

Dear Sir/Madam,

We are writing to object in the strongest terms possible to the planned development of Dundrum Village by Hammerson-Allianz - Reference Number 313220.

We have for many years looked forward to Dundrum's regeneration, having lived here for almost 50 years, and to welcoming the new residents who chose to live here and hoping that our children will also be able to benefit from growing up in the community environment that we currently enjoy today. That is why we are not against developing the area in principle but believe that the plans as they stand could lead to many issues down the road.

Our objections are as follows:

1. The proposed 16 story tower at the library end of the village is overbearing and completely out of proportion to the low density of the surrounding environment.
2. The 5 story apartments to line Main Street and the 8-12 story towers behind are out of character with the lower scale of the historic village.
3. The plan to demolish some of the heritage buildings is contrary to the protection given to these buildings by the new County Development Plan 2022-2028 as an Architectural Conservation Area. This would lead to the destruction of the character of the village and is very disappointing.
4. There is no suitable plan in this development for community space which could be used by the current community and indeed those who will be coming to join us here in Dundrum. It appears that the tiny space allocated for local use is placed in an entirely unsuitable location and is far too small for purpose. A community space is required where children could play safely, and where community events, markets and festivals could be held. Such a meeting space is vital to us at all stages of our lives if we are to continue as a community and have a safe environment for our children to play in.
5. We would have expected civic and cultural spaces to have been included in the plan. These facilities are much needed and will be even more important as the village community expands. We had hoped that the development would provide for a large range of facilities and uses. It is unfathomable to see that in fact the proposal is for 95% residential use.
6. The local infrastructure cannot possibly support this over population of the village, the resulting increase in car traffic, and the overuse of trams and public transport.

In addition, we believe the proposed development, comprising 95% residential use with 5% non-residential use, on a site zoned as "Major Town Centre" (MTC) with the accompanying land use objective "To protect, provide for and improve major town centre facilities" constitutes a Material Contravention of the zoning objective as set out in Table 13.1.11 of the Dun Laoghaire Rathdown County Development Plan 2022 - 2028 and supported by policy objectives throughout the development plan, including the Core Strategy, Retail Strategy, Enterprise & Employment Strategy and Housing Strategy of the recently-adopted development plan.

MTC-zoned lands are an extremely scarce and valuable resource in the county (0.004% of the county's land coverage). These lands underpin the Core Strategy of the development plan in terms of providing sufficient quantum of land zoned for primarily multi-functional and employee-intensive developments

with a possible subsidiary residential use. There is zero policy support in the County Development Plan for predominantly residential schemes on sites zoned for Major Town Centre purposes. An Bord Pleanála are, therefore, precluded from granting permission for the development as proposed

We request that you consider our sincere concerns and objections and protect Dundrum from destruction by the over development proposed. As we have already said, we are not against development within the village, and indeed believe that it is long overdue as we understand that more housing is necessary to allow future generations from Dundrum to be able to afford to live where they grew up, but any development should be in proportion and keeping with an already established surrounding area. This development is too drastic, overbearing, not in proportion, and does not sit harmoniously within a mature local environment.

Regards,

Barry & Maria Hynes

20 Wyckham Park Road

Dundrum

Dublin 16

D16 P966