paddy Mellon), Another aunt, Rita Nolan O'Connell, ran a grocery shop on 7 Main Street, Dundrum where my Grandmother and family lived above, my father Jim Nolan was the local historian, so I know a lot about Dundrum and love the village.

Dundrum Village had character. As a child you could call into any of the shops and everyone would know you. A day I'll always remember is taking my baby daughter on her first trip to the village and lots of the shop owners would look at her and some put a coin in the pram. An old tradition. A village is the people and not high rise blocks.

We need to protect and secure the heritage buildings and terraces on Main Street. Maintain the character and streetscape of the Village by limiting high rise buildings on the main street. The village needs independent local businesses, eg, newsagent, baker, hardware shops. It needs a central Civic Centre and Plaza where the people can use its facilities. A variety of housing types, both affordable and to rent, to accommodate people with disabilities and the older generation. A boutique hotel which will bring visitors to the village and create employment.

The proposed scheme of 5 storey high rise blocks is completely out of keeping with the historic character, scale and streetscape of the Village. The overall height and density of the planned development on a small site are for 11 apartment blocks, some of 5 storey on Main Street West, others between 8 and 12 storeys and one landmark block rising to 16 storeys at the northern end opposite the residential Sweetmount Park. Together this development will be hugely overbearing and out of keeping with the surrounding low rise and low density suburban environment.

This proposed development does not address the transport infrastructure, housing mix and does not cater for the needs of young families or older 'down sizers'

The proposed development is 95% residential and does not comply with the land use zoning of the site which is MTC (Major Town Centre). Under the recently adopted Dun Laoghaire County Council Development Plan the proposed development is therefore **Material Contravention of the Use of Site**, ie the Land Use Zoning of the site.

There is limited provision of retail, entertainment and other facilities as required by the MTC zoning on the site. As mentioned above the 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.

I hope you take my submission/objections on board. I enclose my cheque for €20.

Yours sincerely



BARBARA DEMPSEY