

Strategic Housing Unit
An Bord Pleanála,
64 Marlborough Street,
Dublin 1
D01 V902

Re: SHD planning application for 881 no. apartments. Site incorporating the old Dundrum Shopping Centre known as Dundrum Village Centre and adjacent properties to the west of Main Street, Dundrum, Dublin 14

An Bord Pleanála Ref: ABP-313220

9th May 2022

A chara,

I refer to the above referenced application for development at the old Dundrum Shopping Centre, known as Dundrum Village Centre and the adjacent properties to the west of Main Street, Dundrum, Dublin 14. I make this submission in my capacity as a T.D. elected for the Dublin Rathdown constituency.

I have outlined my observations relating to this proposed development below. I have been contacted by a number of local residents and residents' groups who have outlined their concerns, and I would urge you to carefully consider the points made in their submissions.

On the outset, I would like to acknowledge the significance of the Dundrum Village Centre site and its potential as part of a Major Town Centre zone in providing a much needed, mixed-use development that positively serves as the heart of Dundrum Village and the surrounding areas. Whilst it is important that this site provides necessary housing for the area, I support the vision of Dún Laoghaire-Rathdown's County Development Plan, that this site should be developed and designed so as to 'enhance the creation of a sense of place' in Dundrum Village. It is vitally important that a balance be struck in terms of land use, and that any development on the site benefit the existing local community as well as the new residents moving to the area. The current application proposes a development that is 95% residential. This is a missed opportunity to provide much needed civic and cultural spaces and local amenities for the surrounding community. This also includes open spaces that are permeable and linked into the Main Street and existing spaces, and that are fully accessible for all residents and visitors to Dundrum, not just residents of the proposed development. The semi-pedestrianisation of Dundrum Main Street has increased the capacity for people

to enjoy the wonderful space that Main Street has to offer, and it would be an enormous pity to create a set of segregated, inward-focused spaces in the new development that don't engage with the spatial character of the Main Street.

The zoning and policy objectives of Dún Laoghaire-Rathdown County Council state that the County's Major Town Centres should serve as 'multifunctional centres which provide a variety of uses that meet the needs of the community they serve.' The proposed development contravenes both the policy objectives and the County Development Plan's overall strategy for the site, which states that the old Dundrum Shopping Centre and adjoining lands are 'to include appropriate levels of complementary non-retail uses and activities in respect to community, cultural and civic uses.'

I am concerned about the development's Part V allocation. The Part V aspect of the submission could be done in a much more inclusive way that integrates the social housing units throughout the development rather than in a separate singular block.

The building heights of four and five stories along Main Street will negatively impact the character and heritage of Dundrum Main Street. The proposed application includes a sixteen-story tower on the northern end of the site. Due consideration needs to be given to the height, scale and density of this development, and the importance of having a clear plan regarding how the residents will be well-integrated into Dundrum both socially and at a community level cannot be overstated.

To conclude, I would like to voice my support in particular to Imagine Dundrum and the many residents and residents' groups who are submitting similar observations regarding this development, and to urge An Bord Pleanála to give due weight to the issues that have been raised.

Yours sincerely,

A handwritten signature in black ink, reading "Catherine Martin". The signature is written in a cursive, flowing style.

Catherine Martin T.D