

12 Rosemount estate

Dundrum,

Dublin 14,

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An Bord Planala

64 Marlborough Street,

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To Whom it may concern

I Carol Dalton wish to make an observation on the Hammerson-Allianz SHD reference number 313220 planned for Dundrum village. I have lived in Dundrum all my life; I have witnessed the redevelopment and seasons of change as my local community has grown and moulded to evolve with the times. To say that this planned SHD is a completely unimaginable nightmare for the village and our community is an understatement and I would greatly appreciate my views as a Dundrum resident be observed as noted below.

This proposed SHD sits on land which is zoned for mixed use development as documented in Dun laoghaire Rathdown county development plans. Yet it is noted the SHD proposal is 95% residential which is in direct contravention of this zoning. Placing such high density buildings solely dedicated to increasing the amount of residents without proving the appropriate amenities not only for these new residents but also the surrounding community.

It is not up for debate that a redevelopment of this area within Dundrum is long overdue and much welcome and needed. However the SHD as currently submitted should not be approved due to its vast scale and density. It is noted that at its highest point of 16 storeys this development will overshadow our village and alter the skyline irrevocably. I currently enjoy the views of the Dublin mountains and this high rise complex will forever alter that for me and many of Dundrum' residents and visitors. This development is out of keeping with the local area its lacks any sympathy or acknowledgement of its surroundings and is completely overbearing.

The SHD if allowed to proceed will increase already strained services in Dundrum. The Luas and bus service while regular are already operating at capacity during peak times. I know this myself as I am forced to squeeze onto the Luas on my daily commute to work. It would be inaccurate to assume that the simple fact that Dundrum benefits from these services immediately means increasing residents' numbers by approx. 3000 people will easily be accommodated with no factual evidence of plans to increase availability of these services noted in the plans submitted for this SHD. There are approximately 10 pending SHD applications for this area alone and the great volume of new residents that will need to be cater for are not being acknowledged or planned for appropriately. The need for additional childcare facilities, doctors, dentists ,school places , none of these are being planned for.

Traffic in Dundrum is always an issue with the roads surround this planned development already at a standstill and parking planned for this new complex is insufficient.

Regards,

Carol Dalton

