

6 Laurel Drive
Dundrum
Dublin D14 VX82.
03/05/2022

Ref: 313220, Old Dundrum Shopping Centre, Main Street, Dundrum.

Dear Sir / Madam,

We write to submit our objections and observations to the above referenced proposed development.

By context we consider ourselves lucky to live in Dublin, a city which blends accessible heritage and realm to support an excellent quality of life. We see the development of the Old Shopping Centre site as a once in a lifetime opportunity to provide commercial, residential and community space in a way which enriches the public realm in a manner empathetic to the current heritage and environment. In our view the discussed proposals do nothing in this regard. Specifically, we wish to highlight the following:

ZONING

The proposed development is 95% residential; is not in accordance with the current County Development Plan's position regarding the site (see italics following).

"That any future redevelopment of Dundrum Village Centre (Dundrum Phase II) shall provide for and retain a range of complementary non-retail uses including - but not limited to - employment, restaurant, leisure, entertainment, cultural, community and civic uses - to supplement that already provided for within the wider Dundrum Town Centre".

Dundrum already has a number of apartments that is 68% greater than the average in Dun Laoghaire Rathdown (cf. DLR Local Area Plan Issues Paper, November '18). This level of apartments and its related transient population, (especially if it ends up as "Build to Rent") serves to reduce the sense of community in our area.

SCALE

The physical scale of the proposed development is excessive and is in no way empathetic with the surroundings. The height of the proposed structure, particularly at the Luas bridge end, is completely incongruous. Penetration of sunlight will be detrimentally affected. Good strides have recently been made with the refashioning of the main street to make it more pedestrian friendly. This increased attractiveness will be set back by the proposed height and scale.

INFRASTRUCTURE

We are concerned that the water supply and sewage infrastructure does not exist to support this scale of residential development. In terms of the road network traffic, it is already extremely congested around the Luas bridge. Similarly, the Luas is already at capacity at peak times.

AN ALTERNATIVE APPROACH

We understand there's a housing crisis and that a mixed-use development may now require a greater element of residential units than may have been envisaged a couple of years ago. However, family homes or homes for down-sizers in the area are required. A development of the site which retains a reasonable public space at the Luas bridge end, and with higher levels of say, no more than six stories towards the Ballinteer Rd. bridge end may be more reasonable. This, if done in a way which is mindful of the community's need for an agreeable and sustainable living environment, may receive a better hearing.

To conclude, we urge you to refuse permission for the current proposal.

Your sincerely,

Carina and Frank Folan.