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As a local resident, I would like to submit an objection to the development proposed by Hammerson-Allianz in Dundrum Village and have the following observations to make in relation to proposal.

### **Material Contravention of the Zoning and Planning**

The site is zoned as a major town centre “mtc”. This is one of only two such sites in the entirety of Dun Laoghaire-Rathdown. The zoning and planning of an “mtc” is - to protect, provide for and/or improve major town centre facilities. Therefore any such plans for the area need to keep to this objective. Dundrum village is the heart of the community for all the surrounding residents of the many housing estates, apartment blocks for Dundrum and also all the other surrounding townlands. All of these townlands are zoned A/A1 residential areas and this is where the people of this community live. Dundrum Village is where we go for cultural events, community events, retail, medical, open spaces etc. I can only imagine what the reaction in any towns in any other county in the country would be if there was a suggestion of knocking down half the town/village centre and replacing it with apartment blocks. What would the reaction in the community/media be if this was suggested for somewhere like Dingle/Clonakilty/Killaloe?

### **Local Community Facilities**

The Proposed development makes some very specific comments about the schooling. In particular the “Statement of Consistency” pg 50 makes comments about 2 schools **being located** within 5 minutes of the development and additional education facilities located within 1km radius. The two schools within 5 minutes both already have waiting lists for enrolment. We personally struggled to get our own children into a local school and are local residents having bought in the area approximately ten years ago. I cannot speak for the other schools within the catchment but no doubt they are having similar struggles to meet the current demand. I wish to raise whether the Department of Education was involved in the consultation process and whether they have been informed of the large scale development proposed. Are there are plans to extend either/any of the schools within the catchment to accommodate the existing waiting lists never mind the impact of such a development on such waiting lists? Objective RPO 9.21 of the Eastern and Midlands RSES notes the following: In areas where significant new housing is proposed, an assessment of need regarding schools provision should be carried out in collaboration with the Department of Education and Skills and statutory plans shall designate new school sites at accessible, pedestrian, cycle and public transport friendly locations’. Can the developer confirm whether any correspondence has been made with the Department of Education and what plans are there to provide additional school provision to accommodate a large-scale development such as what is proposed. It is difficult to ascertain how such a development would improve the town centres facilities when many of the facilities are already working to capacity including the educational facilities within the catchment of the proposal.

In addition, I refer to Objective RPO 9.14 of the Eastern and Midlands RSES which notes : 'Local authorities shall seek to support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve'. As mentioned, many of the local community and recreational facilities in the locality are already running at capacity, how can this development constitute sustainable development and in line with regional policy given that there are no additional planned provisions for services to accompany a development equivalent or larger than many a town across the Country.

### **Historic Nature of Main Street**

I have serious of concerns about the maintaining the historic nature of main street. The main street in Dundrum is currently of a low scale and the plan as produced proposes to demolish some buildings within the Architectural Conservation Area. I therefore find it very hard to understand how placing building of 5/8/12/16 stories beside the existing buildings on Main Street does this and how it can be considered to keep within the existing streetscape of the village. I also note that the language used in the cover letter on page 3, which says that the "The historic character of Main Street and Dundrum Village generally have been addressed in the scheme through the scale and massing" does not really inspire me with any confidence. If someone proposes to tear down half of Dundrum village and put up a new development I would really hope that their plan does more than "generally address" a requirement of the planning.

### **Mixed use of site**

The proposed development stresses the existing facilities/mix of buildings within the Dundrum village MTC zone and then proposes that the new development can be practically fully residential to balance out the remainder of the site. It points out the fact in the cover letter that there are less than 50 residential units within the zone at present. However, it does not clearly address the fact that this developer already has plans for over 100 additional apartments approved by an Bord Pleanala (although it does refer to this in a later document).

In the Document 11, The Planning Statement, the Developer refers to the Dundrum View Apartments as an example of the type of development that has been approved since the designation of Dundrum as a major town centre. I agree with this is a very good example and I think we could point to many other apartment blocks around Dundrum village, Rockfield, Wyckham, Fernbank as well the proposed developments in Frankfort and the Central Mental Hospital. But the key point missed in the developers planning statement is that these are all in A/A1 residential zones not and within the MTC. The MTC is centre point for all of these people. All the surrounding areas are residential and these people need facilities and that is why the MTC is zoned as such.

