
Bernadette and Cillin Whelan

14 Weston Grove
Churchtown
Dublin 14
D14H6C8

9th May 2021

Reference Number 313220

Dear Sir/Madam

We wish to register our objection to the Dundrum Development 313220.

The development process to date by the developer has indicated a lack of willingness to engage in a meaningful way with the local community, and this does not set a positive precedent for the progression of such a development.

We object to the proposal based on:

- The extensive density
- The limited green and public space given the scale of residential occupancy proposed
- The limited mix of uses proposed for the site, with the majority being residential
- The height of the buildings in the context of the current urban landscape
- The lack of integration into the current community of such a residential development, and the resulting pressure on transport infrastructure, schools and utilities

We welcome re-development of the site, and are very much open to changing the landscape and dynamic of our local area. We very much understand the

housing must be provided. However the current proposal does **not** represent in our view a sustainable, either environmentally or socially, progressive development. Mixed housing of a density similar to Fernbank would be very welcome (with a focus on building a permanent community), together with commercial uses such as a boutique urban hotel like the Devlin of Ranelagh. Community spaces and spaces for childcare, and education must be part of any development.

No considerations are made in this development for the other large scale development happening in the hinterland e.g. the redevelopment of the Dundrum Mental Hospital site.

The lack of community engagement to date does not indicate a positive stakeholder engagement process by the developer and this is highly significant in the context of a build that would last 10 years.

This development does not align with the town planning act, and does not represent the best that this city can provide for current and future citizens.

I hope the principles of sound economic, social and environmental sustainability can be applied in this instance, and recognised that this current proposal is not suitable for our area.

Sincerely,

Bernadette and Cillin Whelan

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