I find the Developer's argument that we should look to the other areas of the MTC and use their development to "balance it out" completely ridiculous. The existing village, shopping centre have all been in existence for many years. The old county development plan and the new county development plan take these into account. The people of Dun Laoghaire Rathdown, the councillors of Dundrum Laoghaire Rathdown, have all had their say on the plan and had opportunities to feedback and develop this plan. They have all decided to leave this part of Dundrum Village as an MTC zone. They did not believe that there were

sufficient facilities within the MTC zone and rezone it to A/A1 residential. Therefore I do not see any merit in this argument.

### **Recreational Zone for new Residents**

What recreational facilities are to be put in place for all the new proposed residents? 881 units would be a reasonable size town anywhere else in the country and I would expect to see the facilities to support such a community. Many towns/villages across the country of this size would have a local gaa/soccer team. What are these people supposed to do? A key issue in past planning has been a lack of amenities/recreational/cultural areas for houses/apartment that we built. I do not see how the proposed development plans to meet the needs of its own residents let alone support the surrounding existing communities. I see references to the residents using Sweetmount Park and other existing facilities, but surely the purpose of the MTC zoning is to be a net contributor to the existing community not to be a detractor.

### **Church Square**

I do not understand the placement of the public space "Church Square" behind the Dundrum Church. This location is beside an extremely busy bypass and underneath a flyover. Surely any square should be placed along Main Street allowing the opening up of the Main Street into the new development and creating a focal point to the village enhancing its sense of place. This area would be a quieter/safer spot than alongside a busy bypass.

### **Traffic/LUAS**

As a resident of the Dundrum area, I am also very concerned about the level of traffic any such development brings. We are a one-car family and use public transport as frequently as possible. I personally use the LUAS on a daily basis on my work commute, however, with crèche and school drop-offs and access to her own workplace, my wife is more dependent on using the local road network by car. We have both spent significant amounts of time sitting at Dundrum Crossroads in a car waiting to try to turn on to Churchtown Road. Also as mentioned, as a frequent user of the LUAS, I have often had full LUAS's pass me by at the Dundrum LUAS stop, a situation which will only be exasperated should additional developments be allowed in Cherrywood. With reference to RPO 8.3 of the Eastern/Midlands RSES which notes the following: That future development is planned and designed in a manner which maximises the efficiency and protects the strategic capacity of the metropolitan area transport network, both existing and planned and to protect and maintain regional accessibility. Has the developer thought about the impact the development would have on the existing transport network that is at capacity? I note the number of cycle parking provided within the development. It would be great to have these spots filled to capacity and have all residents on bikes but the reality is, the additional residential apartments would impact on the public transport services which are, like many other things in Dundrum, running at capacity.

### **Dundrum Local Area Plan**

A local area plan is currently being developed for Dundrum, and submissions already have been sought. Any decisions of this nature which are changing the future of Dundrum village

for generations should only be made after the Local Area Plan for Dundrum is complete so the people that live here can decide what they really want their village to be. This type of development is premature and instead, the Local Area Plan should be completed and allow it take precedence. The local residents of Dundrum, as a democratic right, are currently involved in consultation process for this Local Area Plan. Any large-scale plans such as proposed, should be set aside until the Local Area Plan has been adopted and the policy has been updated in line with relevant national and regional policy. Only then, can such a decision, which will have such an impact on the area, be made.

As a sidenote, it is a pity that the private developers have not gone to the same extent with public consultation that our local authority have in the making of a new local area plan for Dundrum. It beggars believe that in this day and age, that consultation would be overlooked for such a project that would impact so many aspects of our local community here in Dundrum. This reinforces my concerns that those behind the design and proposal are not aware of any of the local 'on the ground' issues and concerns of locals and residents living in the area and have not gone to any extent to realise these concerns prior to submission to The Board.

### **Other SHD in local area**

There are already a number of other SHD developments along Dundrum Road – Central Mental Hospital, Frankfort, Summerville as well as other developments throughout the surrounding area. I can only hope that the Board when making its decisions on these different sites is fully aware that Dundrum Village is the central meeting place for all of these new residents and is where all their non-residential needs need to be met. With any proposed reduction in the Dundrum Village MTC, these people will either be without facilities or will have to commute to Dun Laoghaire or more likely into Dublin City Centre, thereby adding to congestion, green houses gases and other environmental pollution and noise. This is not within the national or strategic interest of the country.

Yours with kind regards

Brian Holland